

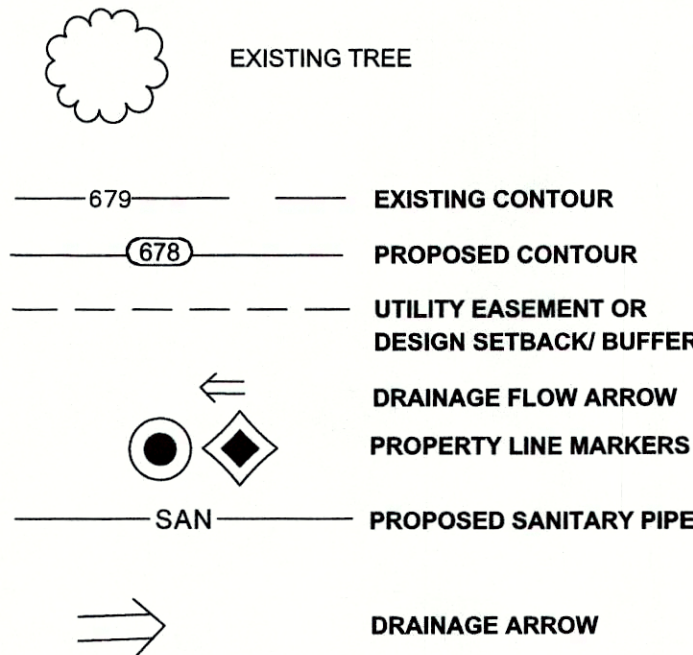
CHURCH, UCC, INC.
14001 SHELBYVILLE RD.
ZONE R4 -NEIGHBORHOOD
DB. 8832 PG. 0132

NOTE: PROPERTY IS OFF THE PAGE
LOCATED ON THE OPPOSITE SIDE OF
SHELBYVILLE ROAD.

DAVIS, BEVERLY A.
N. BECKLY STATION RD.
ZONE PRD -NEIGHBORHOOD
DB. 10254 PG. 0734

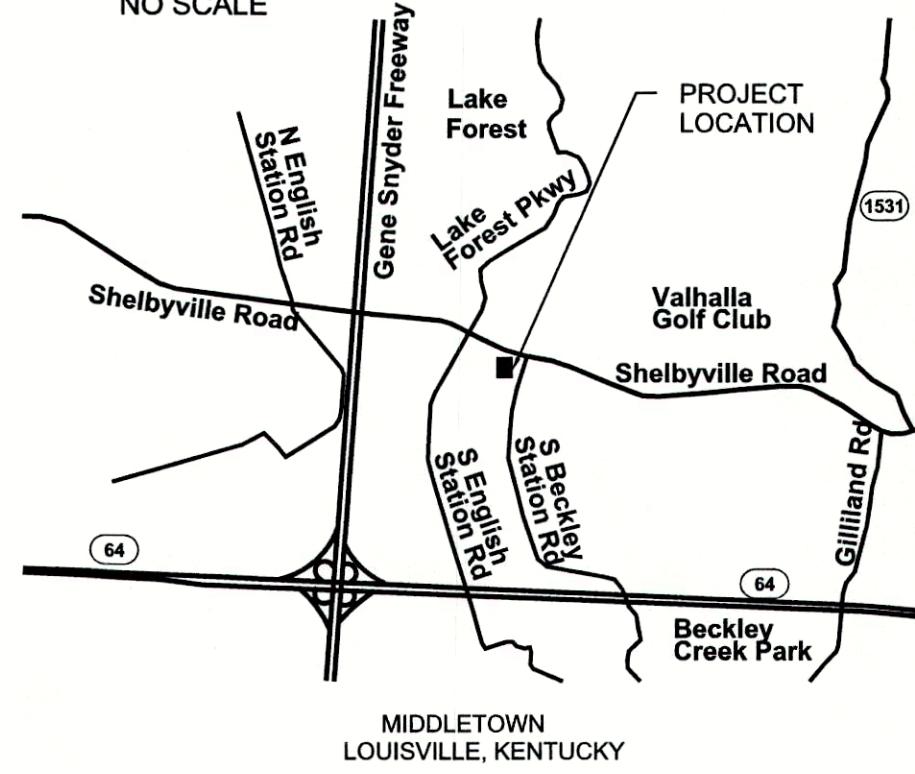
NOTE: PROPERTY IS OFF THE PAGE
LOCATED ON THE OPPOSITE SIDE OF
SHELBYVILLE ROAD.

LEGEND



SITE LOCATION MAP

NO SCALE



RELATED PLANS & WAIVERS

- 14 ZONE 1015 APPROVED DEVELOPMENT PLAN INCLUDED:
1. WAIVER OF ARTICLE 10.2.10 TO ALLOW PARKING AND DUMPSTER STRUCTURE TO ENCR OACH INTO VUA LBA.
 2. WAIVER OF ARTICLE 10.2.4B TO REDUCE REQUIRED 25' LBA TO 20' ON EAST SIDE OF SITE AND ELIMINATE REQUIRED 25' LBA BETWEEN C-1 AND R-4 ZONING BOUNDARIES.
 3. VARIANCE TO EXCEED THE 80 FOOT MAXIMUM FRONT SETBACK. L.D.C. 5.3.1.C.5

TREE CANOPY REQ :

TOTAL AREA= 1.440 ACRES (62,736 SF)

BANK IN A SUBURBAN
NEIGHBORHOOD FORM DISTRICT
= CLASS C.

EXISTING TREE CANOPY COVERAGE= 29.6%
BASED ON SURVEY TREE INFORMATION AND SIZES.

EXISTING TREE CANOPY TO REMAIN COUNTING
TOWARDS REQUIREMENTS= 25%

TOTAL REQUIRED TREE CANOPY = 15%

TOTAL TREE CANOPY PROVIDED=

EXISTING 25% + 10 NEW 'TYPE A' TREES

(10 'TYPE A' TREES AT 720 SF 7200 SF)

FOR A TOTAL OF 36.5%

ILA/ VUA CALCULATIONS :

TOTAL VUA AREA= 23,833 SF

REQUIRED ILA AREA = 7.5% = 1788 SF

ILA AREA PROVIDED = 2313 SF

REQUIRED ILA TREES = 1 MED. OR LG. TREE / 4000 SF

23,833/ 4000 = 6 TREES

ILA TREES PROVIDED = 6 TREES

VUA ADJACENT TO ROADWAY TO HAVE 1 'TYPE A' TREE / 50

LINEAR FEET, AND 3'-0" CONTINUOUS SCREEN AT LOCATIONS

UNDER 50' FEET FROM A ROADWAY.

IMPERVIOUS AREA :

EXISTING IMPERVIOUS AREA: 11,600.7 SQ.FT. OR 0.27 ACRES

PROPOSED IMPERVIOUS AREA: 40,719.6 SQ.FT. OR 0.93 ACRES

DETENTION :

DETENTION IS PROVIDED IN EXISTING BASIN SOUTH OF THE
OAKLAWN ASSISTED LIVING FACILITY AS DESIGNED BY THE
DEVELOPER TO ACCOMMODATE THE FULL DEVELOPMENT OF ALL
TRACTS INDICATED ON DEVELOPMENT PLAN 14ZONE1015.

AREA OF DISTURBANCE:

42,375 SF, 0.97 ACRES

SITE DATA:

DEVELOPER: RIVER CITY BANK, INC.
500 S. 6TH STREET
LOUISVILLE, KY 40202

OWNER: RIVER CITY BANK, INC.
500 S. 6TH STREET
LOUISVILLE, KY 40202

SITE ADDRESS: 14000 SHELBYVILLE ROAD
LOUISVILLE, KY 40245

D.B., PG. : 10330 0534

PARCEL ID: 003202580000

TAX BLOCK & LOT NO. TAX BLOCK: 032
LOT NO. 0258

GROSS ACREAGE: 1.440 ACRES
NET ACREAGE: 1.440 ACRES

EXISTING ZONING: C-1
PROPOSED ZONING: C-1
ADJACENT ZONING: C-1, R-4, PRD

FORM DISTRICT: NEIGHBORHOOD

EXISTING USE: VACANT
PROPOSED USE: BANK

PROPOSED GROSS BUILDING FOOTPRINT AREA: 3593 SF
PROPOSED GROSS BUILDING FLOOR AREA: 3905 SF
(3593 SF FOOTPRINT +
312 SF ATTIC WITH
>7' HEIGHT)

FAR: 0.06

PROPOSED BUILDING HEIGHT: 27'-5" MEAN HEIGHT
VARIANCE REQUESTED OF LDC 5.3.1.C.
TABLE 5.3.2 REQUESTED TO EXCEED 25' HEIGHT
AND BE 27'-5" MEAN HEIGHT

REQUIRED SETBACK: 80' HOWEVER, A WAIVER OF THE SETBACK WAS
APPROVED IN 14ZONE1015

COUNCIL DISTRICT: 20
FIRE DISTRICT: EASTWOOD, MIDDLETOWN

PARKING CALCULATIONS:
MINIMUM PARKING REQUIRED: 12 SPACES
1 SPACE / 300 SQ.FT.

MAXIMUM PARKING ALLOWED: 18 SPACES
1 SPACE / 200 SQ. FT.

PROPOSED PARKING PROVIDED: 16 SPACES
INCLUDING 2 ADA SPACES

EXCEEDS MINIMUM PARKING, ENTIRE LOT TO BE PAVED IN CONCRETE.

CARPPOOL PARKING NOT REQUIRED SINCE UNDER 20 PARKING.

PROPOSED BICYCLE PARKING
2 SHORT TERM IN RACK / 2 LONG TERM IN BUILDING

SEWAGE TREATMENT FACILITY: FLOYDS FORK WWTP

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWINGS ER-02.
6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

AIR POLLUTION NOTE:

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

NOTES:

1. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
2. ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
3. A VARIANCE OF LDC 5.3.1.C. TABLE 5.3.2 IS REQUESTED TO ALLOW MAXIMUM HEIGHT TO EXCEED 25' AND BE A MEAN HEIGHT OF 27'-5".

RECEIVED

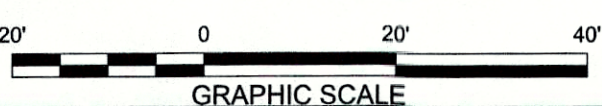
APR 18 2016
PLANNING &
DESIGN SERVICES

16DEVPLAN1065
16VARIANCE1017
WM# 11242

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

REVISED DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE



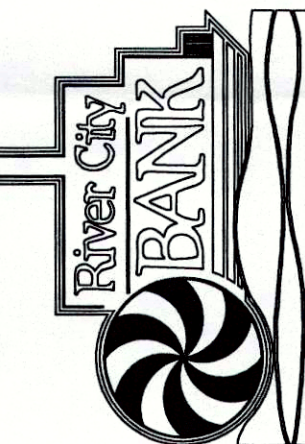
CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING
TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT
GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.
CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE
AND MATERIAL FOR ALL EXISTING UTILITIES IN PROJECT AREA,
KENTUCKY ONE CALL CENTER MUST BE NOTIFIED 2 BUSINESS
DAYS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF
LOCATION, SIZE AND MATERIAL. CALL 811, 502-266-5123 OR
1-800-752-6007.

737 South Third Street
Louisville, KY 40202
502-585-4181
www.luckett-farley.com

[smart design]SM
Luckett & Farley
Architecture | Engineering | Interior Design

RIVER CITY BANK
14000 SHELBYVILLE ROAD
LOUISVILLE, KY 40245



DATE	REVISIONS
8/2/15	1. BULK GC REVIEW
4/18/16	2. HEIGHT VARIANCE REVIEW
	3.
	4.
	5.
	6.
	7.
	8.
	9.

COMM. NO.	2015.137
MADE BY	KAP
CHECKED	PRG
DATE	04/18/16
REV. DETAILED DEVELOPMENT PLAN	
DRAWING NO.	RDDP
BID PKG.	