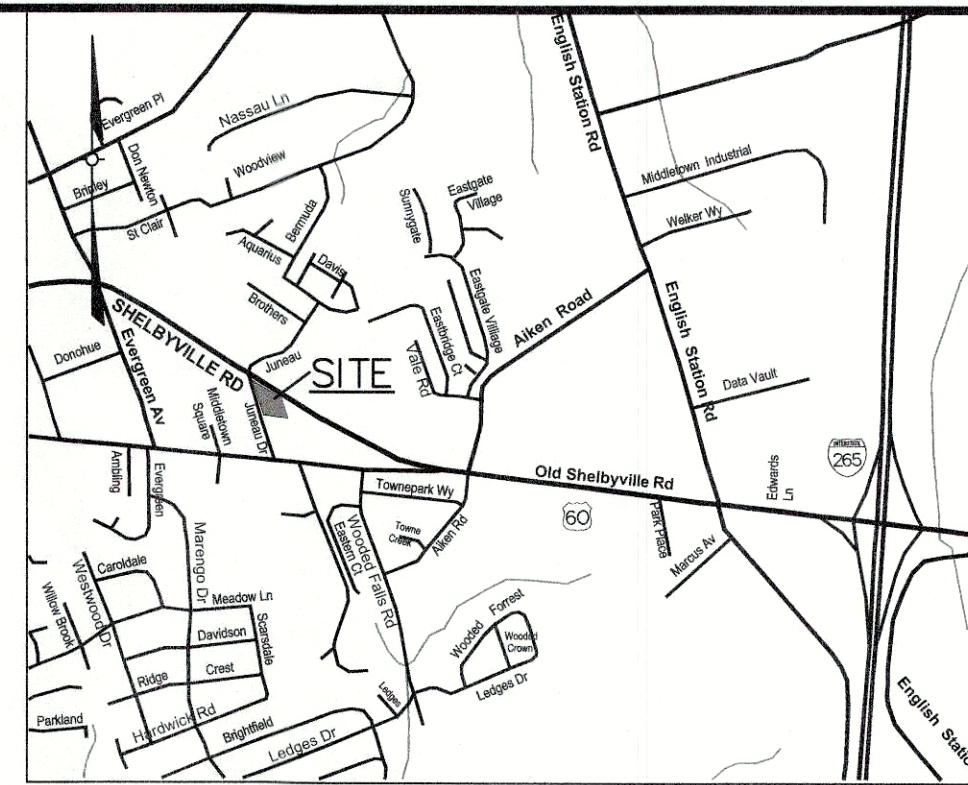


1. A Parking Waiver is requested from Section 9.1.2 of the Louisville Metro Land Development Code to exceed the number of maximum parking spaces allowed.
2. A Landscape Waiver is requested from Section 10.3.6 of The Louisville Metro Land Development Code to waive the Shelbyville Road 25 FT. Scenic Corridor Buffer Width to 20 FT.

SITE AREA	=	1.08± Ac. (46,899 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	SMC
EXISTING USE	=	RESIDENTIAL
PROPOSED USE	=	BANK WITH DRIVE-THRU
PROPOSED BUILDING AREA	=	2,300 S.F.
PROPOSED BUILDING HEIGHT	=	1 STORY (60' MAX. ALLOWED)
F.A.R.	=	0.05 (1.0 MAX. ALLOWED)
PARKING REQUIRED	=	MIN. <u>MAX.</u>
2,300 SF/300 SF MINIMUM	=	8 SP
2,300 SF/200 SF MAXIMUM	=	12 SP
TOTAL PARKING PROVIDED	=	16 SPACES (WAIVER REQUESTED)
		(INCLUDE 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED	=	2 SHORT TERM & 2 LONG TERM
BICYCLE PARKING PROVIDED	=	2 SHORT TERM, 2 LONG TERM PROVIDED INDOORS
TOTAL VEHICULAR USE AREA	=	18,102 SF
ILA REQUIRED	=	1,358 SF (7.5% OF VUA)
ILA PROVIDED	=	1,412 SF
EXISTING IMPIVIOUS	=	7,268
PROPOSED IMPIVIOUS	=	21,536 SF (196% INCREASE)



LOCATION MAP
NOT TO SCALE

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. Property boundary is derived from Property Deed and Plat (D.B.: 8910, Pg. 0192 & PB 5, Pg. 56) as well as a nearby property Minor Plat (D.B.: 9103, Pg. 797) and LQJIC and does not constitute a survey.
12. No karst features were observed through site research and site visit by Sarah Beth Sammons, PLA, 2/1/2017.
13. 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.
14. City of Middletown approval required.
15. Upon development or re-development of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement, to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
16. Lot consolidation required.
17. All signage shall comply with Middletown LDC Chapter 8 requirements and all proper permits shall be obtained.
18. Compatible utilities shall be placed in a common trench unless otherwise required by state or local agencies.
19. Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

1. Sanitary sewer service will be by lateral extension.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. Post developed peak flows will be limited to pre-developed peak flows for 2,10 and 100 year storms or to the capacity of the downstream system, which ever is more restrictive.
6. A Downstream Facilities Capacity Request will be submitted to MSD prior to Development Plan Approval.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. MSD drainage bond required prior to construction plan approval.
10. This ditch shall be paved on the Gleeson Inc. property per MSD.

X = Δ CRA/12
 $\Delta C = 0.85 - 0.35 = 0.50$
 A = 1.27 ACRES
 R = 2.8 INCHES
 $X = (0.50)/(1.27)(2.8)/12 = 0.148 \text{ AC.}-\text{FT.}$
 REQUIRED X = 6,455 CU.FT.
 PROVIDED BASIN = 3,767 SQ.FT.
 TOTAL = 3,767 SQ.FT. @ APPROX. 2.6 FT. AVG. DEPTH
 = 9,794 CU.FT. \geq 6,455 CU.FT.

RECEIVED
MAR 18 2019
PLANNING &
DESIGN SERVICES

SITE ADDRESS:
111, 113, 115 JUNEAU DRIVE
LOUISVILLE, KY 40243

TAX BLOCK 0297 LOT 0006 SUBL07
TAX BLOCK 0297 LOT 0017 SUBL07
TAX BLOCK 0297 LOT 0018 SUBL07
TAX BLOCK 0297 LOT 0007 SUBL07
TAX BLOCK 0297 LOT 0031
TAX BLOCK 0297 LOT 0032
D.B. 10543, PG. 0828
D.B. 10543, PG. 0836
D.B. 6553, PG. 0577

OWNER INFORMATION:
REAL PROPERTIES KKT, LLC.
3227 TRAIL RIDGE ROAD
LOUISVILLE, KY 40241-6405

31
32

CASE: 19DEVPLAN1043
RELATED CASE: 17ZONE1002

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN WM# 3094

REVIEWS		DATE	DESCRIPTION	BY
1	2	1-17-19	VINYL FENCE NOTE ADDED	KMY
2	3	2-15-19	UPDATE WITH ALTA	BB
3	4	2-15-19	REV. BLDG LOCATION	JH
4	5	2-7-19	REV PER ARCHITECT	ARH
5	6	2-19-19	REV STORM LAYOUT	JH
6	7	3-8-19	AGENCY COMMENTS	JH

ENGINEER'S SEAL SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

000P

SCALE: AS SHOWN

DRAWN BY: ARH

L D & D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WARBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
FAX: 502.416.9515 PHONE: 502.416.9514
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN

INDEPENDENCE BANK

OWNER/DEVELOPER
INDEPENDENCE BANK

OWNER/DEVELOPER
INDEPENDENCE BANK

2425 FREDERICA STREET

OWENSBORO, KY 42301

JOB NO.
15164

HEET

OF
1