

C-2/SMC
McDonalds Corp.
P.O. Box 182571
Columbus, OH 43231
D.B. 4879 PG. 0640

C-2/SMC
Karbon Holdings Kentucky LLC
222 S 1st St. Ste. 206
Louisville, KY 40202
D.B. 8736 PG. 0045

C-2/SMC
Marshall Realty Co.
P.O. Box 7066
Louisville, KY 40257
D.B. 4274 PG. 0072

C-1/SMC
Gleason Inc.
P.O. Box 7449
Louisville, KY 40257
D.B. 5860 PG. 0248

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Gleason Inc.
P.O. Box 7449
Louisville, KY 40257
D.B. 5860 PG. 0248

R-5/SMC
Larry K. Wagoner
P.O. Box X3090
Louisville, KY 40253
D.B. 8479 PG. 0279

R-5/SMC
Karin S. Geisler
109 Juneau Drive
Louisville, KY 40243
D.B. 6155 PG. 0143

C-1/SMC
Gleason Inc.
P.O. Box 7449
Louisville, KY 40257
D.B. 5704 PG. 0580



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

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 LOJIC 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. Accessory structures shall be in compliance with LDC Sections 5.5.5 and 10.2.6.
14. 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.
15. All free-standing signage shall be monumental or columnar style.

PROJECT DATA

GROSS SITE AREA	= 1.40± ACRES (61,191± S.F.)
RIGHT OF WAY DEDICATION	= 0.14± ACRES (5,898± S.F.)
NET SITE AREA	= 1.27± ACRES (55,293± S.F.)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= BANK AND RETAIL
PROPOSED BUILDING AREA	= 1,500 S.F.
RETAIL	= 4,200 S.F.
BANK	= 5,700 S.F.
TOTAL PROPOSED BUILDING AREA	= 1 STORY (60' MAXIMUM PER ZONING)
PROPOSED BUILDING HEIGHT	= 0.11 (1.0 MAXIMUM)
F.A.R.	
PARKING REQUIRED	
BANK: 1 SPACE/200 S.F.; 1 SPACE/200 S.F.	MIN. MAX.
4,200 S.F./200 S.F.; 4,200/200 S.F.	14 SPACES 21 SPACES
RETAIL: 1 SPACE/250 S.F.; 1 SPACE/150S.F.	
1,500S.F./250S.F.; 1,500S.F./150S.F.	6 SPACES 10 SPACES
TOTAL PARKING REQUIRED	= 19 SPACES 31 SPACES
TOTAL PARKING PROVIDED	= 36 SPACES (2 ACCESSIBLE SPACES PROVIDED)
TOTAL PROPOSED VEHICULAR USE AREA	= 21,065 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,647 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,933 S.F.

TREE CANOPY CALCULATIONS: CLASS C

SITE AREA	= 52,788± S.F.
EXISTING TREE CANOPY COVERAGE	= 15,644± S.F. (30%)
TOTAL TREE CANOPY PRESERVED	= 0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	= 20% (10,542 S.F.)
TREE CANOPY TO BE PLANTED	= 10,800 S.F.
TOTAL TREE CANOPY PROVIDED	= 10,800 S.F.

MSD NOTES:

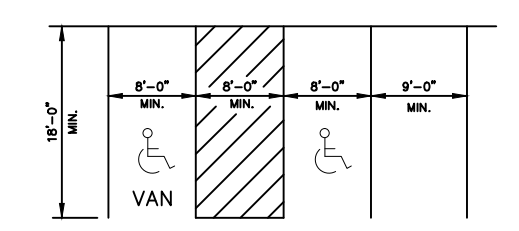
1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and 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. Sanitary sewer by lateral extension.

DETENTION BASIN CALCULATIONS

X = 6 CRA/12
AC = 0.85-0.35=0.50
A = 1.21 ACRES
R = 2.8 INCHES
X = (0.50(1.21)(2.8)/12) = 0.141 AC.-FT.
REQUIRED X = 6,150 CU.FT.
PROVIDED BASIN = 2,500 SQ.FT.
TOTAL = 2,500 SQ.FT. @ APPROX. 3 FT. AVG. DEPTH
= 7,500 CU.FT. > 6,150 CU.FT.

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.
2. 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.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. 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.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. 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.

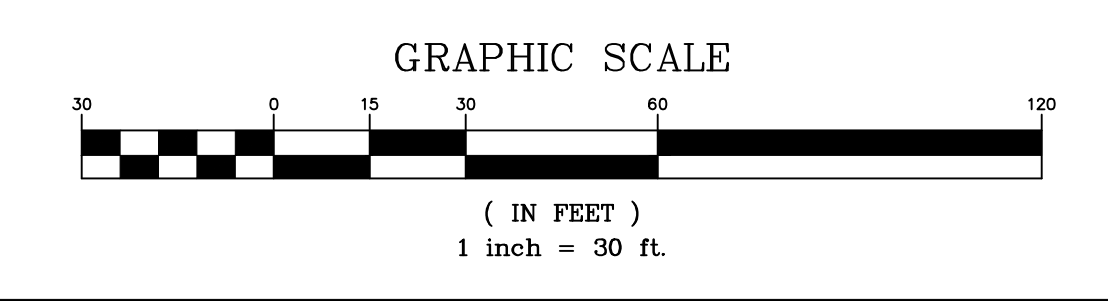


TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = PROPOSED ROCK DITCH
- = PROPOSED ROOF DRAIN
- = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION

MSD STANDARD EROSION CONTROLS	
△	STONE BAG INLET PROTECTION
—○—	SILT FENCE



SITE ADDRESS:
111, 113, 155 JUNEAU DRIVE
TAX BLOCK 0297 LOT 0006 SUBLOT 0017
TAX BLOCK 0297 LOT 0017 SUBLOT 0018,
TAX BLOCK 0297 LOT 0018 SUBLOT 0019
TAX BLOCK 0297 LOT 0007 SUBLOT 0020
TAX BLOCK 0297 LOT 0031
TAX BLOCK 0297 LOT 0032
D.B. 10543, PG. 0836

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

CASE: 17ZONE1002
RELATED CASES: N/A
WATER/SUB#

NO.	DATE	DESCRIPTION	BY

PROJECT DATA	PROJECT DATA
FILE NAME: 15164-DDDP	FILE NAME: 15164-DDDP
DATE: 9-7-17	DATE: 9-7-17
CHECKED BY: KMY	CHECKED BY: KMY
SCALE: AS SHOWN	SCALE: AS SHOWN
DRAWN BY: JH/SBS	DRAWN BY: JH/SBS

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
3227 TRAIL RIDGE ROAD
LOUISVILLE, KY 40241-6405
PHONE: 502.444.7974
FAX: 502.444.7974
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
JUNEAU DRIVE
DEVELOPER
BANK/RETAIL DEVELOPMENT
KENNETH K. TOWERY TRUST
3227 TRAIL RIDGE ROAD
LOUISVILLE, KY 40241

JOB NO. **15164**
SHEET **1** OF **1**