INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

PROJECT DATA

PARCELS..... = 24-C-2-02-6, 24-C-2-02-5, 24-C-2-02-4
MAXIMUM LOT WIDTH..... = 335.05'
MINIMUM LOT WIDTH..... = 224.25'

TOTAL SITE AREA..... = 1.29 ACRES (56,236 S.F.)
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EXISTING ZONING..... = C-3
ZONING OF ALL ADJACENT PROPERTIES..... = C-3, RESIDENTIAL
EXISTING USE..... = COMMERCIAL, RESIDENTIAL
PROPOSED USE..... = FINANCIAL INSTITUTION
PROPOSED BUILDING FLOOR AREA..... = 4,083 +/- S.F. (7% OF SITE)
PROPOSED BUILDING HEIGHT..... = ONE STORY (45' MAXIMUM ALLOWED)
TOTAL EXISTING BUILDING FLOOR AREA..... = 6,650 S.F. (TO BE REMOVED)

PARKING REQUIRED
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ADA PARKING REQUIRED..... = 1 SPACE (1 VAN ACCESSIBLE)

PARKING PROVIDED
EXISTING PARKING..... = 0 SPACES
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LANDSCAPE
PROPOSED VUA AREA..... = 22,508 S.F. (0.52 ACRES)
INTERIOR LANDSCAPE AREA REQUIRED..... = 1,125 S.F. (5 S.F. PER 100 S.F. OF VUA)
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FREESTANDING SIGN
MAXIMUM AREA..... = 40 S.F.
MAXIMUM HEIGHT..... = 20 FT
PROPOSED AREA..... = 40 S.F.
PROPOSED HEIGHT..... = 6 FT

BUILDING SETBACKS
FRONT..... = 30'
SIDE..... = NONE
REAR..... = NONE

LANDSCAPE BUFFER
FRONT..... = 10'
SIDE..... = NONE
REAR..... = NONE

NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. EXISTING TREES AND VEGETATION TO BE REMOVED.

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. 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.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-02.
5. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
6. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

KYTC NOTES

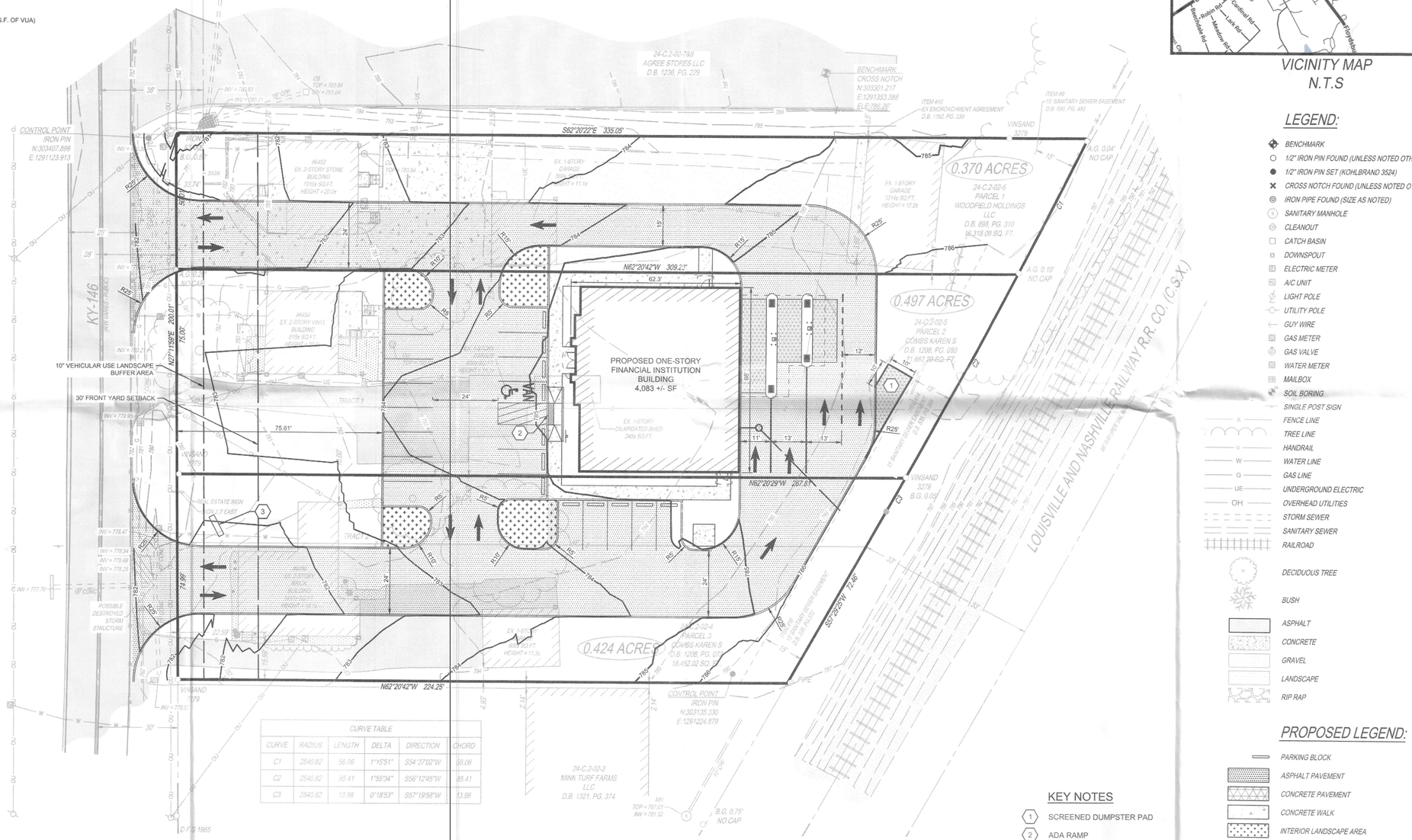
1. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
2. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
3. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
4. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN. IF VERTICAL HEADWALLS ARE PRESENT, THEY SHALL BE REPLACED WITH SLOPED HEADWALLS PER CURRENT STANDARDS.
5. THERE SHALL BE NO PARKING NOR AND PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
6. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.

FLOODPLAIN NOTE

AS INDICATED ON FEMA MAP NUMBER 21185C0205E, THIS SITE IS LOCATED WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE BOTH THE 100-YEAR AND 500-YEAR FLOODPLAINS. MAP DATED 9/22/2026.

MPW NOTE:

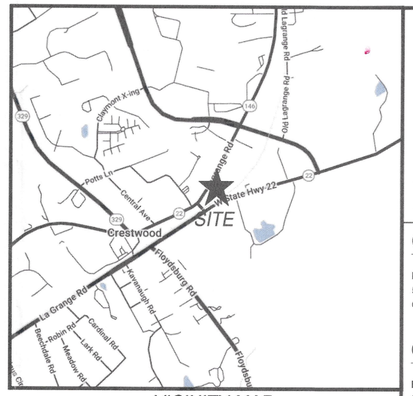
ALL ENTRANCES WILL BE MADE WITH A HARD AND DURABLE SURFACE.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	2540.82	56.06	1°15'51"	S54°37'02"W	56.06
C2	2540.82	85.41	1°55'34"	S56°12'45"W	85.41
C3	2540.82	13.98	0°18'53"	S57°19'58"W	13.96

KEY NOTES

1. SCREENED DUMPSTER PAD
2. ADA RAMP
3. MONUMENT SIGN

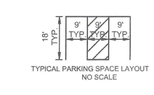


LEGEND:

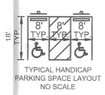
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- PARKING BLOCK
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- CONCRETE PAVEMENT
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- INTERIOR LANDSCAPE AREA
- DETECTABLE WARNING



TYPICAL PARKING SPACE LAYOUT
NO SCALE



TYPICAL HANDICAP PARKING SPACE LAYOUT
NO SCALE



NOTE: CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FORM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.

NOTE:
1. ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
2. ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

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www.kleingers.com
2211 River Road
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CLIENT:

K4 ARCHITECTURE
555 GEST STREET
CINCINNATI, OH 45203

OWNER:

L&N FEDERAL CREDIT UNION
9115 SMYRNA PARKWAY
LOUISVILLE, KY 40229

SEAL:

NO.	DATE	DESCRIPTION
NO	DATE	DESCRIPTION

L&N FEDERAL CREDIT UNION - CRESTWOOD
6454 KY-146
CRESTWOOD, KY 40014

PROJECT NO: 260327.000
DATE: 2026-09-23
SCALE: 1"=20'
0 10 20 40

SHEET NAME: SITE PLAN

SHEET NO. DEV-01

H:\LOUISVILLE\2026\260327\000\...DWG, [RevitClosed2026270000.dwg, 9/23/2026 3:00:01 PM, Mimi Hooper]

INSPIRED PEOPLE ▲ TRANSFORMING COMMUNITIES ▲ CREATIVE DESIGN

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UTILITY NOTES

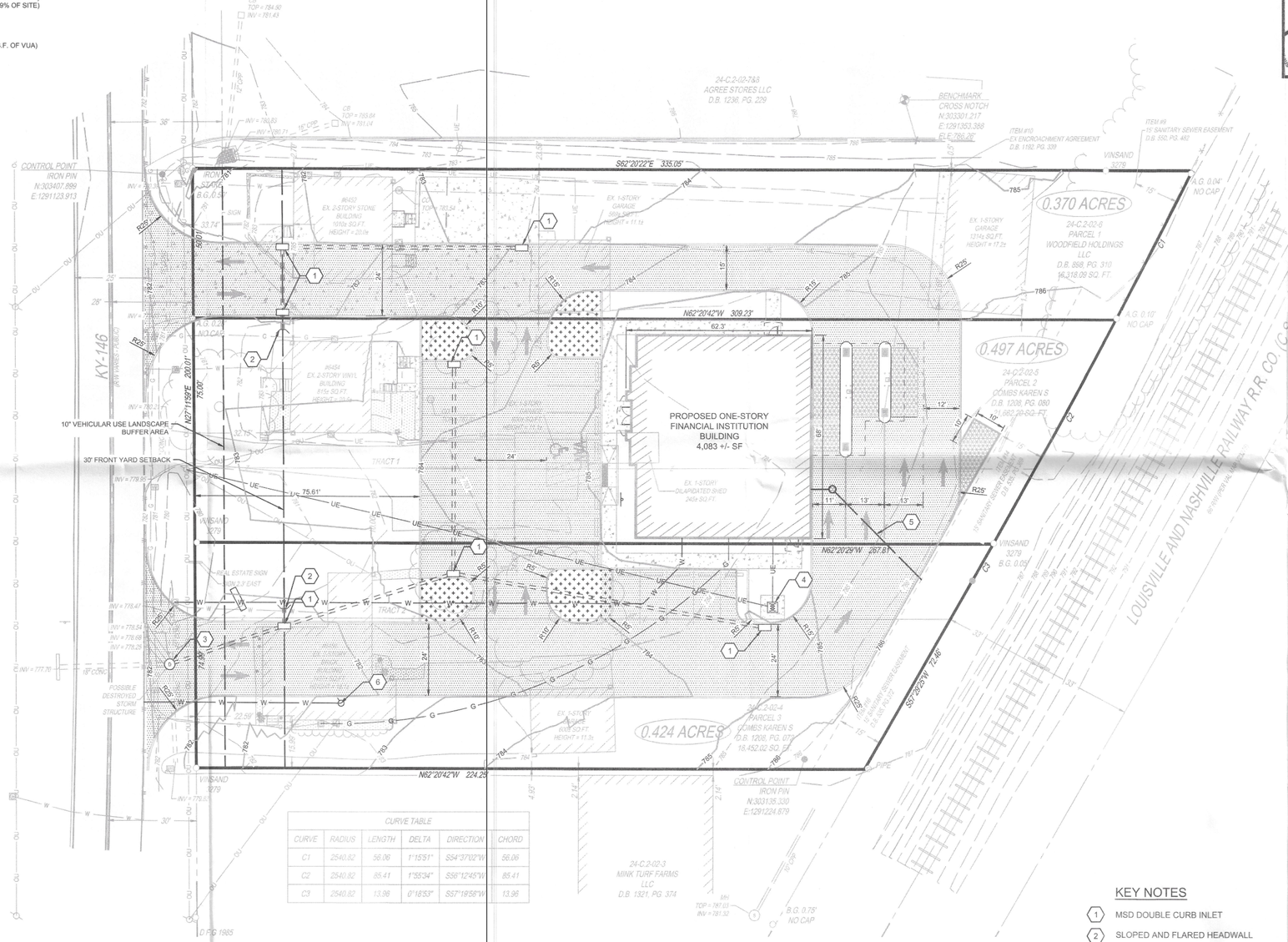
1. ALL EXISTING UTILITY STRUCTURES TO BE REMOVED. UTILITY LINES TO BE REMOVED UP TO THEIR METER LOCATIONS.
2. EXISTING STORM CULVERTS TO BE REMOVED.

FIRE DEPARTMENT NOTES

1. THE SUBJECT PROPERTY IS COVERED BY THE SOUTH OLDHAM FIRE DEPARTMENT, STATION 1.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: CHIEF EDDIE TURNER, (502) 241-8992.
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (OLDHAM COUNTY CODE OF ORDINANCES 152.18).
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIRE SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
3. ALL DRAINAGE, EPSC, AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MS4 AND MSD DESIGN MANUAL REQUIREMENTS.
4. SITE SERVICED BY MORRIS FORMAN WATER TREATMENT FACILITY.
5. NO INCREASE OF DRAINAGE ON TO THE ADJACENT PROPERTY OWNERS. POST DEVELOPED DRAINAGE PATTERNS SHALL REMAIN AS THEY ARE TODAY.
6. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 23,434.4 SF



KEY NOTES

1. MSD DOUBLE CURB INLET
2. SLOPED AND FLARED HEADWALL
3. 48" DIA. PRECAST CONCRETE MANHOLE WITH HS-20 LOADED RADIAL FRAME AND GRATE
4. TRANSFORMER AND 8'X8' CONCRETE PAD
5. 6" SCH40 PVC SANITARY SEWER PIPE
6. FIRE HYDRANT



VICINITY MAP
N.T.S

LEGEND:

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SHEET NAME:
UTILITY PLAN

SHEET NO.
DEV-02

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