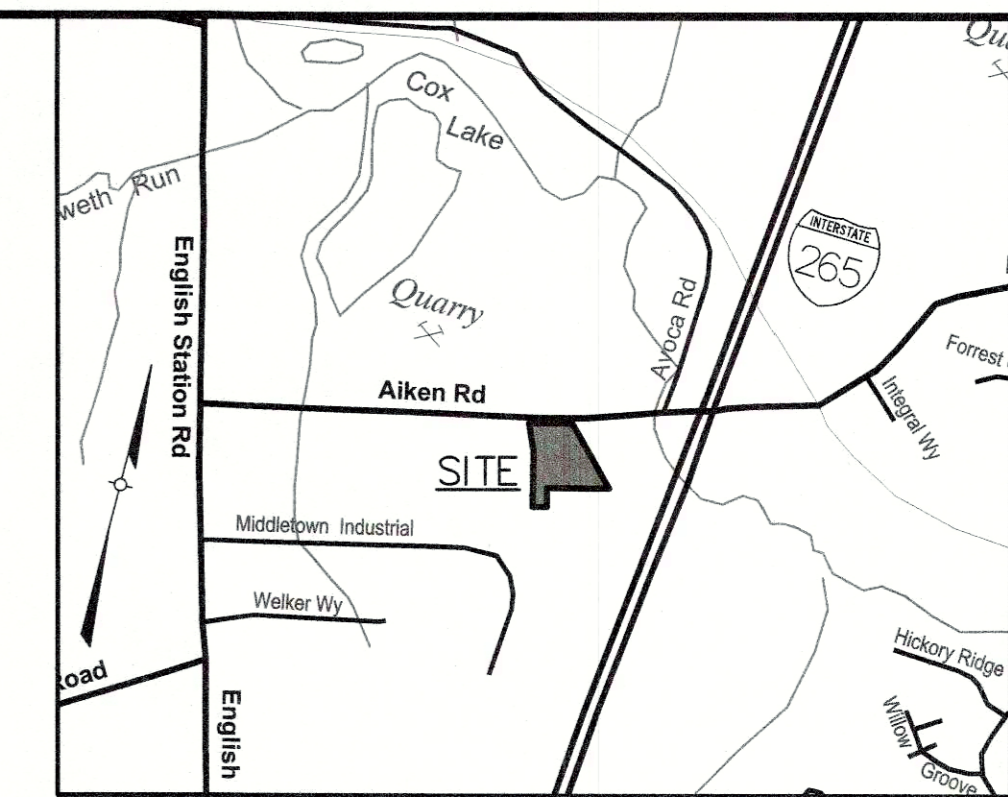


WAIVER REQUESTED

1. A WAIVER IS REQUESTED FROM SECTION 10.2.9 OF THE MIDDLETOWN LAND DEVELOPMENT CODE TO WAIVE THE AIKEN ROAD LANDSCAPE BUFFER AREA FROM 10 FT TO 5 FT.

SITE IS LOCATED IN MIDDLETOWN AND IS SUBJECT TO THE MARCH 2006 LAND DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	3.86± Ac. (168,136 SF)
EXISTING ZONING	=	M-2
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	OFFICE/WAREHOUSE TO REMAIN
BUILDING HEIGHT	=	28' (50 FT MAX. ALLOWED)
EXISTING BUILDING AREA	=	8,000 SF
PROPOSED BUILDING AREA TOTAL	=	6,840 SF
FIRST FLOOR	=	6,000 SF
SECOND FLOOR MEZZANINE	=	840 SF
PROPOSED BUILDING FOOTPRINT	=	14,000 SF (25% INCREASE)
TOTAL BUILDING AREA	=	14,000 SF (25% INCREASE)
F.A.R.	=	0.08 (3.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
OFFICE SF/350 MIN; OFFICE SF/200 MAX	= 8 SP	14 SP
WAREHOUSE		
1 SP/1.5 EMP MIN; 1 SP/1 EMP MAX	= 9 SP	14 SP
TOTAL PARKING REQUIRED	= 17 SP	28 SP
TOTAL PARKING PROVIDED	= 20 SP	
	(1 ADA SP INCLUDED)	

VEHICULAR USE AREA (PARKING)	=	14,755 SF
TRUCK MANEUVERING AREA	=	8,660 SF
INTERIOR LANDSCAPE AREA REQD	=	738 SF (5% OF 14,755 SF)
INTERIOR LANDSCAPE AREA PROVIDED	=	880 SF

EXISTING IMPERVIOUS	=	115,320 SF
PROPOSED IMPERVIOUS	=	115,320 SF (0% INCREASE)

GENERAL NOTES:

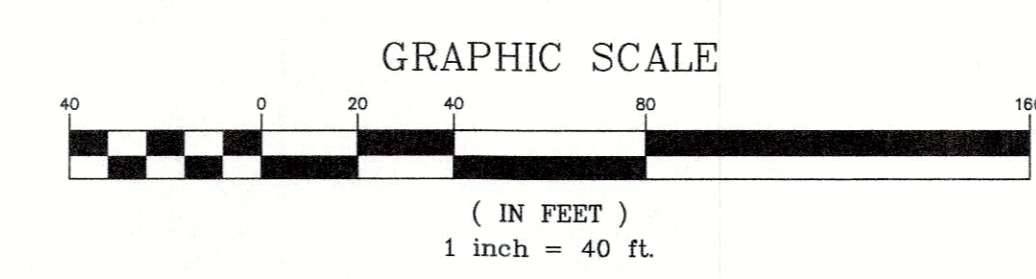
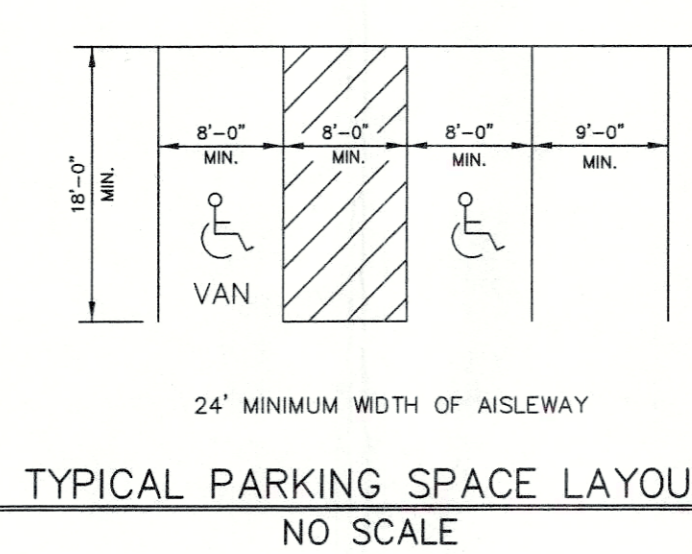
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Aiken Road right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
7. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
8. Existing gabion baskets to be removed from Aiken Road right-of-way or MPW construction plan approval will require a license agreement.
9. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

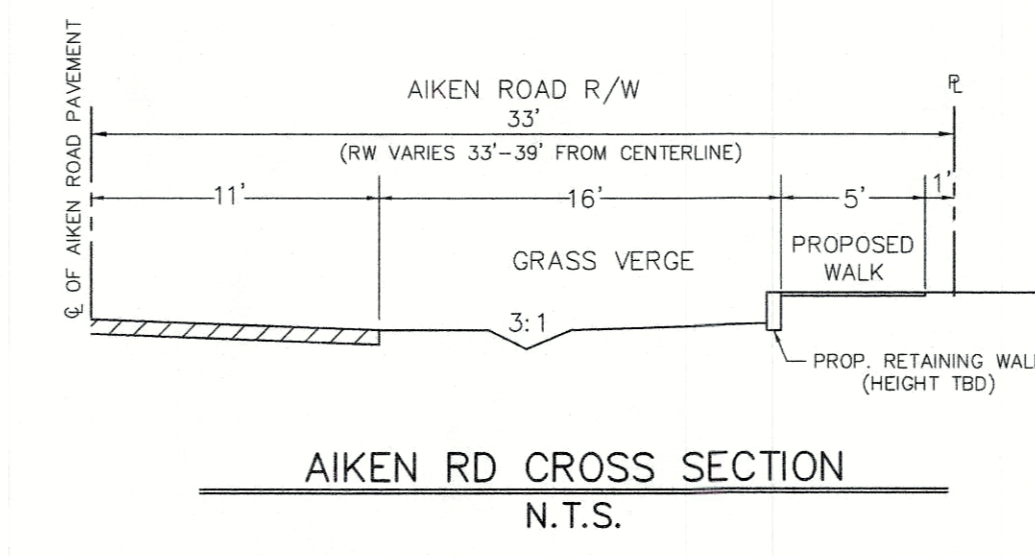
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service provided by new PSC, subject to fees and any applicable charges.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033F.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD grating construction plan approval.
6. 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.
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 6,000 S.F.

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- EXISTING SEWER AND MANHOLE
- PSC — PROPOSED PUBLIC SERVICE CONNECTION
- PSC — EXISTING PUBLIC SERVICE CONNECTION
- PROPOSED DRAINAGE SWALE
- EXISTING CONTOUR
- EXISTING WATER LINES
- EXISTING GAS LINES
- OHE --- OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING TREE LINE
- DRAINAGE FLOW DIRECTION
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE



TREE CANOPY CALCULATIONS CLASS B	
TOTAL SITE AREA	= 168,136 S.F.
EXISTING TREE CANOPY AREA	= 13% (22,500 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 10% (16,813 S.F.)
EXISTING TREE CANOPY TO BE PROVIDED	= 10% (16,813 S.F.)



SITE ADDRESS:
13120 AIKEN ROAD
LOUISVILLE, KY. 40223-4748
PARCEL ID: 002305930000
D.B.7868, PAGE 733

RECEIVED
APR 14 2022
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT -19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - MIDDLETOWN

CASE: 21-DDP-0126
WM# 9511/22 1007

NO.	DATE	DESCRIPTION	BY
1	1/24/22	PER AGENCY COMMENTS	TF
2	2/21/22	LAYOUT REVISIONS	TF
3	3/9/22	PER AGENCY COMMENTS	TF
4	4/7/22	PER AGENCIES COMMENTS	AR

PROJECT DATA	SURVEYOR'S SEAL
FILE NAME: 21202.RDDP	DATE: 12/27/21
SCALE: AS SHOWN	DRAWN BY: JH/AR
CHECKED BY: KY/AR	ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
657 W. HIGHWAY 101, SUITE 101
LOUISVILLE, KY 40243
PHONE: 502.442.9274
FAX: 502.442.9275
WEB SITE: WWW.LD-D.COM

<p>CATEGORY 2B PLAN</p> <p>RIVER CITY FOUNDATIONS</p> <p>13120 AIKEN ROAD</p> <p>OWNER/DEVELOPER</p> <p>RIVER CITY FOUNDATIONS LLC</p> <p>13120 AIKEN ROAD</p> <p>LOUISVILLE, KY. 40223-4748</p>	<p>JOB NO. 21202</p> <p>SHEET 1 OF 1</p>
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