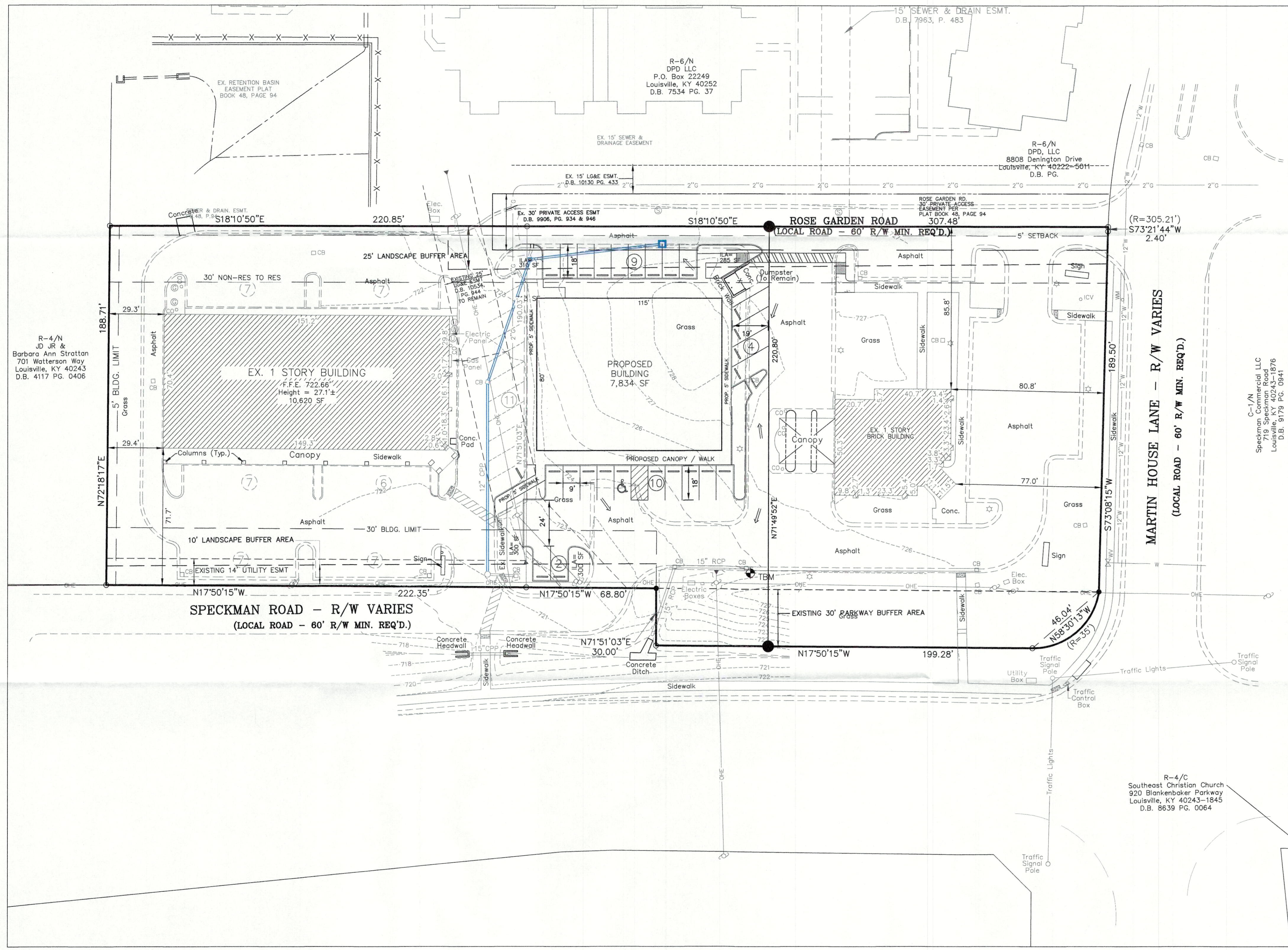
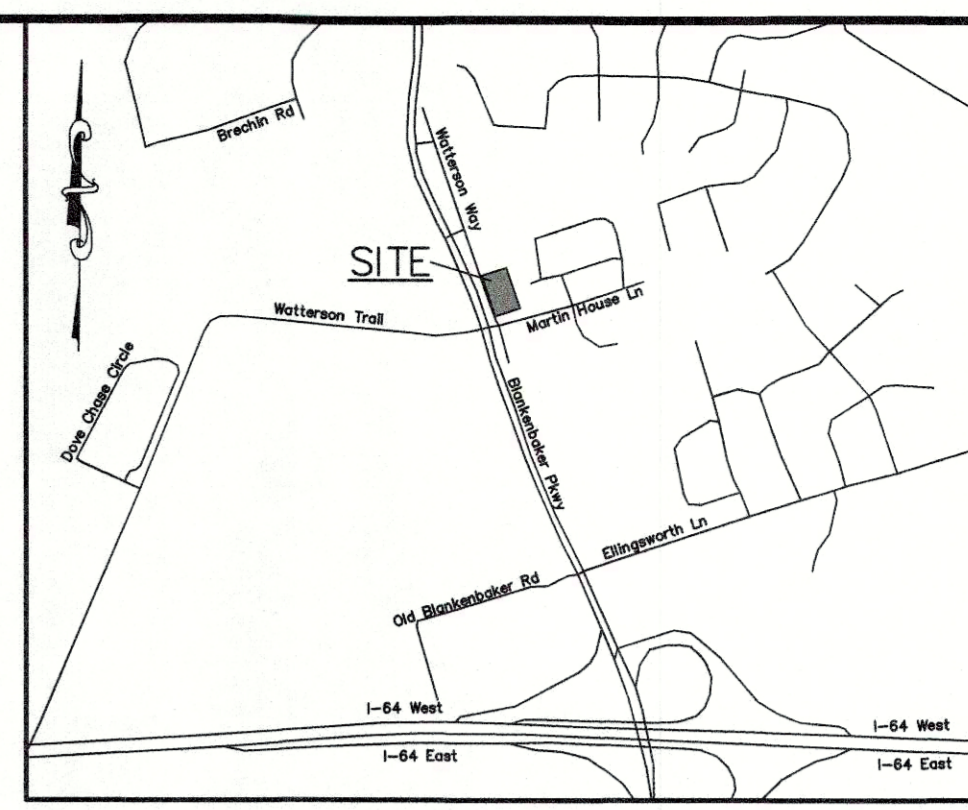


WAIVER REQUESTED

1. A Landscape Waiver is requested from 10.2.10 of the Middletown Land Development Code to waive the required 10' VUA Landscape Buffer along Speckman Road and the required 35' rear Landscape Buffer between the C-1 and R-4 Zoning districts per 10.2.4 of the Middletown Land Development Code.

VARIANCE REQUESTED

1. A Variance is requested to allow parking to encroach into the required 30' Residential to Non-Residential setback.



PROJECT DATA

TOTAL SITE AREA	= 1.57± Ac. (68,401 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 10,620 SF
EXISTING BUILDING	= 7,834 SF
PROPOSED BUILDING	= 18,454 SF
TOTAL BUILDING AREA	= 26,288 SF
F.A.R.	= 0.27 (1.0 MAX. ALLOWED)

PARKING REQUIRED

4 SP/1,000 S.F. MIN.	= 74 SP
5 SP/1,000 S.F. MAX.	= 92 SP

TOTAL PARKING PROVIDED

= 77 SPACES
(5 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 34,659 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,599 SF
PROPOSED IMPERVIOUS AREA	= 2,611 SF

EXISTING IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA	= 30,185 SF
PROPOSED IMPERVIOUS AREA	= 54,071 SF (79% INCREASE)

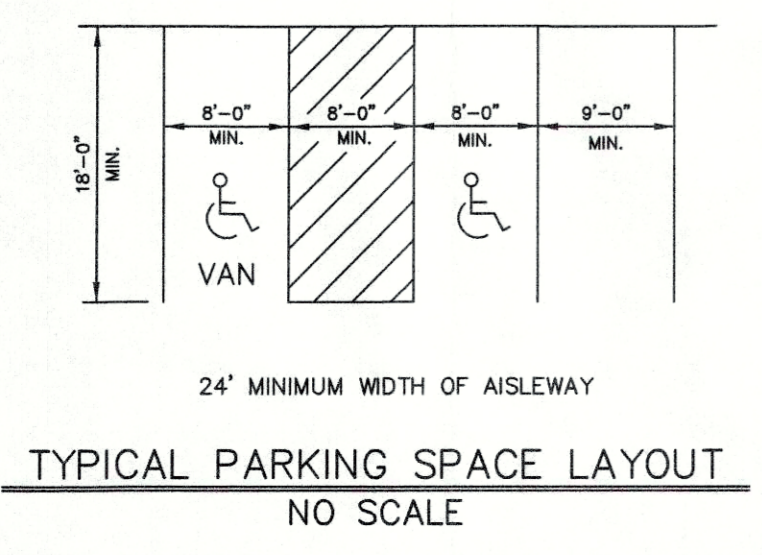
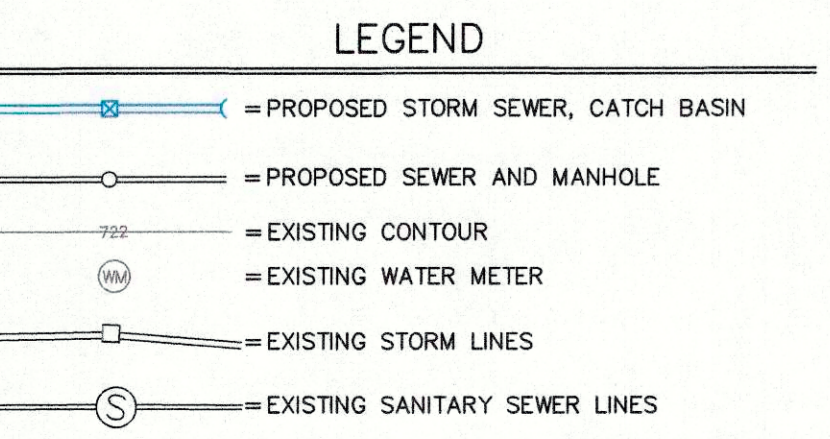
GENERAL NOTES:

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 right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. A Minor Plat shall be executed prior to construction approval.
12. City of Middletown approval required prior to construction approval.
13. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
14. Construction Plans, bond, and permit are required by Metro Public Works prior to construction approval.
15. Access easement must conform to Ordinance 187, Series 2003 as amended.
16. Cross access agreement or easement to be recorded prior to construction approval by MPW.

MSD NOTES:

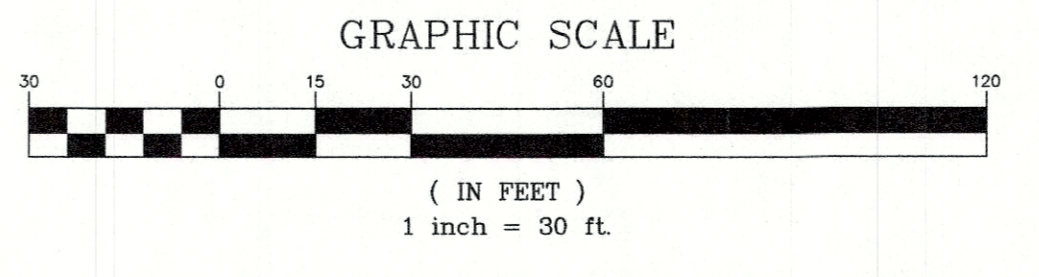
1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer service will be provided by new PSC, subject to Fee's and any applicable charges. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 F dated February 26, 2021.
5. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. Site will be subject to MSD Regional Facilities Fee's. Subject to downstream storm water capacity verification to the storm water pipe under Blankenbaker Parkway. Maybe subject to KYTC approval.
8. 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.
9. 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 35,586 SF.

SITE IS LOCATED IN MIDDLETOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED MARCH 2006, WITH AMENDMENTS PER THE CITY OF MIDDLETOWN.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 68,401 S.F.
EXISTING TREE CANOPY AREA	= 5% (3,366 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (13,680 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 20% (13,680 S.F.)



NO.	DATE	DESCRIPTION	BY

PROJECT DATA	FILE NAME: 12006-DDP	DATE: 3/14/22	SCALE: AS SHOWN	CHECKED BY: TB	DRAWN BY: JH
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PROJECT DATA	FILE NAME: 12006-DDP	DATE: 3/14/22	SCALE: AS SHOWN	CHECKED BY: TB	DRAWN BY: JH
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
 609 WASHINGTON AVE. SUITE 101 LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-5574 FAX: 502-261-5574

DETAILED DISTRICT DEVELOPMENT PLAN
SPECKMAN ROAD
 OWNER/DEVELOPER
721 SPECKMAN ROAD
 LOUISVILLE, KY 40243
SPECKMAN COMMERCIAL, LLC
 P.O. BOX 22249
 LOUISVILLE, KY 40252

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 DESIGN SERVICES

JOB NO.	12006
SHEET	1 OF 1

SITE ADDRESS:
 719 SPECKMAN ROAD
 LOUISVILLE, KY 40243
 TAX BLOCK 3534, LOT 0001
 D.B. 11786, PG. 743
 COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
 MUNICIPALITY - MIDDLETOWN

CASE # 22-DDP-0032
 WM#8133