

OWNER/DEVELOPER:  
HAGAN PROPERTIES  
12911 REAMERS RD  
LOUISVILLE, KENTUCKY 40245

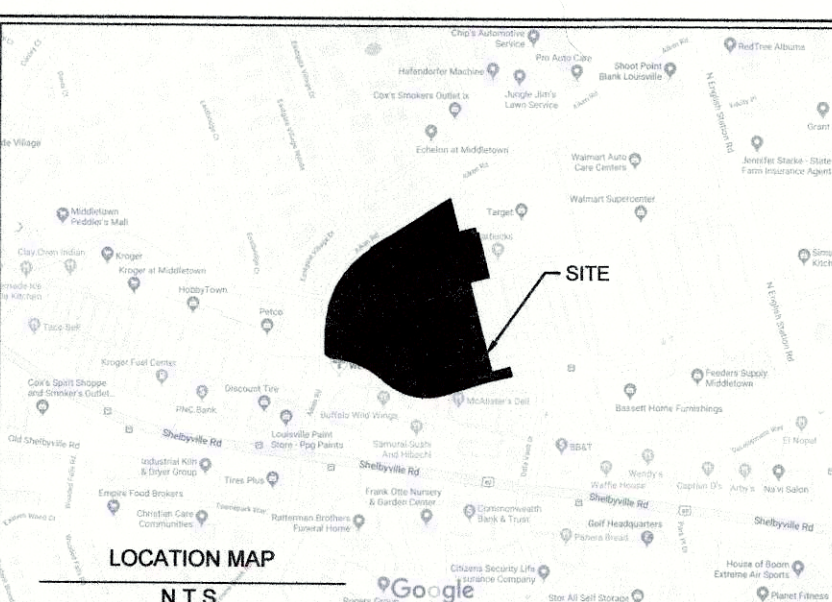
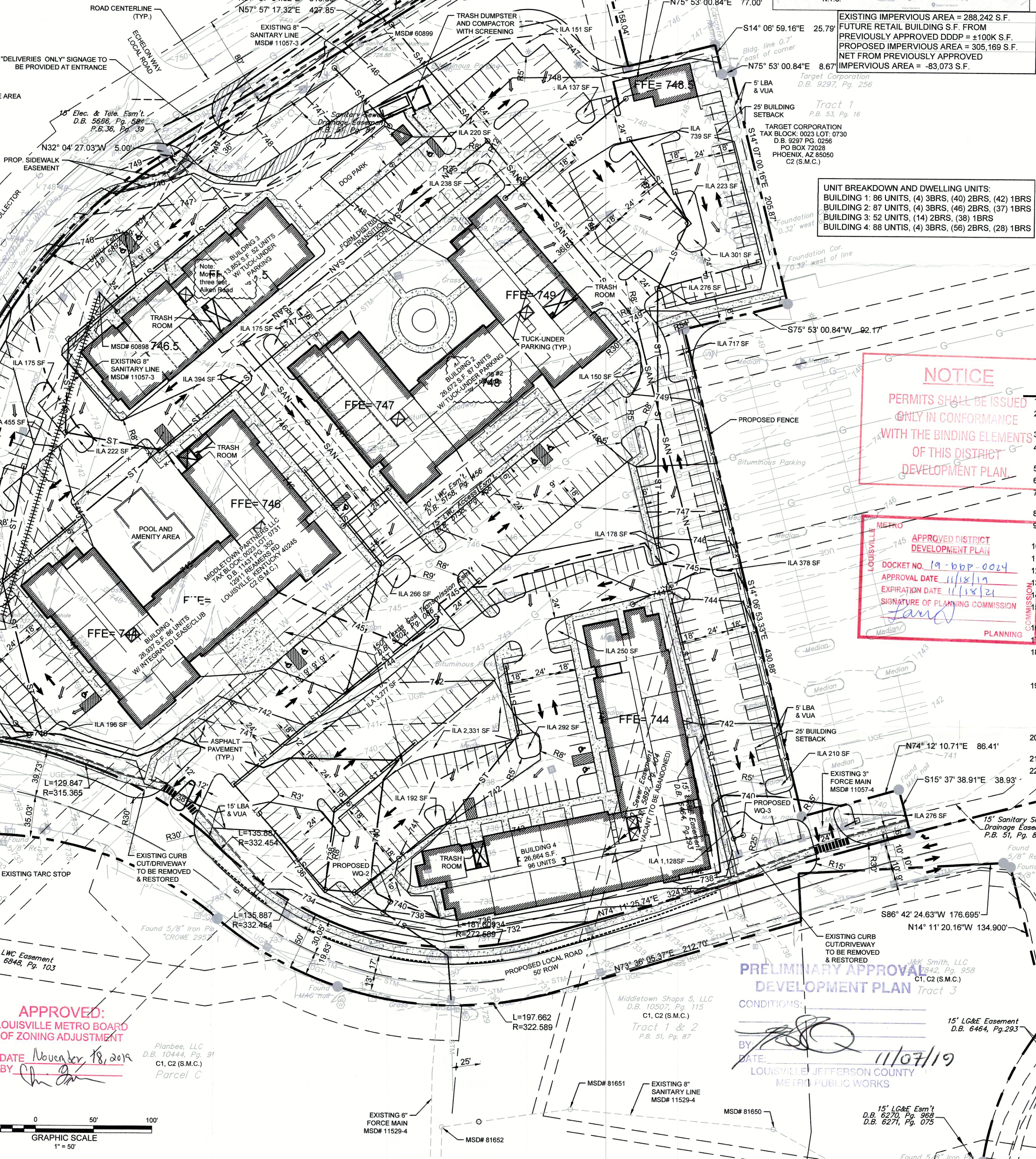
PROJECT ARCHITECT:  
AXIOM ARCHITECTURE  
333 WEST TRADE STREET #200  
CHARLOTTE, NORTH CAROLINA 28202

TITLE:  
MIDDLETOWN PARTNERS LLC  
TAX BLOCK: 0023 LOT: 0731  
D.B. 11431 PG. 352  
12911 REAMERS RD  
LOUISVILLE, KENTUCKY 40245-2741

PROJECT ENGINEER:  
GRESHAM SMITH  
111 W. MAIN STREET #201  
LOUISVILLE, KENTUCKY 40202

**LEGEND**

- PROPOSED BUILDING OUTLINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- CONCEPTUAL SANITARY LINE
- CONCEPTUAL STORM LINE
- VEHICLE MOVEMENT
- CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- PROPERTY LINE
- EXISTING CURB CUT TO BE REMOVED
- EXISTING CONTOURS (MINOR)
- EXISTING CONTOURS (MAJOR)
- CONCEPTUAL DRAINAGE FLOW
- EXISTING SEWER TO BE ABANDONED



EXISTING IMPERVIOUS AREA = 288,242 S.F.  
FUTURE RETAIL BUILDING S.F. FROM PREVIOUSLY APPROVED DDDP = ±100K S.F.  
PROPOSED IMPERVIOUS AREA = 305,169 S.F.  
NET FROM PREVIOUSLY APPROVED IMPERVIOUS AREA = -83,073 S.F.

UNIT BREAKDOWN AND DWELLING UNITS:  
BUILDING 1: 86 UNITS, (4) 3BRs, (40) 2BRs, (42) 1BRs  
BUILDING 2: 87 UNITS, (4) 3BRs, (46) 2BRs, (37) 1BRs  
BUILDING 3: 52 UNITS, (14) 2BRs, (38) 1BRs  
BUILDING 4: 88 UNITS, (4) 3BRs, (56) 2BRs, (28) 1BRs

**CHAPTER 2 AND 5 SUMMARY**

APPROXIMATE SITE AREA	490,253	SF (OR)	11.25 ACRES +/-
EXISTING ZONING	C-2		
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR		
EXISTING USE	VACANT		
PROPOSED USE	MULTIFAMILY RESIDENTIAL		
MAX BUILDING HEIGHT	60'		
MAX BLD HGT IN 200' TRANSITION ZONE	45'		
MAX REAR/SIDE STREET SETBACKS	25'		
MAX ALLOWED FAR	5		
PROPOSED FAR	0.8000		
GROSS FLOOR AREA OF BUILDINGS	392,342.0000 SF		
GROSS BUILDING FOOTPRINT AREA	96,006 SF		
TOTAL RESIDENTIAL UNITS	313 UNITS		
AIKEN ROAD DESIGNATION	SECONDARY "COLLECTOR" W/ 5' SIDEWALK & 6' VERGE		
PROPOSED ROAD DESIGNATION (FROM PRIVATE TO PUBLIC)	"LOCAL" W/ 5' SIDEWALK & 4' VERGE		

**CHAPTER 9 AND 10 SUMMARY**

**CHAPTER 9, BICYCLE AND PARKING SUMMARY**

MINIMUM PARKING REQUIRED PER UNIT =	1.5 SPACES
MINIMUM REQUIRED PARKING	482 SPACES
MAXIMUM PARKING ALLOWED PER UNIT =	3.0 SPACES
MAXIMUM ALLOWED PARKING	963 SPACES
PROPOSED PARKING	551 SPACES TOTAL
TUCK-UNDER PARKING	27 SPACES
SURFACE PARKING	524 SPACES
ACCESSIBLE PARKING	11 SPACES
BICYCLE REQUIRED	NOT REQUIRED
BICYCLE REQUIRED	NOT REQUIRED
	0 LONG TERM SPACES
	0 SHORT TERM SPACES

**CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS**

CANOPY COVERAGE CLASS	CLASS "C"	0-40%
EXISTING TREE CANOPY ONSITE	0 SF (OR)	0.00 ACRES +/-
PERCENTAGE OF EXISTING TREE CANOPY ONSITE	0 %	
TOTAL TREE CANOPY REQUIRED	20%	98,051 SF (OR) 2.25 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED	20%	98,051 SF (OR) 2.25 ACRES +/-
PERCENTAGE OF TREE CANOPY PRESERVED	0 SF (OR) 0.00 ACRES +/-	

**CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA**

EXISTING VUA	530,468 SF
PROPOSED VUA	189,257 SF
ILA REQUIRED	7.5%
ILA PROVIDED	15,165 SF

\*Provide 25% more trees within the required Interior Landscape Area (ILA) than is otherwise required by Chapter 10 of the LDC per 9.1.12.A.2.c

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 19-BDP-0024  
APPROVAL DATE 11/18/19  
EXPIRATION DATE 11/18/21  
SIGNATURE OF PLANNING COMMISSION  
PLANNING

**GENERAL NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0049 E DATED DECEMBER 5, 2006.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADINGS AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
- 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.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL. THE WASTEWATER TREATMENT PLANT SERVICE AREA FOR THE SITE IS FLOYDS FORK.
- PER LDC 9.1.2.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHALL BE LOCATED 3' FROM ANY ADJACENT OBSTRUCTION OR PROPERTY LINE.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING 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 PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- MINOR PLAT ADJUSTING THE LOT LINES TO BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL.
- SIDEWALK EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

**MSD / EPSC NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- POST-DEVELOPED PEAK STORMWATER FLOWS WILL BE LIMITED TO AT, OR BELOW, THE SITES ORIGINAL DESIGNED PEAK FLOW CONDITIONS.

**WAIVER REQUEST**

- A WAIVER IS REQUESTED FROM SECTION 10.2.11.B TO INCREASE THE 120' MAXIMUM DISTANCE BETWEEN ILAs.
- A WAIVER IS REQUESTED FROM SECTION 10.2.9 OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO REDUCE THE LANDSCAPE BUFFER AREA FROM 15' TO 5' ALONG AIKEN ROAD AND THE NEWLY DEDICATED ROADWAY AREA ALONG THE SOUTHERN PROPERTY LINE.

**VARIANCE REQUEST**

- A VARIANCE IS REQUESTED FROM TABLE 5.7.1.B.1 OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO INCREASE THE MAXIMUM BUILDING HEIGHT WITHIN A TRANSITION ZONE FROM 45' TO 60' ALONG AIKEN ROAD, BETWEEN SUBURBAN MARKETPLACE CORRIDOR AND NEIGHBORHOOD FORM DISTRICTS.
- A VARIANCE IS REQUESTED FROM SECTION 5.3.2.C.2.B OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO ALLOW FOR PARKING TO ENCRACH INTO A PORTION OF THE REQUIRED SIDE AND REAR SETBACK BETWEEN C2 AND C2.

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*[Signature]* 11-18-19  
Date  
Development Review  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**APPROVED:**  
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT  
DATE November 18, 2019  
BY *[Signature]*

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:  
BY *[Signature]*  
DATE 11/07/19  
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

GreshamSmith.com

111 West Main Street  
Suite 201  
Louisville, KY 40202  
502.627.8900

**MIDDLETOWN STATION  
REVISED  
DETAILED DISTRICT  
DEVELOPMENT PLAN**

**NOT FOR CONSTRUCTION**

Revision

No.	Date	Description
1	07.22.2019	AGENCY COMMENTS
2	08.26.2019	AGENCY COMMENTS
3	09.09.2019	AGENCY COMMENTS
4	09.30.2019	AGENCY COMMENTS

RECEIVED  
OCT 31 2019  
PLANNING & DESIGN SERVICES  
RDDDP  
19-DDP-0024

RELATED CASE: 9-82-78

**DP-1**  
43891.00  
JULY 01, 2019

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