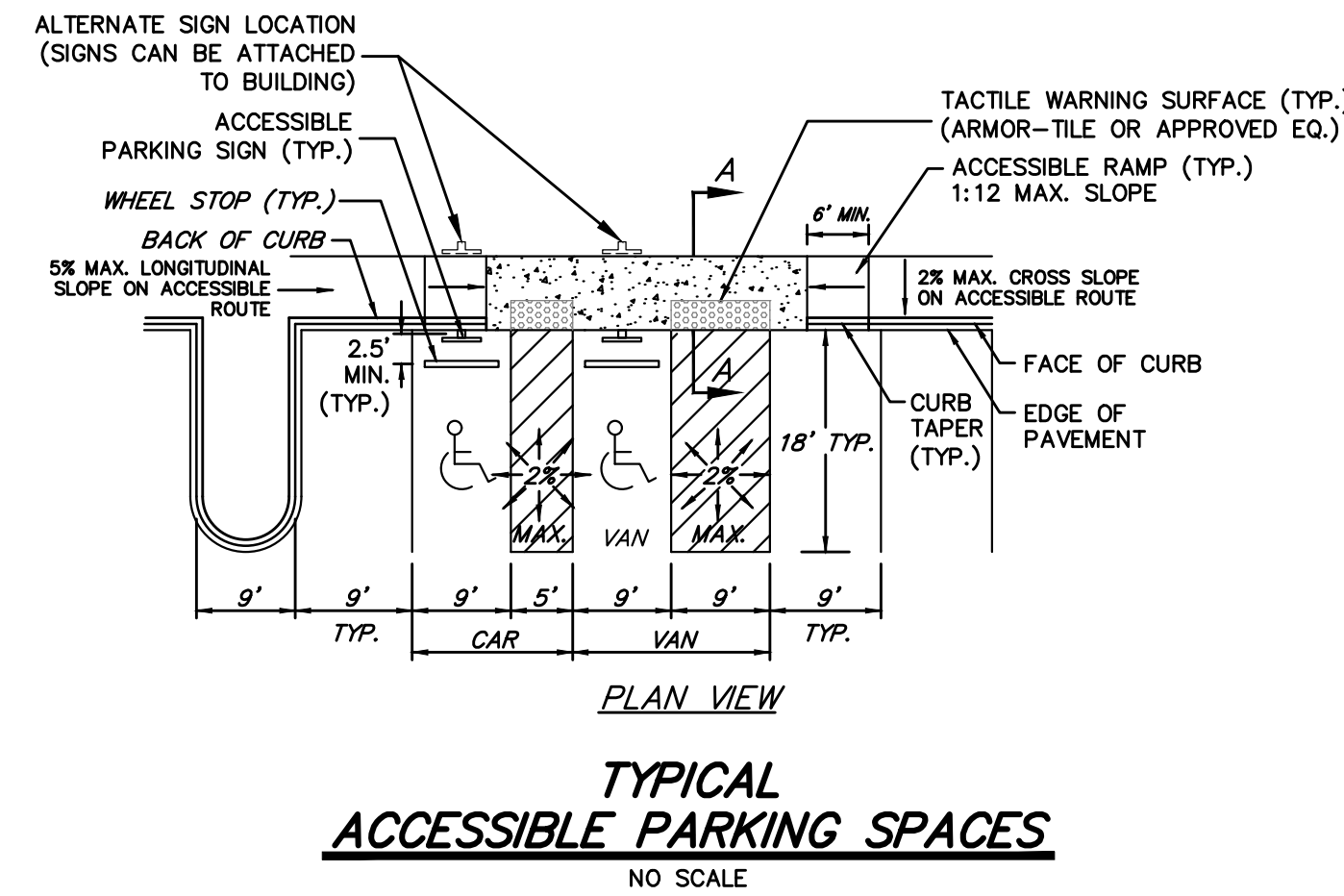


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
 - IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT. SANITARY SEWER SERVICE PROVIDED BY NEW 6" PROPERTY SERVICE CONNECTION SUBJECT TO FEES AND APPLICABLE CHARGES.
 - DRAINAGE/STORMWATER DETENTIONSANITARY SEWER WILL CONNECT TO THE DETENTION TO BE PROVIDED IN OFFSITE BASIN. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 49F).
 - THRU DRAINAGE: EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - A TELL-A-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.



SITE DATA:
FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING: C2
PROPOSED LAND USE: VACANT COMMERCIAL
GROSS LAND AREA: 0.47± AC.
PROPOSED BUILDING AREA: 4,000 S.F.
FLOOR AREA RATIO: 0.20
MINIMUM PARKING REQUIRED: 19 SPACES
MAXIMUM PARKING ALLOWED: 26 SPACES
PROPOSED PARKING SPACES: 19 SPACES
*PER MIDDLETOWN LDC

LANDSCAPE DATA:
V.U.A.: 8,205± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.): 410 S.F.
I.L.A. PROVIDED: 925± S.F.

TREE CANOPY DATA:
GROSS SITE AREA: 20,473± S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE CANOPY: 448± S.F. (2%)
EXISTING TREE CANOPY TO BE PRESERVED: 0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PLANTED: 4,094± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

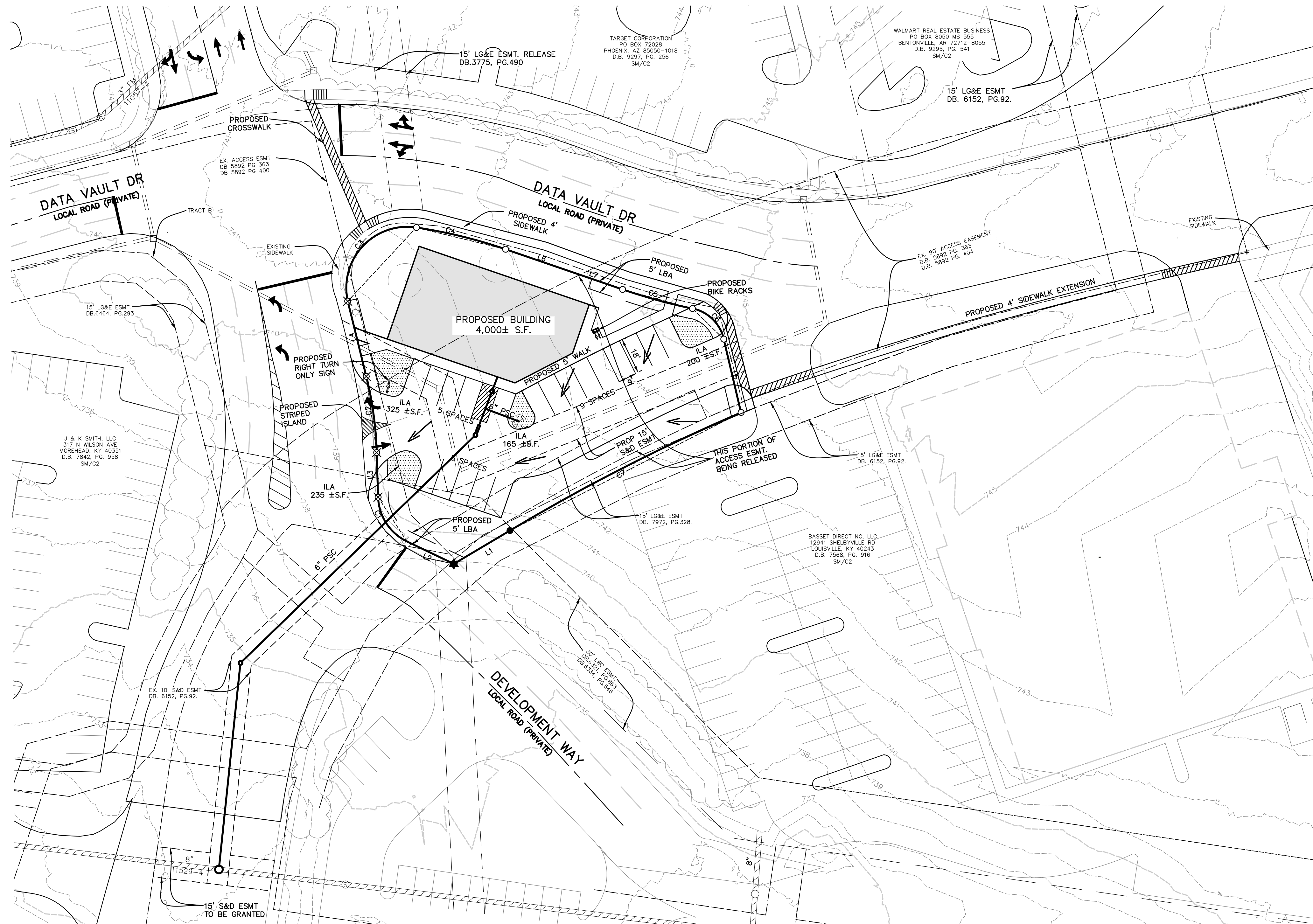
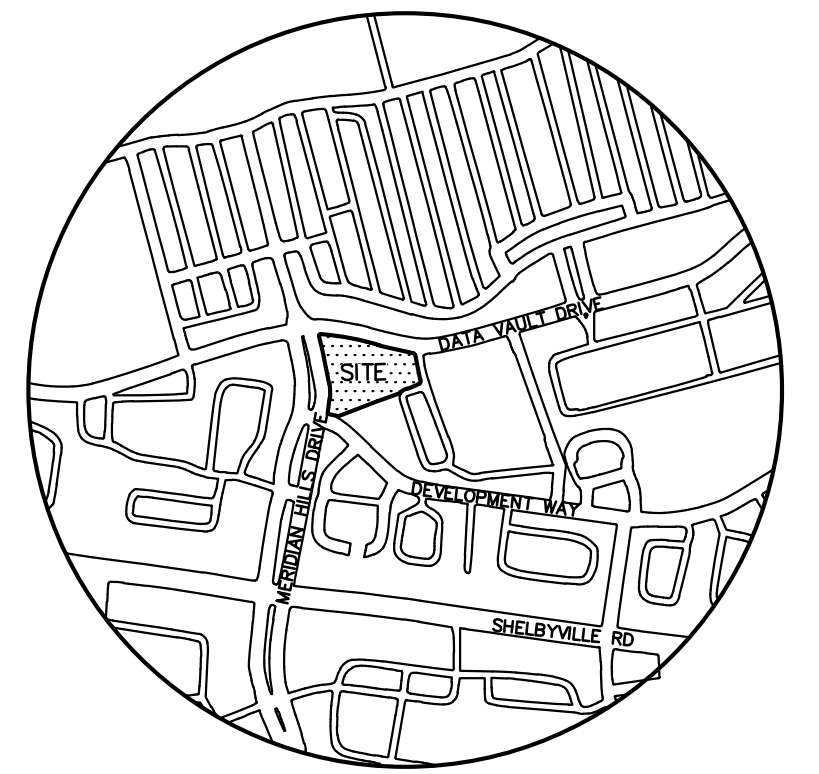
IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA: 0± S.F.
PROPOSED IMPERVIOUS AREA: 12,465± S.F.
NET IMPERVIOUS AREA: 12,465± S.F.

AREA OF DISTURBANCE: 0.47± AC

LINE	BEARING	DISTANCE
L1	S 59°17'11" W	32.09'
L2	N 64°22'13" W	25.51'
L3	N 01°47'16" W	21.92'
L4	N 13°49'52" W	38.03'
L5	S 13°15'52" E	37.03'
L6	S 71°02'13" E	44.84'
L7	S 71°02'13" E	15.93'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 33°04'41" E	25.98'	25'
C2	N 07°48'34" W	37.77'	180'
C3	S 42°56'20" W	49.43'	30'
C4	N 76°19'14" W	45.12'	245'
C5	S 74°40'23" E	35.51'	280'
C6	S 45°47'12" E	21.51'	20'
C7	N 62°55'52" E	127.44'	955'

- LEGEND**
- EXISTING CONTOUR
 - EXISTING CURB
 - EXISTING TREE MASS
 - EXISTING TREE
 - FLOW ARROWS
 - EXISTING PROPERTY SERVICE CONNECTION
 - EXISTING STREET SIGN
 - EXISTING LIGHT POLE
 - EXISTING STORM MANHOLE WITH PIPE
 - PROPOSED SANITARY MANHOLE W/PIPE
 - PROPOSED STREET SIGN



MINDEL SCOTT
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
315 WOODBINE RD, #40219
MIDDLETOWN, KY 40261
502-485-1508 P. minde@scottdesign.com

OWNER/DEVELOPER
MIDDLETOWN
PARTNERS LLC
12911 REAMERS RD
LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
MIDDLETOWN STATION - OUTLOT
12939 SHELBYVILLE ROAD
LOUISVILLE, KY 40243
TAX BLOCK 23, LOT 761
DEED BOOK 11943, PAGE 149

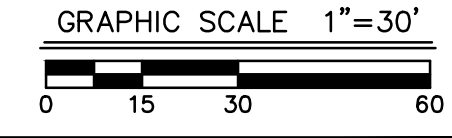
Revisions	PER AGENCY COMMENTS	PER AGENCY COMMENTS	PER AGENCY COMMENTS
10/04/21			
11/01/21			
11/15/21			

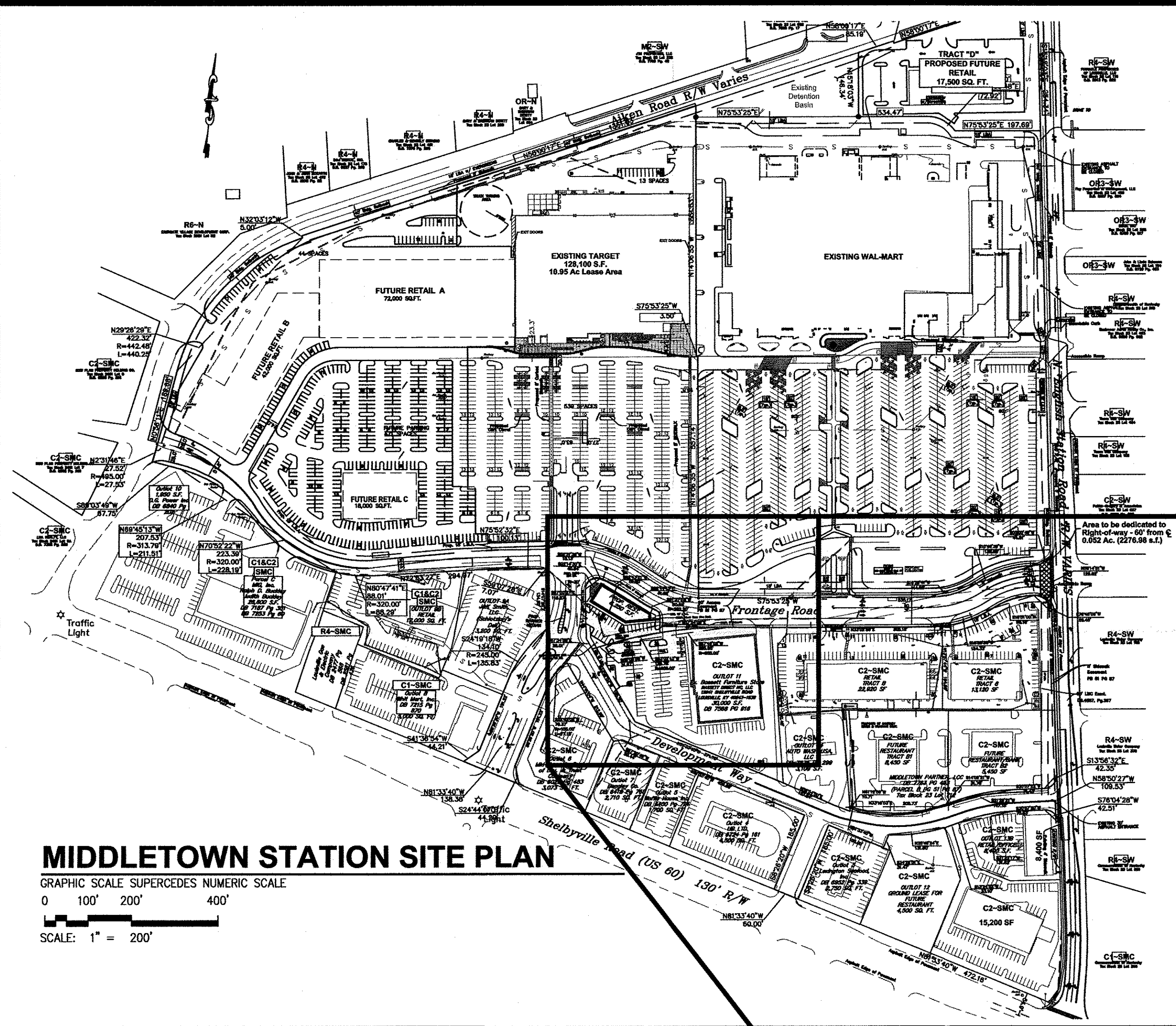
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Horizontal Scale: 1"=30'

Date: 09/13/2021
Job Number: 3360

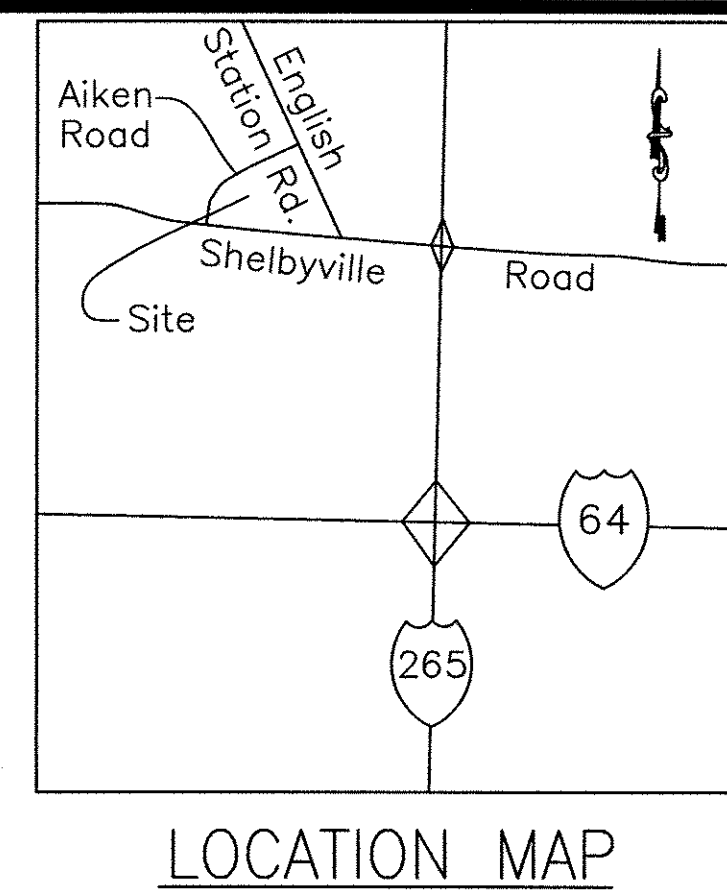
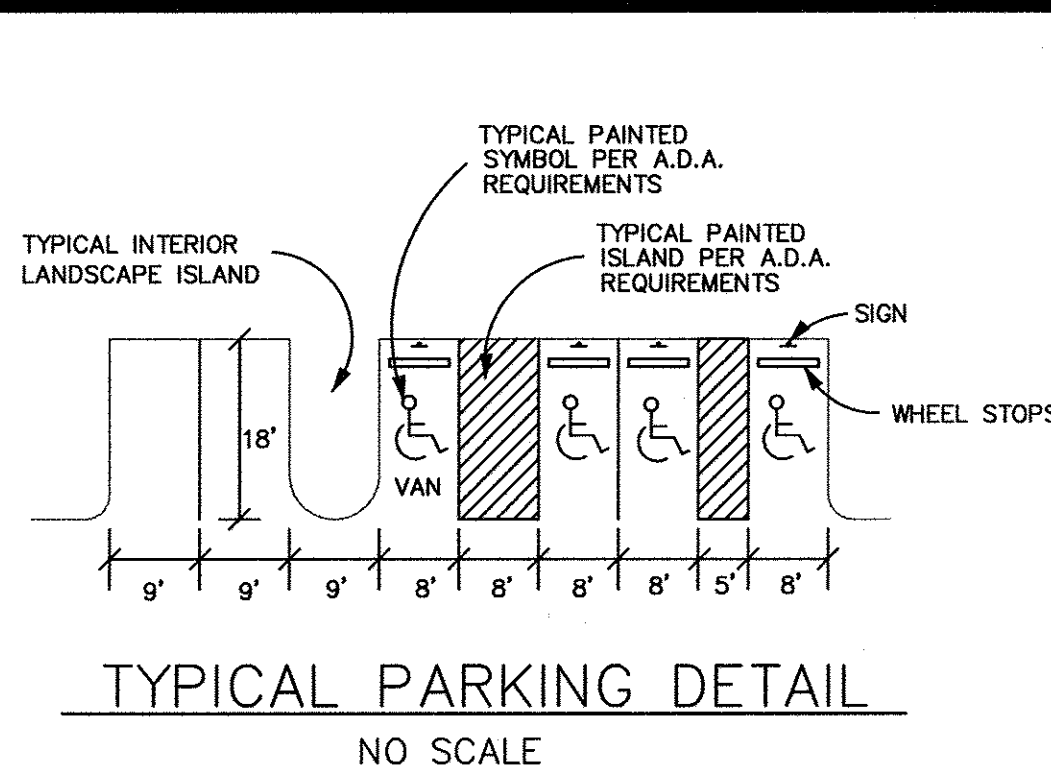
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of 1

CASE #21-DDP-0098
RELATED CASES: #09-082-78,
14 DEVLAN 1103
MSD SUB #12349/ 21 1140





MIDDLETOWN STATION SITE PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 100' 200' 400'
 SCALE: 1" = 200'



GENERAL NOTES

- Parking area and drive lanes to be a hard and durable surface
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0115 D date February 2, 1994.
- 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 for approval.
- Erosion and Silt Control: Prior to any construction activities on the site a Erosion and Silt Control Plan shall be provided to MSD for approval.
- All lighting on the site shall be directed down and away from adjacent residential uses and the State right-of-way.
- Sanitary sewer service will be provided by lateral extension and existing sanitary. A letter stating that sanitary sewer capacity is available will be required from Middletown Waste Disposal, Inc. prior to preliminary plan approval.
- Any change in runoff to the State right-of-way will be subject to encroachment permit review. Calculations will be required for any change in runoff to the state right-of-way. There should be no increase in drainage runoff to the right-of-way.
- There should be no commercial signs located in the state right-of-way and there shall be no landscaping or work done in the state right-of-way without an encroachment permit.
- A "Reciprocal Parking and Cross-over Access Agreement" has been recorded in DB 5892 Pg. 404.
- The Bearings and Distances shown hereon do not constitute a surveyed boundary.
- An encroachment permit and bond will be required for work in the R/W.
- Building Setbacks along English Station Road are 60' from centerline.
- Building Setbacks along Aiken Road are 40' from centerline.
- Existing detention basin to be enlarged if necessary to accommodate increased runoff.
- All existing drainage structures to be checked for capacity due to increase in runoff.
- Any further development of the site shall be required to provide an updated traffic and air quality analysis as required by KYTC, APCD and Planning & Design Services to determine transportation improvement needs included but not limited to: Signal timing changes, signal modifications, left and right turn adjustments, and road improvements.
- Sidewalks shall be constructed along Frontage road at the time of construction of each future phase. Construction of sidewalks along North English Station Road and Aiken Road shall coincide with the construction of the adjacent parcels respectively.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

- Verge areas within public right-of-way to be provided per Metro Public Works.
- Cross over and parking agreements shall be provided where applicable.
- The address range for this site is 12937 thru 12981.
- Comparable utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- On October 7, 2014, a site visit was made to determine if any karst features were evident by visual observation. The site was previously in an area of development where a four lane commercial road existed until 2008, when this road and the main entrance were reconfigured to create a four-way intersection aligned with the main entrance to the Target store. At that time, this site was restored to grass with the existing sub-surface storm drainage pipes left in place. Therefore, no karst features are evident and non-native soil compaction within this site appears greater than adjoining landscape areas not located within the former roadbed. This site investigation was performed by John Addington, Registered Landscape Architect #389 - Kentucky.

* TARC Stop ~ Shelter

LANDSCAPE REQUIREMENTS

V.U.A.	12,876 SQ.FT.
7.5% REQUIREMENT	966 SQ.FT.
ILL.A. PROVIDED	1,733 SQ.FT.

SITE TREE CANOPY REQUIREMENTS
 TREE CANOPY CATAGORY CLASS C

TOTAL SITE AREA	19,166 S.F.
EX. TREE CANOPY TO BE PRESERVED	0%
TREE CANOPY REQUIRED	3,833 S.F. (20%)
NEW TREE CANOPY PROVIDED	4,320 S.F. (22.5%)
6 TYPE "A" INTERIOR ISLAND TREES (720 S.F. EACH)	4,320 S.F.

PROJECT SUMMARY

PROP. SITE AREA	0.44 AC.
EX. ZONING	C-2
EX. FORM DISTRICT	SMCFD
EX. USE	VACANT
PROP. USE	RESTAURANT
BUILDING AREA	6,250 S.F.
PATIO AREA	375 S.F.

RESTAURANT PARKING CALCS.

MIN. PKNG. REQ.	53 SP.
1 SPACE/125 S.F. @ 6,625 S.F.	
MAX. PKNG. ALLWD.	133 SP.
1 SPACE/50 S.F. @ 6,625 S.F.	
PKNG. REQ. w/ 10% TARC CREDIT	48 SP.
PKNG. PROV. ON SITE INC. 2 HANDICAP SPACES	21 SP.

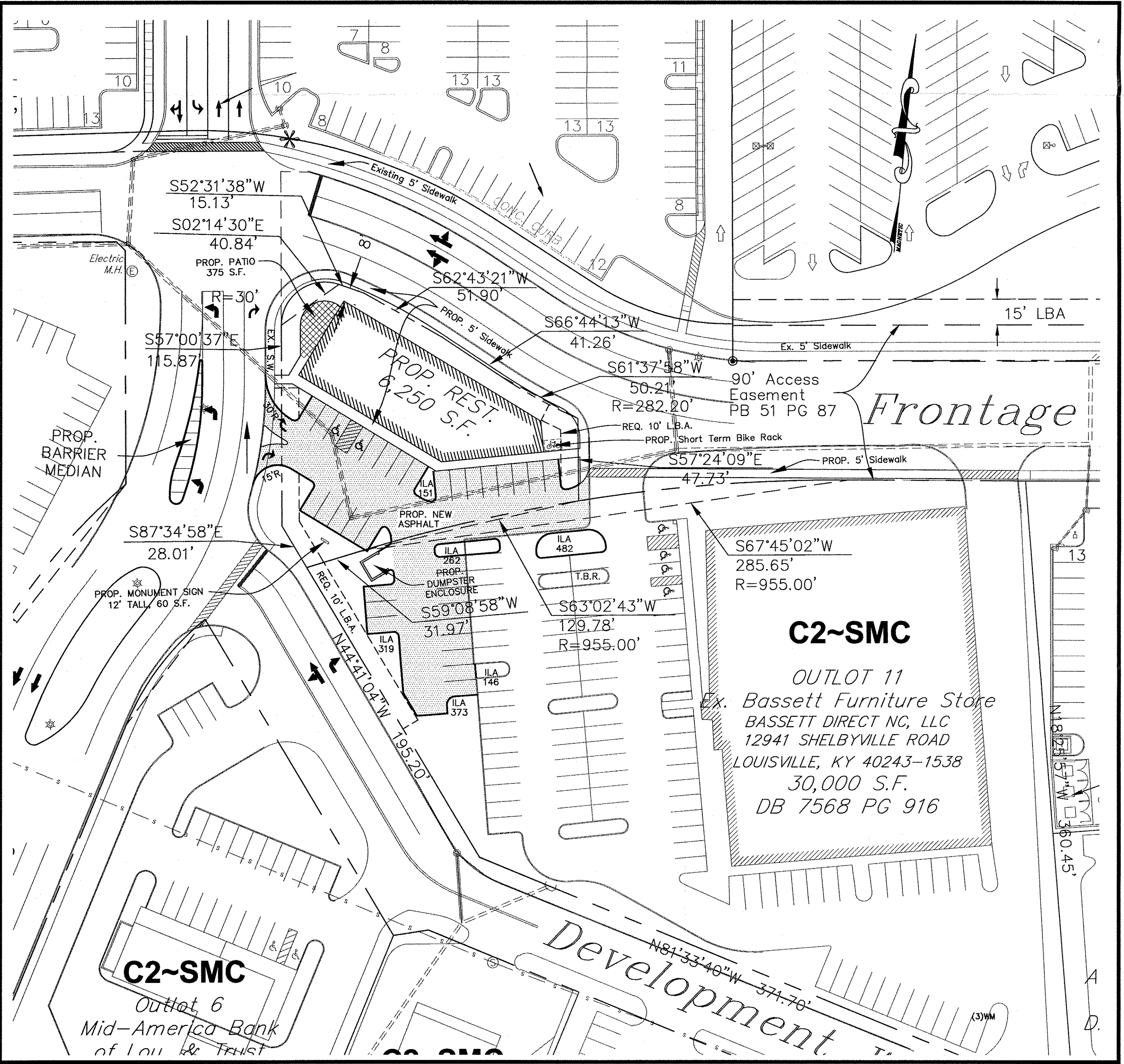
BASSETT PARKING CALCS.

MIN. PKNG. REQ.	75 SP.
1 SPACE/400 S.F. @ 30,000 S.F.	
MAX. PKNG. ALLWD.	150 SP.
1 SPACE/200 S.F. @ 30,000 S.F.	
EX. PKNG. PROV.	91 SP.
PKNG. REQ. w/ 10% TARC CREDIT	67 SP.
PROP. PKNG. PROV. INC. 4 HANDICAP SPACES	108 SP.

TOTAL MIN. REQ. w/ 10% TARC CREDIT	115 SP.
TOTAL PROVIDED	128 SP.

BIKE PARKING REQUIREMENTS

SHORT TERM	6 SPACES
4 LONG TERM SPACES LOCATED WITHIN THE BUILDING	



PROPOSED RESTAURANT SITE LAYOUT
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 20' 40' 80'
 SCALE: 1" = 40'

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	9/12/14	REVISIONS PER AGENCY COMMENTS
2	DHS	10/16/14	ADD'L REVISIONS PER AGENCY COMMENTS
3	DHS	10/22/14	ADD. EX. STORAL LINE PER USD
4	DHS	10/23/14	ADD'L REV. PER PDS STAFF COMMENTS
5	DHS	12/22/14	ADD'L REV. ADD SIGN & PATIO

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners, & Surveyors
 3001 S. Service Lane, Suite 402
 Louisville, KY 40223
 (502) 458-8407
 www.btmeng.com

DATE	
SIGNATURE	
DATE	
SIGNATURE	

MIDDLETOWN STATION
 12911 & 12914 SHELBYVILLE ROAD, LOUISVILLE, KY 40243

BTM PROJECT NO. 130095

OWNER: MIDDLETOWN PARTNERS, LLC
 704 BLOCK 23 LOT 731
 MIDDLETOWN PARTNERS, LLC
 LOUISVILLE, KENTUCKY 40223

DEVELOPER: MIDDLETOWN PARTNERS, LLC
 704 BLOCK 23 LOT 731
 MIDDLETOWN PARTNERS, LLC
 LOUISVILLE, KENTUCKY 40223

DATE: JUNE 2014
DRAWN BY: DHS
CHECKED BY: JMA
SCALE: 040293
SHEET:

RECEIVED
 DEC 22 2014
 PLANNING & DESIGN SERVICES
CASE # 14DEVPLAN1103
MSD WM # 11022