



VARIANCE AND WAIVER GRANTED

- 1 A VARIANCE FROM SECTION 5.3.2 C.2.5 OF THE LAND DEVELOPMENT CODE TO ALLOW THE VEHICLE USE AREA TO ENCRoACH INTO THE 50 FEET SETBACK AREA ADJOINING RESIDENTIALLY ZONED PROPERTY. 13DEVPLAN1051 (NOVEMBER 04, 2013)
- 2 A WAIVER FROM SECTION 10.3.7 A.1 OF THE LAND DEVELOPMENT CODE TO ALLOW THE VEHICLE USE AREA WITH RETAINING WALL TO ENCRoACH INTO THE 50 FEET GENE SNYDER FREEWAY SETBACK/BUFFER AREA. 13DEVPLAN1051 (OCTOBER 24, 2013)
- 3 A WAIVER FROM SECTION 10.2.4 B OF THE LAND DEVELOPMENT CODE TO ALLOW 100% UTILITY EASEMENT OVERLAP. 13DEVPLAN1051 (OCTOBER 24, 2013)
- 4 A WAIVER FROM SECTION 10.2.4 AND 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW ENCRoACHMENT INTO THE REQUIRED LANDSCAPE BUFFER AREA. 13DEVPLAN1051 (OCTOBER 24, 2013)
- 5 A WAIVER OF SECTION 10.3.6 AND TABLE 10.3.2 TO ALLOW 20' ENCRoACHMENT INTO THE 25 FOOT REQUIRED BUFFER AREA (NOT 40 FOOT REQUIRED BUILDING SETBACK AREA) ALONG THE U.S. 60 FRONTAGE. 13DEVPLAN1051 (OCTOBER 24, 2013)

VARIANCE AND WAIVER REQUEST

- 6 A WAIVER IS REQUESTED FROM SECTION 10.2.4 B OF THE LAND DEVELOPMENT CODE TO ALLOW A RETAINING WALL IN THE REQUIRED LANDSCAPE BUFFER AREA
- 7 A WAIVER IS REQUESTED FROM 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW A 5' SIDEWALK IN THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA.

Max. Building Heights - Middletown Commons (Including Parapet)	
Anchor	44'-5"
Retailer A	28'-0"
Retailer B	42'-0"
Retailer C	25'-0"
Retailer D	25'-0"
Retailer E	36'-0"
Retailer F	30'-0"
Shops I	25'-4"
Shops II	28'-0"
Shops III	32'-0"
Shops IV	32'-0"

GENERAL NOTES

- 1 NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0049 E DATED DECEMBER 5, 2006.
- 2 THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- 3 ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- 4 THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- 5 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.
- 6 BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- 7 ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- 8 SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
- 9 ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
- 10 KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 11 NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- 12 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.
- 13 KYTC WILL REQUIRE AN ENCRoACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- 14 CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 15 SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 16 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.
- 17 MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- 18 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 19 AN MSD DRAINAGE BOND WILL BE REQUIRED. NOTE: DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED ON THE ADJACENT PARCEL OWNED BY THE LOUISVILLE WATER COMPANY. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS. AN MSD EASEMENT FOR THE DETENTION MUST BE OBTAINED FROM THE LOU. WATER COMPANY PRIOR TO CONSTRUCTION APPROVAL. NOTE: THE OWNER OF THE MIDDLETOWN INDUSTRIAL PARK W/TP MUST PROVIDE A LETTER STATING THAT SANITARY SEWER CAPACITY IS AVAILABLE FOR THIS DEVELOPMENT. DIVISION OF WATER AND DEPT. OF PUBLIC HEALTH AND WELLNESS APPROVAL WILL BE REQUIRED. NOTE: AN EASEMENT PLAT FOR DETENTION BASIN AND ALL THROUGH DRAINAGE SYSTEMS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 20 ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THERE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS.
- 21 THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- 22 THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- 23 THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCRoACHMENT PERMIT.
- 24 SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-aimed, SHIELDED OR TURNED OFF.
- 25 RADI FOR ENTRANCES SHOULD BE 35FT. MINIMUM WITHIN STATE RIGHT OF WAY.
- 26 ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- 27 ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- 28 AN ENCRoACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- 29 PRINCIPAL BUILDINGS AND BUILDING ENTRANCES ON A SITE SHALL HAVE ENTRANCES AND GLAZING, DISPLAY WINDOWS OR WINDOWS AFFORDING VIEWS INTO THE BUSINESS WHICH FACE THE ADJUTING PUBLIC STREET SERVING THE DEVELOPMENT. IN THE ALTERNATIVE, PRINCIPAL BUILDINGS AND ENTRANCES SHALL BE ORIENTED TOWARD A FOCAL POINT. STRUCTURES LOCATED AT A STREET CORNER MAY HAVE A SINGLE ENTRANCE, LOCATED AT THE CORNER OF THE BUILDING. BUILDINGS WITH FRONTAGE ON TWO STREETS SHALL HAVE CONSISTENT BUILDING DESIGN AND MATERIALS ON EACH FAÇADE. INTERNALLY ORIENTED STRUCTURES CLOSEST TO THE PUBLIC STREET(S) SERVING THE DEVELOPMENT SHALL ALSO HAVE DOORS OR WINDOWS FACING THE STREET.
- 30 COMMERCIAL DEVELOPMENTS WITH BUILDINGS THAT HAVE A TOTAL FOOTPRINT OF MORE THAN 100,000 S.F. OR LOTS THAT ARE FIVE ACRES OR LARGER SHALL MEET THE FOLLOWING STANDARDS:
  - A) THE DEVELOPMENT PLAN SHALL ESTABLISH THE CHARACTER AND APPEARANCE OF THE DEVELOPMENT INCLUDING ANY OUTS, ACCESSORY STRUCTURES AND RELATED DEVELOPMENT.
  - B) THE DEVELOPMENT PLAN SHALL DEMONSTRATE HOW THE PROPOSED DEVELOPMENT IMPLEMENTS APPLICABLE GUIDELINES OF CORNERSTONE 2020.
  - C) THE DEVELOPMENT PLAN SHALL ADDRESS BUILDING DESIGN AND MATERIALS AND DESIGN OF FOCAL POINTS.
  - D) SIGNAGE - A UNIFIED SIGNAGE PLAN SHALL BE CREATED THAT SETS CONSISTENT STANDARDS FOR THE DESIGN, APPEARANCE AND LOCATION OF SIGNS WITHIN THE DEVELOPMENT.
- 31 THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS
- 32 LOCATION OF A PROPOSED TARC STOP ON N. ENGLISH STATION ROAD TO BE FINALIZED WITH TARC STAFF DURING CONSTRUCTION PLAN DEVELOPMENT. OWNER/DEVELOPER SHALL CONSTRUCT A 20' X 8' CONCRETE PAD AT PROPOSED TARC STOP AND INSTALL UPON IT A SHELTER AND TRASH RECEPTACLE. OWNER/DEVELOPER SHALL INSTALL BOARDING AREAS BETWEEN THE CURBEDGE OF PAVEMENT AND THE SIDEWALK AT THE TRANSIT STOP. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND FROM RESIDENTIAL USES.
- 33 CITY OF MIDDLETOWN APPROVAL REQUIRED.

DETENTION BASIN CALCULATIONS

X =  $\Delta C \cdot R \cdot A^{0.12}$   
 $\Delta C = 0.85 - 0.23 = 0.62$   
A = 1,380,852 SF  
R = 2.8 INCHES  
X =  $(0.62)(1,380,852)(2.8)^{0.12} = 199,763$  CUBIC-FOOT  
REQUIRED X = 199,763 CU.FT.  
PROVIDED BASIN = 50,000 SQ.FT.  
TOTAL = 50,000 SQ.FT. @ APPROX. 4 FT. DEPTH  
= 200,000 CU.FT. > 199,763 CU.FT.

PRELIMINARY APPROVAL  
Condition of Approval: \_\_\_\_\_  
  
Development Review \_\_\_\_\_ Date \_\_\_\_\_  
LOUISVILLE & JEFFERSON COUNTY  
METROPLITAN SEWER DISTRICT

MONUMENT STYLE SIGNS TO BE DETERMINED IN ACCORDANCE WITH APPROVALS UNDER THE CITY OF MIDDLETOWN SIGN ORDINANCE

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: \_\_\_\_\_ DATE: 7-2-19  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

RECEIVED  
OCT 17 2016  
PLANNING & DESIGN SERVICES

RECEIVED  
JUN 30 2014  
PLANNING & DESIGN SERVICES

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

PROJECT SUMMARY

TOTAL SITE AREA	31.7 ACRES
R/W DEDICATION AREA	2.5 ACRES
EXISTING ZONING	C-1 & R-4
EXISTING USE	VACANT
EXISTING FORM DISTRICT	SMC

GENERAL INFORMATION

LOT #	LAND AREA (ACRES)	PROPOSED USE	BUILDING AREA (SF)	FLOOR AREA RATIO
1	32.62	RETAIL	133,425	0.22
2	7.59	RETAIL	71,580	0.22
3	1.82	GENERAL PLAN		
4	1.00	GENERAL PLAN		
5	0.61	RETAIL	4,000	0.15
6	0.98	GENERAL PLAN		
7	0.70	GENERAL PLAN		
8	1.14	GENERAL PLAN		

VEHICLE PARKING REQUIREMENTS

MINIMUM REQUIRED	MAXIMUM ALLOWED	TOTAL PROVIDED
15P/1250F 534	15P/AC/2005F 667	
15P/1255F 256	15P/AC/2050F 640	834*
15P/1255F 36	15P/AC/1550F 90	
TOTAL 826	TOTAL 1,397	365,425
TOTAL 744 WITH A 10% TARC CREDIT		326
15P/2505F 286	15P/AC/2050F 358	344
* 18 SPACES OUTDOOR SALES AREA		
GENERAL PLAN		
GENERAL PLAN		
15P/2505F 16	15P/AC/2050F 20	40*
GENERAL PLAN		
GENERAL PLAN		
GENERAL PLAN		
GENERAL PLAN		

BICYCLE PARKING REQUIREMENTS

SHORT TERM REQUIRED	LONG TERM REQUIRED
REQUIRED 5	REQUIRED 3
REQUIRED 4	REQUIRED 2
REQUIRED 4	REQUIRED 2
REQUIRED 9	PROVIDED 5
REQUIRED 3	REQUIRED 2
PROVIDED 3	PROVIDED 2
GENERAL PLAN	
GENERAL PLAN	
GENERAL PLAN	
REQUIRED 4	REQUIRED 2
PROVIDED 4	PROVIDED 2
GENERAL PLAN	
GENERAL PLAN	
GENERAL PLAN	
GENERAL PLAN	

VEHICLE USE AREA REQUIREMENTS

VEHICLE USE AREA	INTERIOR LANDSCAPE AREA REQUIRED	INTERIOR LANDSCAPE AREA PROVIDED
465,766 SF	34,932 SF	45,136 SF
148,787 SF	11,159 SF	11,488 SF
8,500 SF	638 SF	1,032 SF
GENERAL PLAN		
GENERAL PLAN		
GENERAL PLAN		
GENERAL PLAN		

TREE CANOPY REQUIREMENTS

CANOPY COVERAGE CLASS	PERCENTAGE OF EXISTING TREE CANOPY PRESERVED	PERCENT OF TREE CANOPY REQUIRED	PERCENT OF TREE CANOPY PLANTED
CLASS C	0% TO 40%	20%	15,472 SF
CLASS C	0% TO 40%	20%	66,093 SF
CLASS C	0% TO 40%	20%	15,485 SF
CLASS C	0% TO 40%	20%	15,485 SF
CLASS C	0% TO 40%	20%	5,314 SF
CLASS C	0% TO 40%	20%	5,314 SF
CLASS C	0% TO 40%	20%	7,882 SF
CLASS C	0% TO 40%	20%	6,059 SF
CLASS C	0% TO 40%	20%	9,916 SF



Design Services  
For The Built Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fort Lauderdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

GRESHAM SMITH AND PARTNERS  
101 South Fifth Street  
Suite 1400  
Louisville, KY 40202  
502.627.8900  
WWW.GSPNET.COM

REVISED GENERAL / DETAILED DISTRICT DEVELOPMENT PLAN  
Middletown Commons  
Shelbyville Road and Gene Snyder Freeway  
DEVELOPER:  
GBT REALTY CORPORATION  
9010 OVERLOOK BOULEVARD  
BRENTWOOD, TN 37027

RECEIVED  
OCT 17 2016  
PLANNING & DESIGN SERVICES

No.	Date	Revision
1	9/16/13	AGENCY COMMENTS
2	05/23/14	SITE PLAN REVISION & OUTLOT D
3	06/13/14	AGENCY COMMENTS
4	06/30/14	AGENCY COMMENTS

REVISED GENERAL / DETAILED DISTRICT DEVELOPMENT PLAN

CASE # 14DEVPLAN1075  
RELATED CASE # 13DEVPLAN1051, 10723  
16 WAIVER 10 42

PROJECT: 29447.00  
DATE: NOVEMBER 7, 2013

WM# 9846