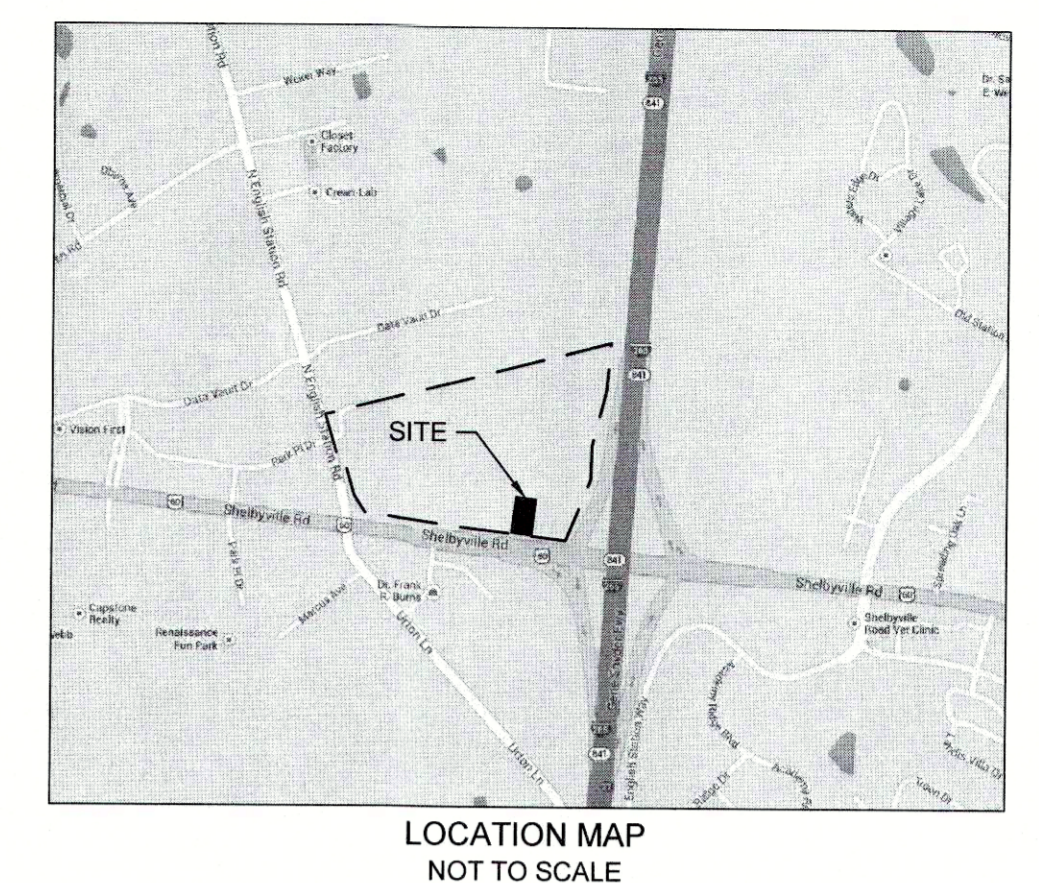


MONUMENT STYLE SIGNS TO BE DETERMINED IN ACCORDANCE WITH APPROVALS UNDER THE CITY OF MIDDLETOWN SIGN ORDINANCE.



**GENERAL PROJECT SUMMARY**

TOTAL SITE AREA	32,670 SF (OR)	0.75 ACRES +/-
EXISTING ZONING	C1	
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR	
EXISTING USE	VACANT	
PROPOSED ZONING	C2	
PROPOSED USE	AUTO SERVICE	
BUILDING AREA	8,190 SF	
BUILDING HEIGHT	1 STORY	
FLOOR AREA RATIO PROPOSED	0.25 F.A.R.	

**CHAPTER 9 AND 10 SUMMARY**

<b>CHAPTER 9, BICYCLE AND PARKING SUMMARY</b>		
MINIMUM PARKING REQUIRED (6 EMPLOYEES + (2X8 BAYS))	=	22 SPACES
MAXIMUM PARKING ALLOWED (6 EMPLOYEES + (5X8 BAYS))	=	46 SPACES
PROPOSED PARKING	=	23 SPACES (INCLUDING 1 HANDICAP SPACE)
BICYCLE REQUIRED	=	2 LONG TERM SPACES
BICYCLE PROVIDED	=	2 SHORT TERM SPACES
BICYCLE PROVIDED	=	2 LONG TERM SPACES
BICYCLE PROVIDED	=	2 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 +/-
TOTAL TREE CANOPY REQUIRED	20%	6,534 SF (OR) 0.15 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED	20%	6,534 SF (OR) 0.15 ACRES +/-
PERCENTAGE OF TREE CANOPY PRESERVED	0 SF (OR)	0.00 ACRES +/-

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

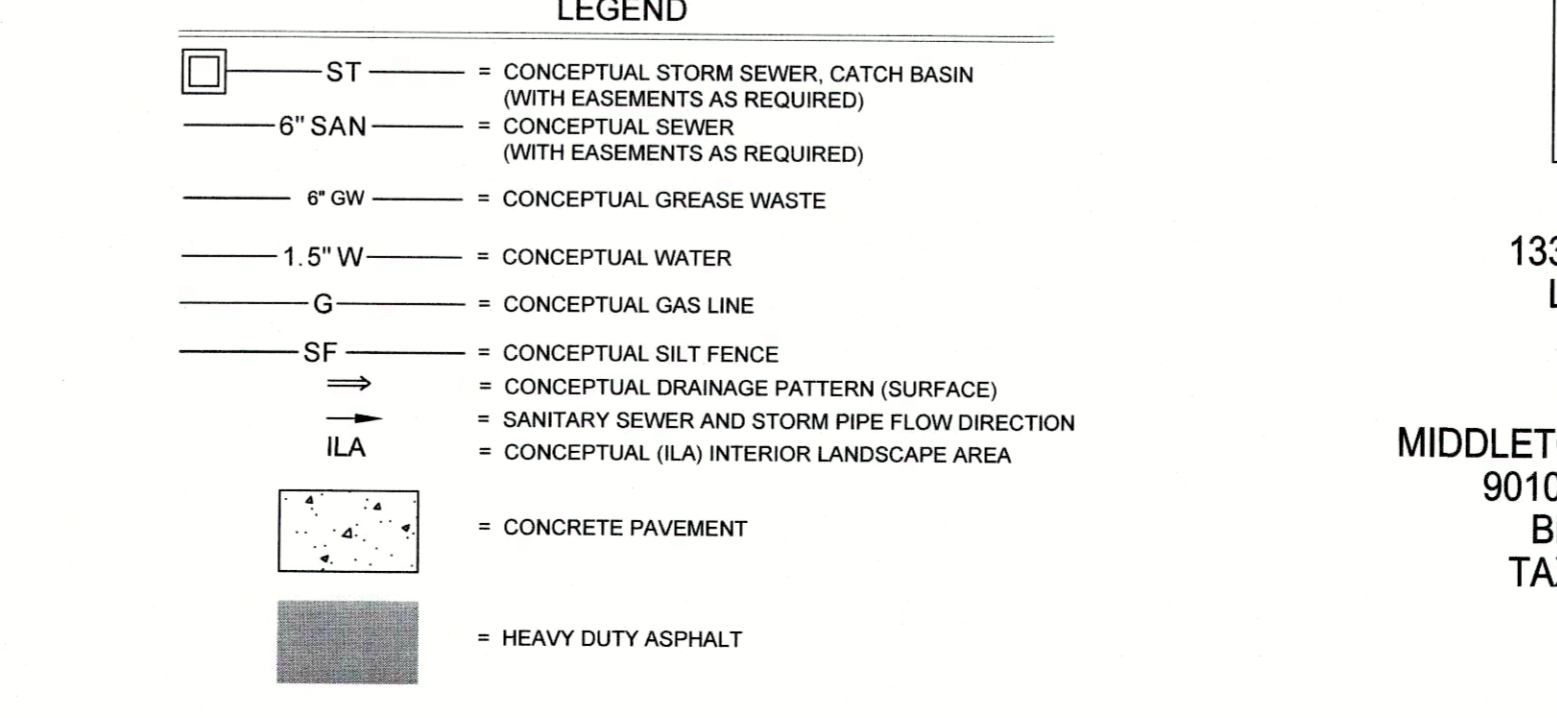
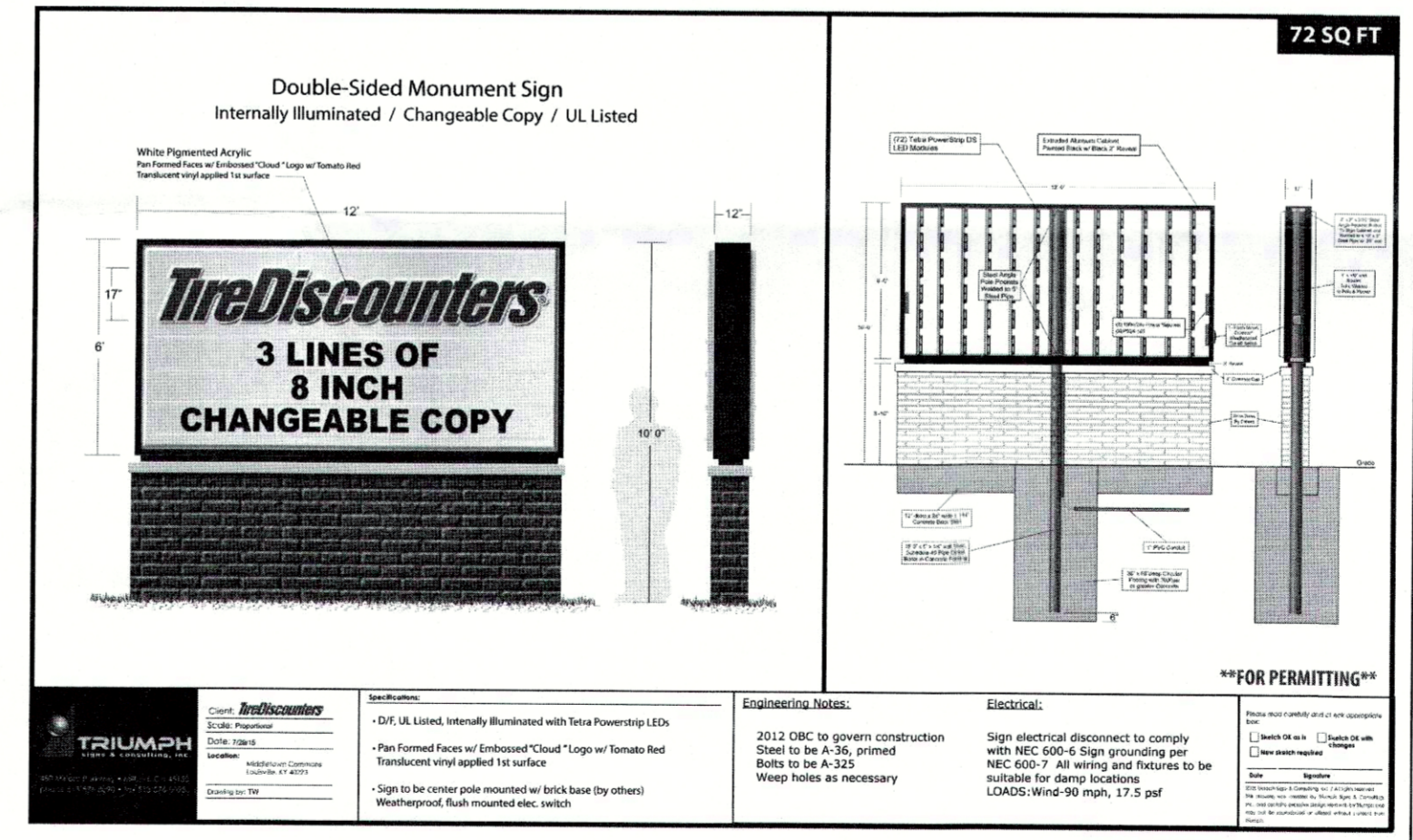
EXISTING VUA	0 SF
PROPOSED VUA	13,417 SF
ILA REQUIRED	7.5% 1,006 SF
ILA PROVIDED	1,011 SF

**VARIANCE AND WAIVER GRANTED**

1 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. 13DEVPAN1051 (OCTOBER 24, 2013)

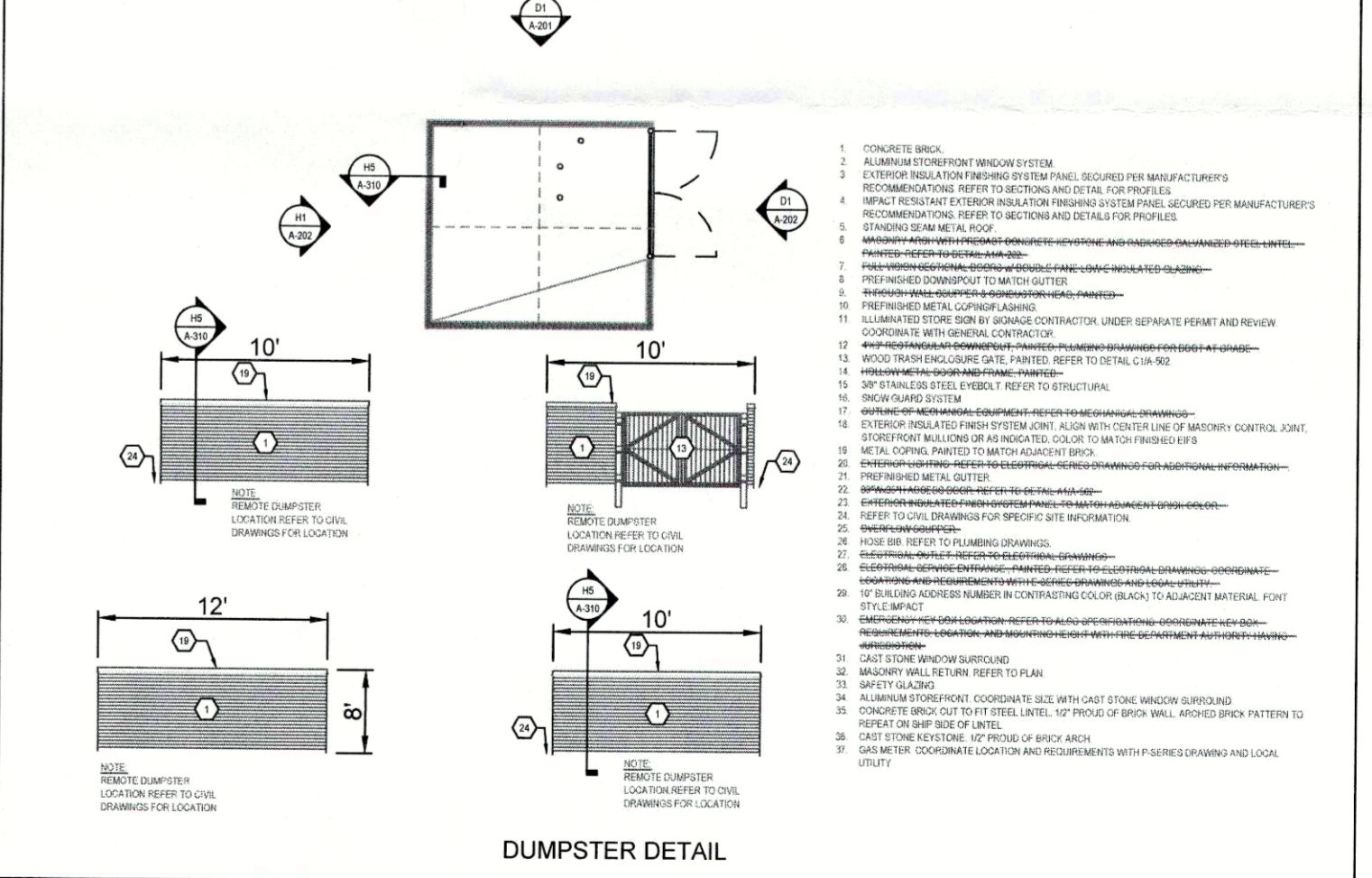
**VARIANCE AND WAIVER REQUEST**

1 A WAIVER IS REQUESTED FROM SECTION 5.5.2 OF THE LAND DEVELOPMENT CODE TO ALLOW A FRONT ENTRANCE DOOR ON THE SIDE OF THE BUILDING FACING AN ADJACENT PARKING LOT INSTEAD OF FACING A PRIMARY PUBLIC STREET (SHELBYVILLE ROAD/U.S. 60).



**GENERAL NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0049 E DATED DECEMBER 5, 2006.
- 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.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- 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.
- 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.
- BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- 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.
- KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED 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.
- AN MSD DRAINAGE DITCH 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 WTP 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.
- 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.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- RADI FOR ENTRANCES SHOULD BE 35FT. MINIMUM WITHIN STATE RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- 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.
- 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 FACADE. INTERNALLY ORIENTED STRUCTURES CLOSEST TO THE PUBLIC STREET(S) SERVING THE DEVELOPMENT SHALL ALSO HAVE DOORS OR WINDOWS FACING THE STREET.
- 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.
- CITY OF MIDDLETOWN APPROVAL REQUIRED.
- CONSTRUCTION PLANS, BOND AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- THERE WILL BE NO OUTDOOR SALES OR TIRE STORAGE.
- A DOWNSTREAM FACILITY CAPACITY REQUEST WILL BE SUBMITTED TO MSD PRIOR TO PRELIMINARY PLAN APPROVAL.



**SITE ADDRESS:**  
13319 SHELBYVILLE ROAD  
LOUISVILLE, KY 40223

**OWNER/DEVELOPER:**  
MIDDLETOWN INVESTMENT PARTNERS  
9010 OVERLOOK BOULEVARD  
BRENTWOOD, TN, 37027  
TAX BLOCK 002307, LOT 43

**RECEIVED**  
SEP 24 2015  
PLANNING & DESIGN SERVICES

**GRAPHIC SCALE**  
20' 0 20' 40'



Design Services  
For The Built Environment

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

**GRESHAM SMITH AND PARTNERS**  
101 South Fifth Street  
Suite 1400  
Louisville, KY 40202  
502.627.8900

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Detailed District Development Plan  
**Tire Discounters**  
Middletown Commons  
13319 SHELBYVILLE ROAD  
Louisville, Kentucky

Revision		
No.	Date	Description
1	9.21.15	AGENCY COMMENTS

DETAILED DISTRICT DEVELOPMENT PLAN  
15ZONE1041