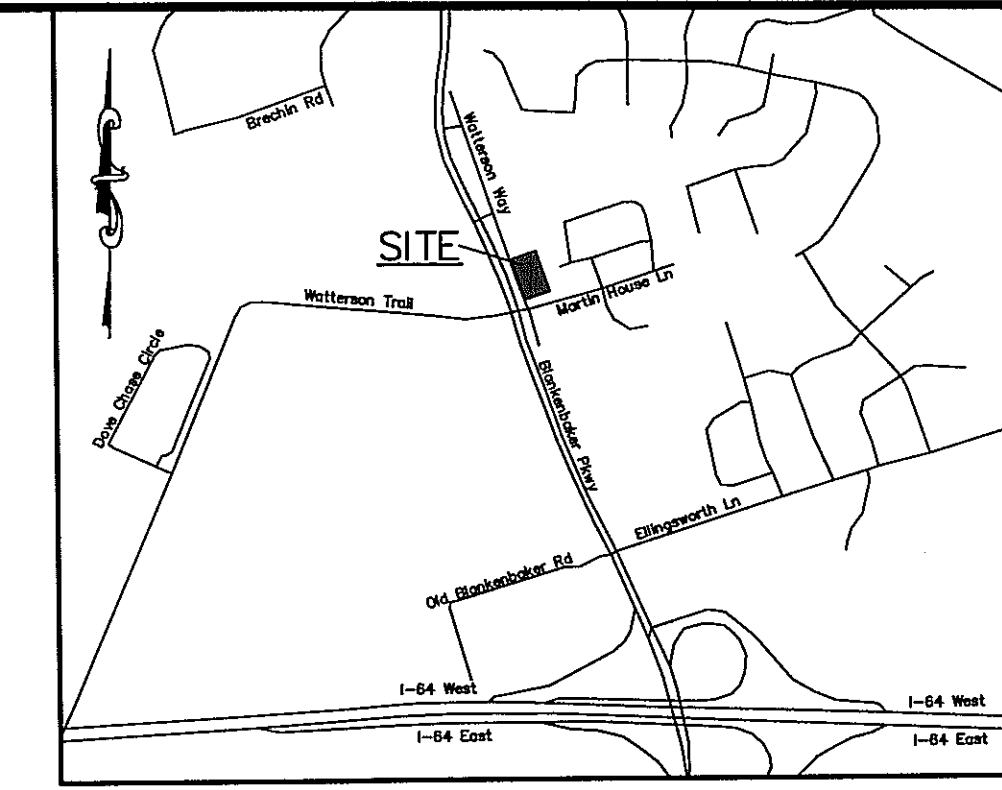
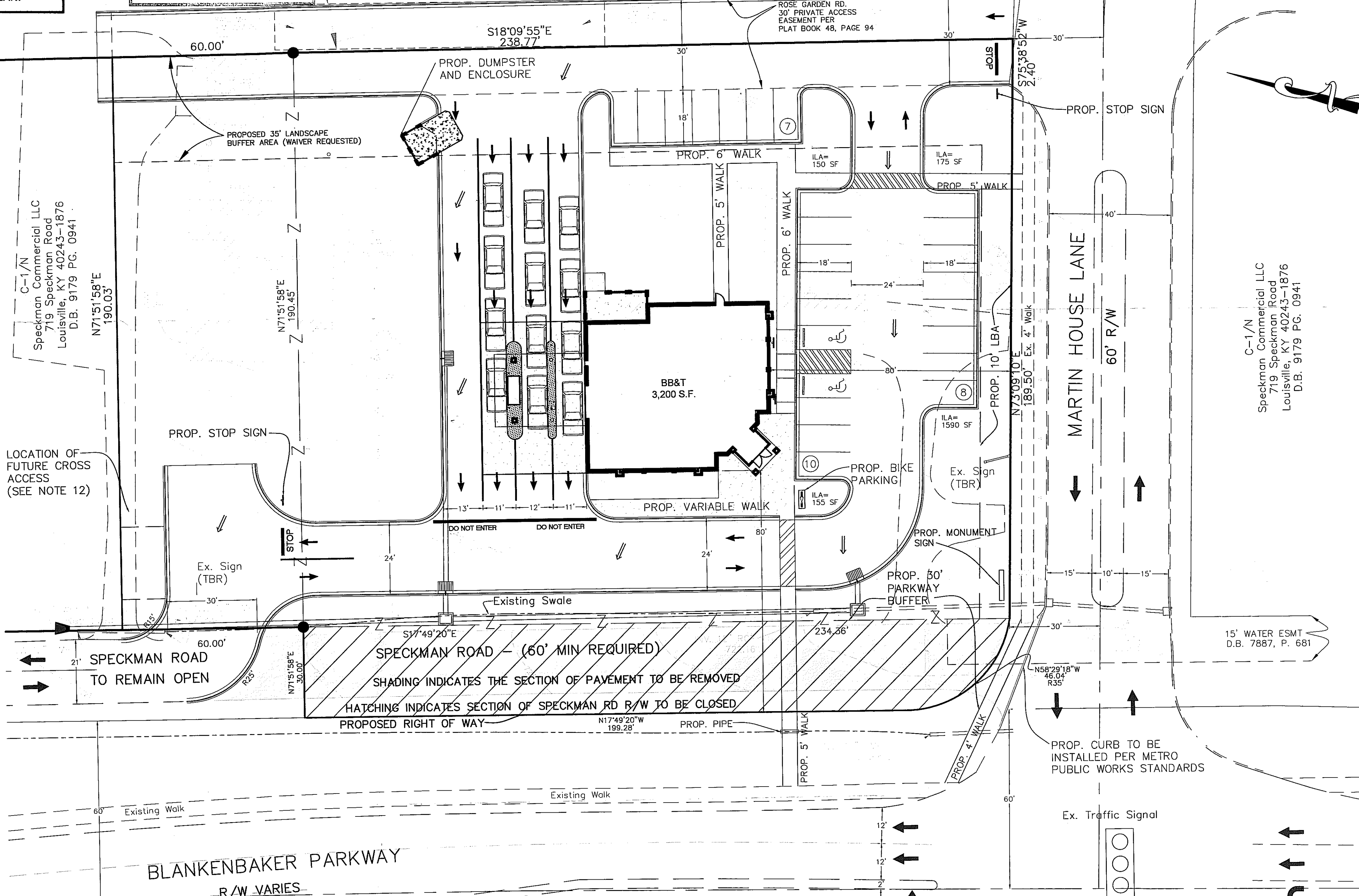


NOTICE

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

LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17086
 APPROVAL DATE: _____
 EXPIRATION DATE: _____
 SIGNATURE OF PLANNING COMMISSION: _____

R-6/N
 DPD, LLC
 8808 Denington Drive
 Louisville, KY 40222-5011
 D.B. PG.



THE SITE IS LOCATED IN THE CITY OF MIDDLETOWN AND IS SUBJECT TO THE JULY 2004 VERSION OF THE LAND DEVELOPMENT CODE FOR ALL OF LOUISVILLE-JEFFERSON COUNTY KENTUCKY

- WAIVERS REQUESTED:**
- A Waiver is requested from Chapter 9 of the July 2004 Louisville Metro Land Development Code to exceed the maximum allowed parking spaces.
 - A Waiver is requested from Chapter 10.3.5.A.1 of the July 2004 Louisville Metro Land Development Code to waive the visually continuous 3 ft tall berm in the Blankenbaker Parkway Buffer Area.
 - Waivers are requested from Chapter 10.2.4 of the July 2004 Louisville Metro Land Development Code for the east R-6 property line 35 ft Landscape Buffer Area to waive the 8 ft tall screen and to allow the encroachment of the existing Rose Garden Road pavement and the proposed BB&T Bank parking, drive lanes and dumpster enclosure.

PROJECT DATA

TOTAL SITE AREA	= 1.5± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= BANK
PROPOSED BUILDING AREA	= 3,200 S.F.
FAR	= 0.05
BUILDING HEIGHT	= 24' FT.
PARKING REQUIRED	MIN. MAX.
3200 SF/300 MIN; 3200/200 MAX	= 11 SP 16 SP
PARKING PROVIDED	= 25 SP (INCLUDES 2 HC SP)
DRIVE THRU QUEUE SP REQUIRED	= 3 SP
DRIVE THRU QUEUE SP PROVIDED	= 4 SP
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM
NOTE: LONG TERM PROV'D INSIDE BUILDING	
TOTAL VEHICULAR USE AREA	= 25,721 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,929 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,070 SF

- GENERAL NOTES**
- Boundary and Topography provided by Larry Bailey Jan. 4, 2012 ALTA.
 - Parking areas 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 0048 E dated December 5, 2006.
 - 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 requirements.
 - Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - All dumpsters and service structures are to be screened per Chapter 10.
 - Sanitary sewer service will be provided by connection and subject to applicable fees.
 - Construction plans, bond and KTC permit will be required prior to construction approval by Metro Public Works.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Minor Plat will be required prior to issuance of Building Permit.
 - A cross access agreement will be recorded with the property to the south prior to the issuance of the Certificate of Occupancy.
 - Speckman Road Closure will be required prior to Certificate of Occupancy (CO).
 - A Downstream Facilities Capacity Request will be submitted to MSD.
 - Detention has been provided for this site in the existing Memory Place Apartments basin.
 - Verification of the adequacy of the downstream system will be required prior to construction approval.
 - The City of Middletown has final approval on the proposal. A copy of their ordinance approving the proposal is required before plan transmittal.

REVISIONS

NO.	DATE	DESCRIPTION
1	2/27/12	REVISED PER FEB. 15, 2012 AGENCIES COMMENTS
3	3/16/12	REV PER MARCH 14, 2012 AGENCIES COMMENTS

PROJECT DATA
 FILE NAME: 12006 RDDP-409
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: AER

PROJECT DATA
 FILE NAME: 12006 RDDP-409
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: AER

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 507 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
 TEL: 502.251.4624 FAX: 502.251.4624

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BB&T BANK
 OWNER
721 SPECKMAN ROAD
 SPECKMAN COMMERCIAL LLC
 719 SPECKMAN ROAD
 LOUISVILLE, KY 40243-1876

JOB NO. 12006
 SHEET 1 OF 1

PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review: _____ Date: 3/14/12
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: *parking exceeds max - Waiver needed.*
 BY: *Tom Malt*
 DATE: 3-21-12
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

TREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA	= 56,626 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (11,325 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (11,325 S.F.)

COUNCIL DISTRICT - 20
 FIRE PROTECTION DISTRICT - MIDDLETOWN
 SITE ADDRESS:
 721 BLANKENBAKER PARKWAY
 TAX BLOCK 3534, LOT 0002
 D.B. 9179, PG. 0941

RECEIVED
 MAR 18 2012
 PLANNING & DESIGN SERVICES

CASE: 17086
 MSD WM#: 10437

