

LEGEND

---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING STREET SIGN
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING BOLLARD
---	EXISTING CATCH BASIN OR YARD DRAIN W/ PIPE
---	EXISTING HEADWALL W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN W/PIPE
---	PROPOSED GREEN MANAGEMENT STRUCTURE
---	PROPOSED GREEN MANAGEMENT STRUCTURE
---	PROPOSED 4" PROPERTY SERVICE CONNECTION
---	PROPOSED DRAINAGE ARROW
---	PROPOSED BICYCLE RACKS (4 BIKES)
---	PROPOSED TRANSFORMER WITH BOLLARD

OVERALL SITE DATA:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
TOTAL LAND AREA	20,754 AC.
TOTAL BUILDING AREA	147,172± S.F.

SITE DATA: TRACT 1

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
TOTAL LAND AREA	2,458 AC.
BUILDING AREA	22,400± S.F.
RESTAURANT	5,875± S.F.
RETAIL	16,525± S.F.
TOTAL	22,400± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.21
PARKING REQUIRED	
RESTAURANT (5,875± S.F.)	
MINIMUM (1 SPACE/125 S.F.)	47 SPACES
MAXIMUM (1 SPACE/50 S.F.)	118 SPACES
RETAIL (16,525± S.F.)	
MINIMUM (1 SPACE/250 S.F.)	66 SPACES
MAXIMUM (1 SPACE/150 S.F.)	110 SPACES
MINIMUM REQ./MAX. ALLOWED	113/228 SPACES
PARKING PROVIDED	
CAR PARKING	113 SPACES
(INCLUDES 5 ACCESSIBLE)	
BICYCLE PARKING REQUIRED	
RESTAURANT	
SHORT TERM	2 SPACES
LONG TERM	2 SPACES
RETAIL	
SHORT TERM	2 SPACES
LONG TERM	2 SPACES
BICYCLE PARKING PROVIDED	
SHORT TERM	4 SPACES
LONG TERM	4 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	106,513± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	5,223± S.F. (X2)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY REQUIRED	21,315± S.F. (20%)
TREE CANOPY TO BE PLANTED	21,600± S.F. (20%)
30 TYPE 'A' TREES @ 1-3/4" CAL (720 S.F. CREDIT EACH)	

LANDSCAPE DATA:

V.U.A.	57,601± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	4,320± S.F.
I.L.A. PROVIDED	4,571± S.F.

DETENTION CALCULATIONS:
 2.9/12 (0.88-0.35) (2.45) = 0.31 AC-FT

RECEIVED
 FEB 20 2017
 PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=30'
 0 7.5 15 30 60

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 ERECTED 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 MIDDLETOWN FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. 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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- CITY OF MIDDLETOWN APPROVAL REQUIRED.

MSD NOTES:

- WASTEWATERS: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: NO INCREASE IN IMPERVIOUS AREA FROM PREVIOUS APPROVED DEVELOPMENT PLAN. NO ADDITIONAL DETENTION REQUIRED. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110049E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- 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.
- A MINOR SUBDIVISION PLAT TO CREATE THE NEW LOT MUST BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT FROM TRANSPORTATION PLANNING.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ES-02-03.

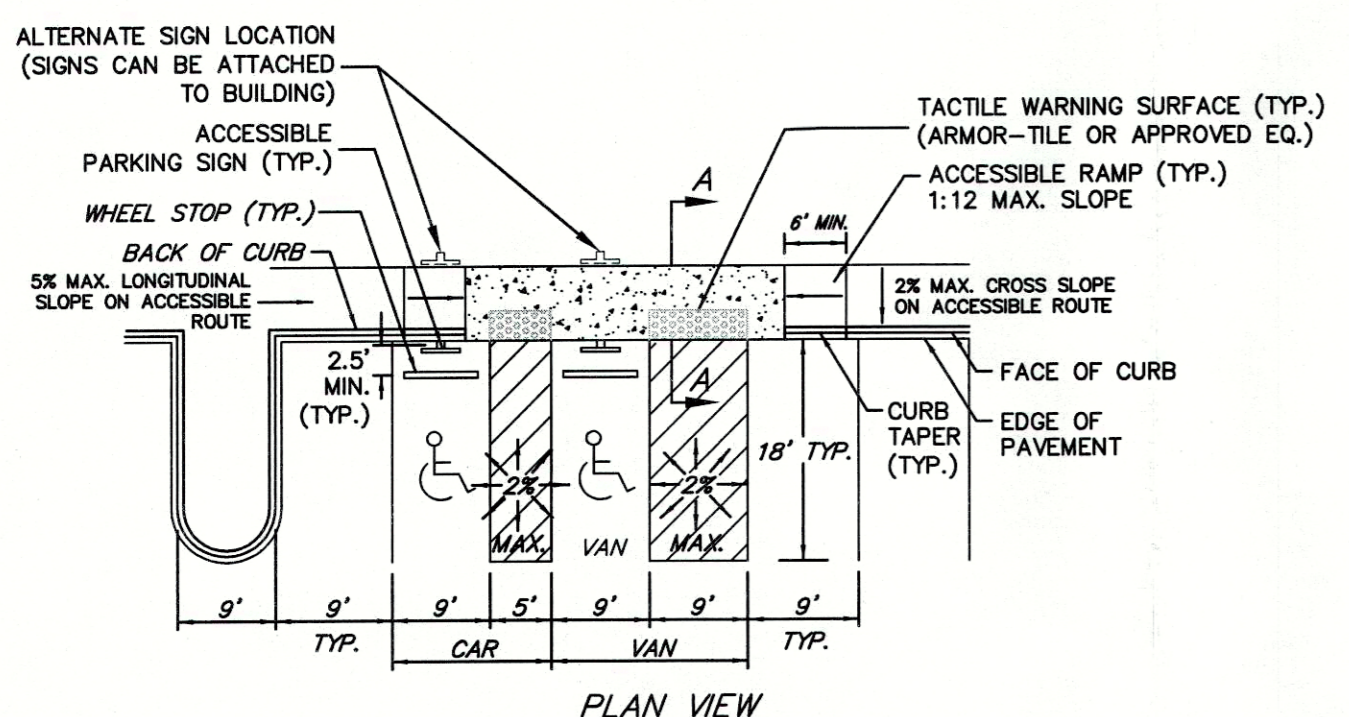
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

WAIVER REQUESTS:

A WAIVER OF 10.210 OF THE LAND DEVELOPMENT CODE TO ALLOW THE ROADWAY EASEMENT FOR DEVELOPMENT WAY TO ENCRACH 100% INTO THE 15' VEHICLE USE AREA LANDSCAPE BUFFER.

RESIDUAL TRACT 2
 712,981± S.F.
 16,368± AC.



TYPICAL ACCESSIBLE PARKING SPACES
 NO SCALE

Mindel, Scott & Associates, Inc.
 Planning • Engineering • Surveying • Landscape Architecture
 Utility Consulting • Property Management
 151 Jefferson Boulevard, Louisville, KY 40203
 Phone: (502) 452-5256 Fax: (502) 452-5259 Email: msa@msainc.com

DEVELOPER
HAGAN PROPERTIES
 12949 SHELBYVILLE RD.
 LOUISVILLE, KY 40243
 (502) 245-8800

OWNER
MIDDLETOWN PARTNERS, LLC
 12949 SHELBYVILLE RD.
 LOUISVILLE, KY 40243
 (502) 245-8800

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
MIDDLETOWN SHOPS 7
 12965 AIKEN ROAD
 LOUISVILLE, KY. 40243
 TAX BLOCK: 25 LOT: 731
 P.B. 53 PG. 16 & D.B. 10361 PG. 212

02/07/17	PER TRANSPORTATION PLANNING REVIEW
02/07/17	PER PDS REVIEW
02/07/17	PER PDS 2ND REVIEW

Vertical Scale: N/A
 Horizontal Scale: 1"=30'
 Date: 1/06/17
 Job Number: 3360-100

Sheet
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