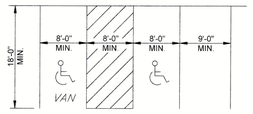


TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

LEGEND

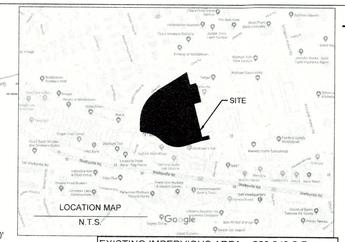
- PROPOSED BUILDING OUTLINE
- SAN — EXISTING SANITARY LINE
- ST — EXISTING STORM LINE
- SAN — CONCEPTUAL SANITARY LINE
- ST — CONCEPTUAL STORM LINE
- VEHICLE MOVEMENT
- ILA — CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- PROPERTY LINE
- EXISTING CURB CUT TO BE REMOVED
- 700 — EXISTING CONTOURS (MINOR)
- 700 — EXISTING CONTOURS (MAJOR)
- CONCEPTUAL DRAINAGE FLOW
- EXISTING SEWER TO BE ABANDONED

OWNER/DEVELOPER:
HAGAN PROPERTIES
12911 REAMERS RD
LOUISVILLE, KENTUCKY 40245

TITLE:
MIDDLETOWN PARTNERS LLC
TAX BLOCK: 0023 LOT: 0731
D.B. 11431 PG. 352
12911 REAMERS RD
LOUISVILLE, KENTUCKY 40245-2741

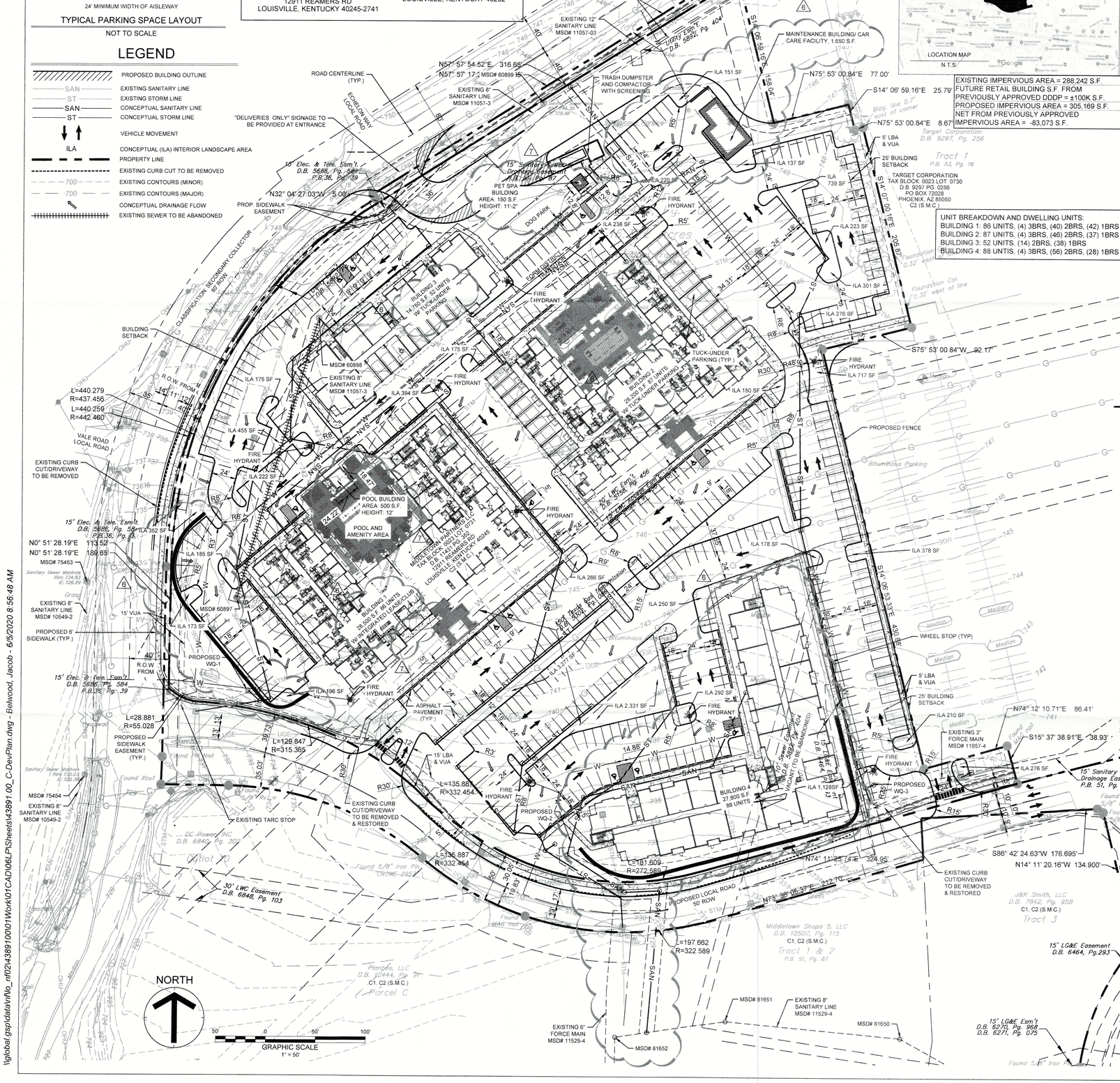
PROJECT ARCHITECT:
AXIOM ARCHITECTURE
333 WEST TRADE STREET #200
CHARLOTTE, NORTH CAROLINA 28202

PROJECT ENGINEER:
GRESHAM SMITH
111 W. MAIN STREET #201
LOUISVILLE, KENTUCKY 40202



EXISTING IMPERVIOUS AREA = 288,242 S.F.
FUTURE RETAIL BUILDING S.F. FROM PREVIOUSLY APPROVED DDDP = ±100K S.F.
PROPOSED IMPERVIOUS AREA = 305,169 S.F.
NET FROM PREVIOUSLY APPROVED IMPERVIOUS AREA = -83,073 S.F.

UNIT BREAKDOWN AND DWELLING UNITS:
BUILDING 1: 86 UNITS, (4) 3BRS, (40) 2BRS, (42) 1BRS
BUILDING 2: 87 UNITS, (4) 3BRS, (46) 2BRS, (37) 1BRS
BUILDING 3: 52 UNITS, (14) 2BRS, (38) 1BRS
BUILDING 4: 88 UNTIS, (4) 3BRS, (56) 2BRS, (28) 1BRS



CHAPTER 2 AND 5 SUMMARY

APPROXIMATE SITE AREA	490,253 SF (OR)	11.25 ACRES +/-
EXISTING ZONING	C-2	
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR	
EXISTING USE	VACANT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
MAX BUILDING HEIGHT	60'	
MAX BLD HGT IN 200' TRANSITION ZONE	45'	
MAX REAR/SIDE STREET SETBACKS	25'	
MAX ALLOWED FAR	3	
PROPOSED FAR	0.81	
GROSS FLOOR AREA OF BUILDINGS	396,000 SF	
GROSS BUILDING FOOTPRINT	101,400 SF	
TOTAL RESIDENTIAL UNITS	313 UNITS	
AIKEN ROAD DESIGNATION	SECONDARY "COLLECTOR" W/ 5' SIDEWALK & 6' VERGE	
PROPOSED ROAD DESIGNATION (FROM PRIVATE TO PUBLIC)	"LOCAL" W/ 5' SIDEWALK & 4' VERGE	

CHAPTER 9 AND 10 SUMMARY

CHAPTER 9, BICYCLE AND PARKING SUMMARY			
MINIMUM PARKING REQUIRED PER UNIT =		1.5 SPACES	
MINIMUM REQUIRED PARKING		482 SPACES	
MAXIMUM PARKING ALLOWED PER UNIT =		3.0 SPACES	
MAXIMUM ALLOWED PARKING		963 SPACES	
PROPOSED PARKING		558 SPACES	TOTAL
TUCK-UNDER PARKING		28 SPACES	
SURFACE PARKING		530 SPACES	
ACCESSIBLE PARKING		13 SPACES	
ACCESSIBLE TUCK-UNDER PARKING		1 SPACES	
BICYCLE REQUIRED	NOT REQUIRED	0 LONG TERM SPACES	
BICYCLE REQUIRED	NOT REQUIRED	0 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 +/-
PERCENTAGE OF EXISTING TREE CANOPY ONSITE		0.0%	
TOTAL TREE CANOPY REQUIRED	20%	98,051 SF (OR)	2.25 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED	20%	98,095 SF (OR)	2.25 ACRES +/-
PERCENTAGE OF TREE CANOPY PRESERVED		0 SF (OR)	0.00 ACRES +/-

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA		
EXISTING VUA		530,468 SF
PROPOSED VUA		189,257 SF
ILA REQUIRED	7.5%	14,194 SF
ILA PROVIDED		25,718 SF

*Provide 25% more trees within the required Interior Landscape Area (ILA) than is otherwise required by Chapter 10 of the LDC per 9.1.12.A.2.c

GENERAL NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0049 E DATED DECEMBER 5, 2006.
2. 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.
3. ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
4. 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.
5. KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
6. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
7. 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.
8. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
11. ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
12. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
13. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
14. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
15. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
16. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
17. THE WASTEWATER TREATMENT PLANT SERVICE AREA FOR THE SITE IS FLOYDS FORK
18. PER LDC 9.1.2.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTERCT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHALL BE LOCATED 3' FROM ANY ADJACENT OBSTRUCTION OR PROPERTY LINE.
19. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
20. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
21. MINOR PLAT ADJUSTING THE LOT LINES TO BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL.
22. SIDEWALK EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

MSD / EPSC NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
5. POST-DEVELOPED PEAK STORMWATER FLOWS WILL BE LIMITED TO AT, OR BELOW, THE SITES ORIGINAL DESIGNED PEAK FLOW CONDITIONS.
6. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. OFFSITE EASEMENTS REQUIRED.

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM SECTION 10.2.11.B TO INCREASE THE 120' MAXIMUM DISTANCE BETWEEN ILAs.
- A WAIVER IS REQUESTED FROM SECTION 10.2.9 OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO REDUCE THE LANDSCAPE BUFFER AREA FROM 15' TO 5' ALONG AIKEN ROAD AND THE NEWLY DEDICATED ROADWAY AREA ALONG THE SOUTHERN PROPERTY LINE.
- A WAIVER IS REQUESTED FROM SECTION 10.2.4.B. OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO ALLOW A VARIABLE HEIGHT RETAINING WALL WITHIN THE PROPERTY PERIMETER BUFFER ALONG AIKEN ROAD AND THE NEWLY DEDICATED ROADWAY AREA ALONG THE SOUTHERN PROPERTY LINE.
- WAIVER FROM SECTION 10.2.9 TO PROVIDE A 6' SCREEN WITHIN THE REQUIRED 5' LANDSCAPE BUFFER BETWEEN THE PROPOSED APARTMENT PARKING AND THE EXISTING TARGET PARKING.

VARIANCE REQUEST

- A VARIANCE IS REQUESTED FROM TABLE 5.7.1.B.1 OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO INCREASE THE MAXIMUM BUILDING HEIGHT WITHIN A TRANSITION ZONE FROM 45' TO 60' ALONG AIKEN ROAD, BETWEEN SUBURBAN MARKETPLACE CORRIDOR AND NEIGHBORHOOD FORM DISTRICTS.
- A VARIANCE IS REQUESTED FROM SECTION 5.3.2.C.2.b OF THE LAND DEVELOPMENT CODE (MIDDLETOWN) TO ALLOW FOR PARKING TO ENCROACH INTO A PORTION OF THE REQUIRED SIDE AND REAR SETBACK BETWEEN C2 AND C2.

Gresham Smith
GreshamSmith.com
111 West Main Street
Suite 201
Louisville, KY 40202
502.627.8900

MIDDLETOWN STATION REVISED DETAILED DISTRICT DEVELOPMENT PLAN

12975 SHELBYVILLE ROAD, JEFFERSONTOWN, KY 40299

NOT FOR CONSTRUCTION

Revision

No.	Date	Description
1	07.22.2019	AGENCY COMMENTS
2	08.26.2019	AGENCY COMMENTS
3	09.09.2019	AGENCY COMMENTS
4	09.30.2019	AGENCY COMMENTS
5	12.04.2019	FH ADDITION
6	03.25.2020	SITE REVISION
7	05.18.2020	AGENCY COMMENTS
8	06.05.2020	AGENCY COMMENTS

RECEIVED
JUN 19 2020
PLANNING & DESIGN SERVICES

RDDDP:
20-DDP-0026

RELATED CASES:
19-DDP-0024 & 9-82-78

DP-1

43891.00
JULY 01, 2019

WM#1392

This Line Is 3 Inches When Printed Full Size

20-DDP-0026

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