

VARIANCES AND WAIVERS GRANTED WITH CASE #13DEVPLAN1051

- A VARIANCE IS GRANTED FROM SECTION 5.3.2.C.2.b OF THE LAND DEVELOPMENT CODE TO ALLOW THE VEHICLE USE AREA TO ENCRoACH INTO THE 50 FEET SETBACK AREA ADJOINING RESIDENTIALLY ZONED PROPERTY.
- A WAIVER IS GRANTED 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 SNEYDER FREEWAY SETBACK/BUFFER AREA.
- A WAIVER IS GRANTED FROM SECTION 10.2.4.B OF THE LAND DEVELOPMENT CODE TO ALLOW 100% UTILITY EASEMENT OVERLAP.
- A WAIVER IS GRANTED FROM SECTION 10.2.4 AND 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW ENCRoACHMENT INTO THE REQUIRED LANDSCAPE BUFFER AREA.
- WAIVER OF SECTION 10.3.6 AND TABLE 10.3.2 GRANTED TO ALLOW 20' ENCRoACHMENT INTO THE 25 FOOT REQUIRED BUFFER AREA (NOT 40 FOOT REQUIRED BUILDING SETBACK AREA) ALONG THE U.S. 60 FRONTAGE.

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

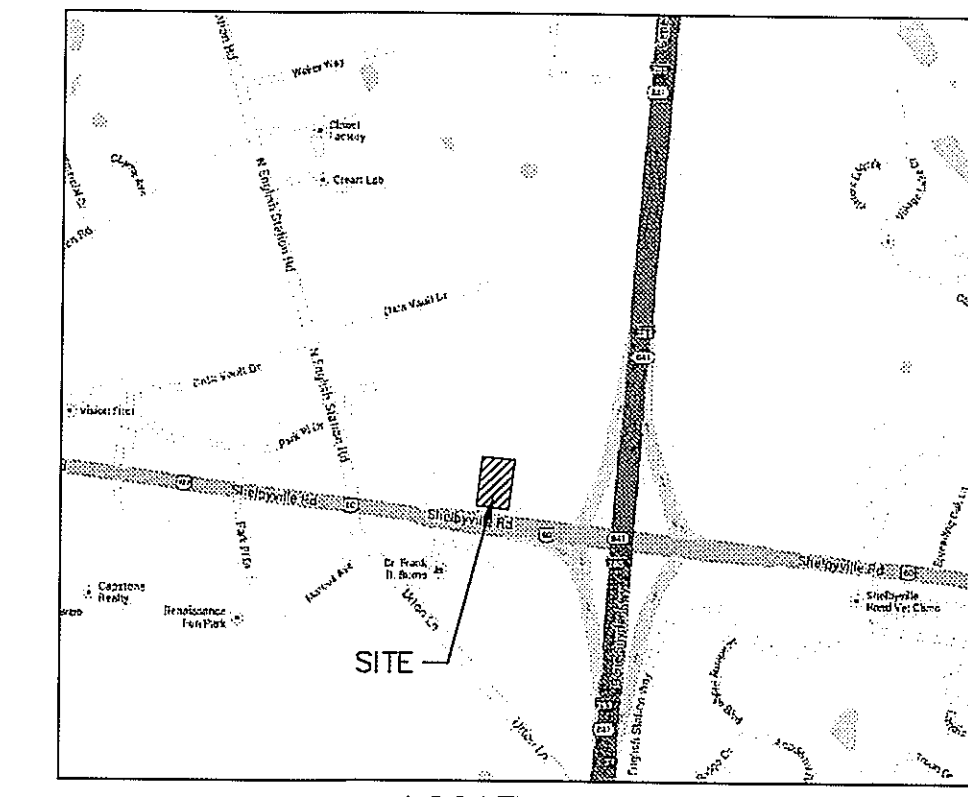
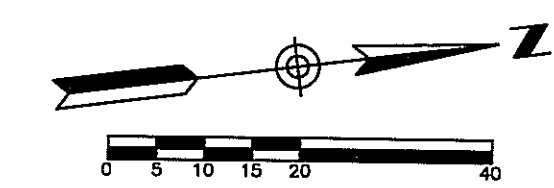
CONDITIONS:

BY: *Bray Ricketts*
DATE: 5/19/14
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

Site Requirements	Allowed / Required	Provided
Minimum Yard Requirements		
Front Yard Setback (south)	27'5" Max.	89.5'
Side Yard Setback (east)	0'	62.8'
Side Yard Setback (west)	0'	54.2'
Rear Yard Setback (north)	0'	31.4'
Minimum Landscape Requirements		
Front Yard Setback (south)	N/A	5.1'
Side Yard Setback (east)	N/A	5.1'
Side Yard Setback (west)	N/A	5.0'
Rear Yard Setback (north)	N/A	5.0'
Total Parking Requirements	41 Min.	41
ADA Parking Requirements	2 Min.	2
	103 Max.	
Bicycle Parking Requirements		
Long-Term (2 or 1 per 50 employees)	2	2
Short-Term (4 or 1 per 50 seats)	4	4
Minimum Parking Lot Dimensions		
90 degree parking (L x W)	9x18.5	9x20
60 degree parking (L x W)	9x19	9x20
One-way Aisle Width	16'	18'

LEGEND

- CONCEPTUAL MANHOLE
- EX. MANHOLE
- CONCEPTUAL BOX INLET
- EX. BOX INLET
- EX. POWER POLE
- EX. GUY WIRE
- EX. TREE
- EX. GAS LINE
- CONCEPTUAL SANITARY SEWER
- CONCEPTUAL SANITARY LATERAL
- EX. SANITARY SEWER
- CONCEPTUAL STORM SEWER
- CONCEPTUAL ROOF DRAIN
- EX. STORM SEWER
- CONCEPTUAL WATER LINE
- CONCEPTUAL WATER SERVICE
- EX. WATER LINE
- EX. CURB
- CONCEPTUAL CURB & GUTTER
- CONCEPTUAL SURFACE DRAINAGE PATTERN
- CONCEPTUAL INTERIOR LANDSCAPE AREA
- CONCEPTUAL LIGHT-DUTY ASPHALT PAVEMENT
- CONCEPTUAL HEAVY-DUTY ASPHALT PAVEMENT
- CONCEPTUAL CONCRETE PAVEMENT/WALK



GENERAL NOTES

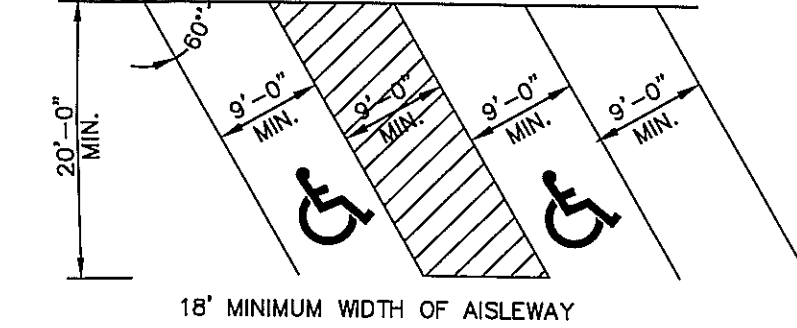
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 211100048E DATED DECEMBER 5, 2008.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- 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 RECORD & A FIELD SURVEY. DIVISION OF WATER AND DEPT. OF PUBLIC HEALTH AND WELLNESS APPROVAL WILL BE REQUIRED.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
- ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
- 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.
- KYTC WILL REQUIRE AN ENCRoACHMENT PERMIT FOR ANY WORK IN STATE 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.
- MISSED CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MIGRATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DETENTION PROVIDED BY MIDDLETOWN COMMONS. THESE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS.
- AN MSD DRAINAGE BOND WILL BE REQUIRED. NOTES DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED ON THE ADJACENT PARCEL OWNED BY THE LOUISVILLE WATER COMPANY. NOTE THE OWNER OF THE MIDDLETOWN INDUSTRIAL PARK WIP 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.
- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THESE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS.
- 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 ON 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-ARMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR 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.
- 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.
- SITE DRAINAGE TO CONFORM TO THE MIDDLETOWN COMMONS CONSTRUCTION PLANS.

WAIVER REQUEST

- 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) AND NO BERM ALONG THE U.S. 60 FRONTAGE - PREVIOUSLY APPROVED W/ #13DEVPLAN1051.
- A WAIVER OF SECTION 10.3.6 AND TABLE 10.3.2 TO ALLOW 35' ENCRoACHMENT INTO THE 40 FOOT SCENIC CORRIDOR SETBACK AREA (NOT 40 FOOT REQUIRED BUILDING SETBACK AREA) ALONG THE U.S. 60 FRONTAGE - PREVIOUSLY APPROVED W/ #13DEVPLAN1051.
- A WAIVER OF PEDESTRIAN ACCESS FROM CHICK-FIL-A SITE DIRECTLY TO SHELBYVILLE ROAD DUE TO THE SIGNIFICANT GRADE CHANGE BETWEEN THE CHICK-FIL-A SITE AND SHELBYVILLE ROAD.
- A WAIVER OF SECTION 10.2.12 TO ALLOW THE INTERIOR LANDSCAPE AREA (ILA) TO BE REDUCED FROM 7.5% TO 5.7%.
- A WAIVER OF SECTION 10.2.11 TO REDUCE THE PERIMETER PLANTING REQUIREMENTS FROM 3 TREES TO 1 TREE.
- A WAIVER OF SECTION 10.2.10 TO REDUCE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA (VUA LBA) FROM 10' TO 0'.

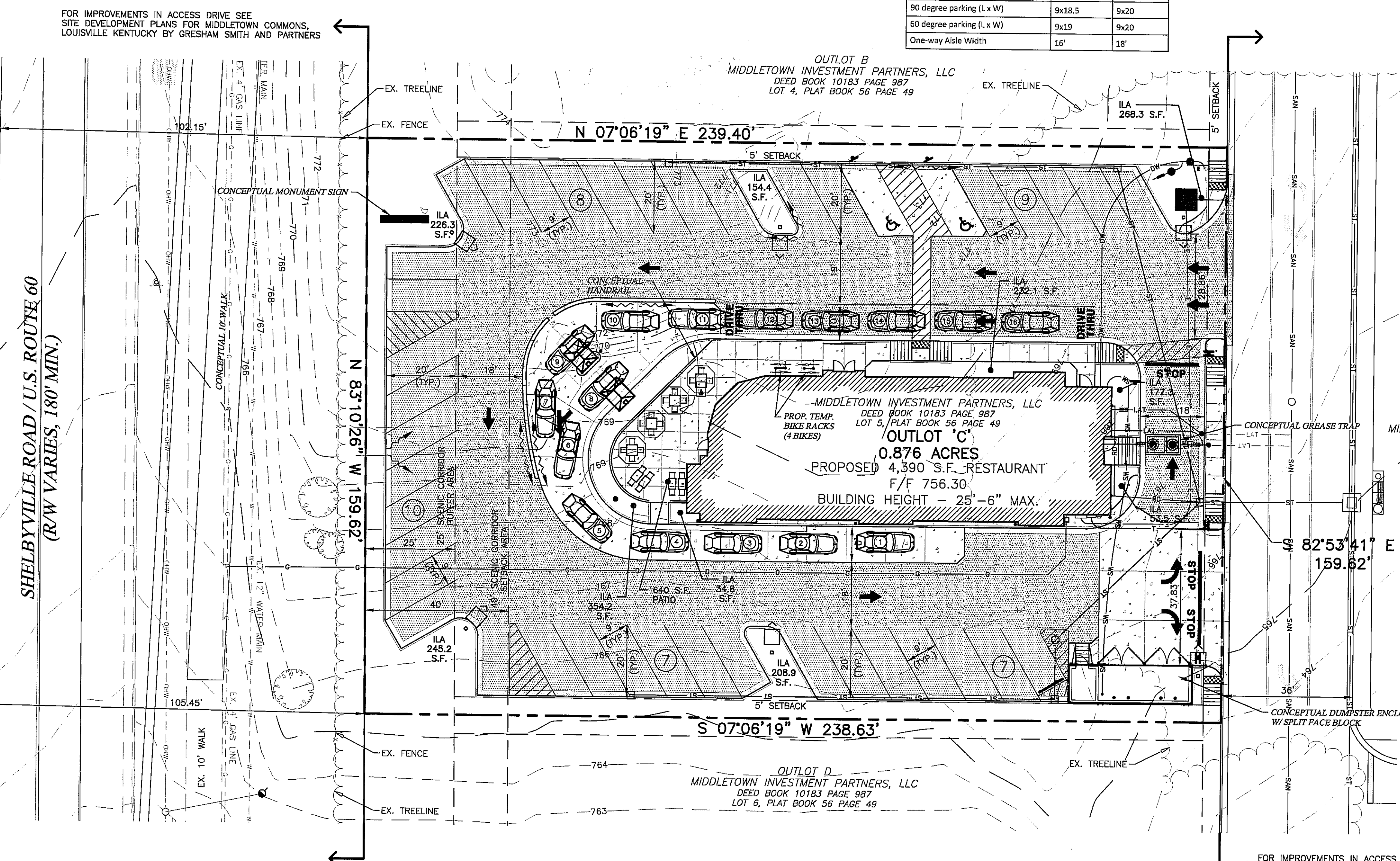
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MAY 09 2014
PLANNING & DESIGN SERVICES



TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

CASE # _____
RELATED CASE # _____
WM #12936



LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE THE BUILDING.

SITE ADDRESS: NORTHEAST CORNER OF SHELBYVILLE ROAD & NORTH ENGLISH STATION ROAD, MIDDLETOWN, KY 40243
TAX BLOCK: 23
LOT #: 741
ZONING OF PROPERTY & ADJACENT PROPERTIES: C-1 (COMMERCIAL) SMC (SUBURBAN MARKETPLACE CORRIDOR)
EXISTING USE: VACANT LAND
PROPOSED USE: FAST-FOOD RESTAURANT WITH A DRIVE-THRU
OWNER/DEVELOPER: CHICK-FIL-A INC. 5200 BUFFINGTON RD. ATLANTA, GA 30349
SITE ENGINEER: GBC DESIGN, INC. 565 WHITE POND DR. AKRON, OH 44320 (330) 836-0228

FOR IMPROVEMENTS IN ACCESS DRIVE SEE SITE DEVELOPMENT PLANS FOR MIDDLETOWN COMMONS, LOUISVILLE KENTUCKY BY GRESHAM SMITH AND PARTNERS

PERIMETER PLANTING	
REQUIRED	
1. West 239 LF @ 1 Tree per 50 LF of VUA perimeter	= 4.8 or 5 Trees
2. North 160 LF @ 1 Tree per 50 LF of VUA perimeter	= 3.2 or 3 Trees
3. East 239 LF @ 1 Tree per 50 LF of VUA perimeter	= 4.8 or 5 Trees
INTERIOR LANDSCAPE PLANTING	
REQUIRED	
1. Total VUA	= 25,438 SF
Min. % of VUA to be in Interior Landscape Area (ILA)	= 7.5%
7.5% of VUA required if total VUA between 12,000 and 30,000 SF	= 1,908 SF
Any landscape area surrounded by or projecting into a VUA can be used to meet interior landscape area requirements.	
2. All ILA's counted are min. 133 SF and 8' width	
3. Max distance between ILA 120 ft.	
4. 1 Large or Medium tree shall be provided for every 4,000 SF of VUA = 6.4 or 6 Trees	
PROVIDED	
1. Total Interior Landscape Area provided	
2. All ILA's counted are min. 133 SF and 8' width	
3. All ILA's within 12'- except in Northeast corner. N	= 1,442 SF or 5.7%
4. 3 Swamp White Oak	
	No ILA provided.
3 Black Gum	
6 Total	

TREE CANOPY CALCULATIONS	
REQUIRED	
1. Site within Suburban Marketplace Corridor Form District	= Class C
0% Trees Existing on site and 0% Trees Preserved	
Canopy Coverage required	= 20%
Site Area	= 38,333 SF or .88 Ac.
2. 20% of Site Area	= 7,667 SF
PROVIDED	
1. 19 Type A Trees @ 720	= 13,680
3 Type B Trees @ 432	= 1,296
	14,976 SF Total

PRELIMINARY APPROVAL
Condition of Approval: _____
Bray Ricketts 5/19/14
LOUISVILLE & JEFFERSON COUNTY METRO PLANNING

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



MONUMENT SIGN DETAIL NOT TO SCALE

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-896-0228 Fax 330-896-5782

STORE #3431
MIDDLETOWN CENTER
S08 V8 N-SM Reverse
LEASE PARCEL

Middletown Center
Middletown, KY

MIDDLETOWN COMMONS DEVELOPMENT PLAN
DWG EDITION V8.5
REVISION 1-2014

Job No. : 46053D
Store : 3431
Date : 3/17/14
Drawn By : B.A.W.
Checked By : A.S.W.

Sheet
1 OF 1