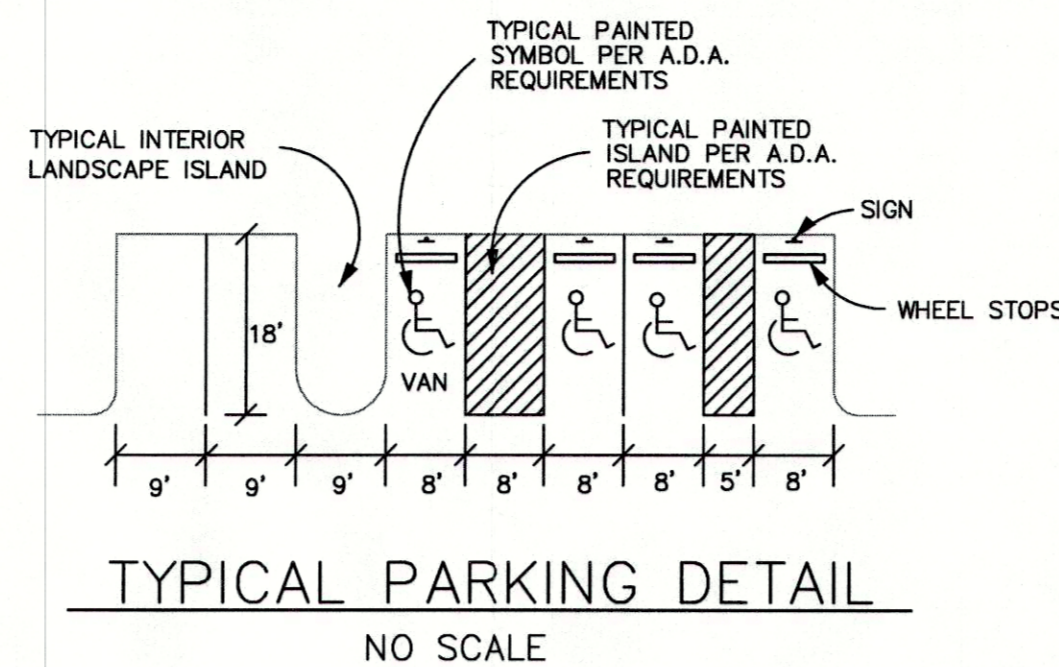


MIDDLETOWN STATION SITE PLAN

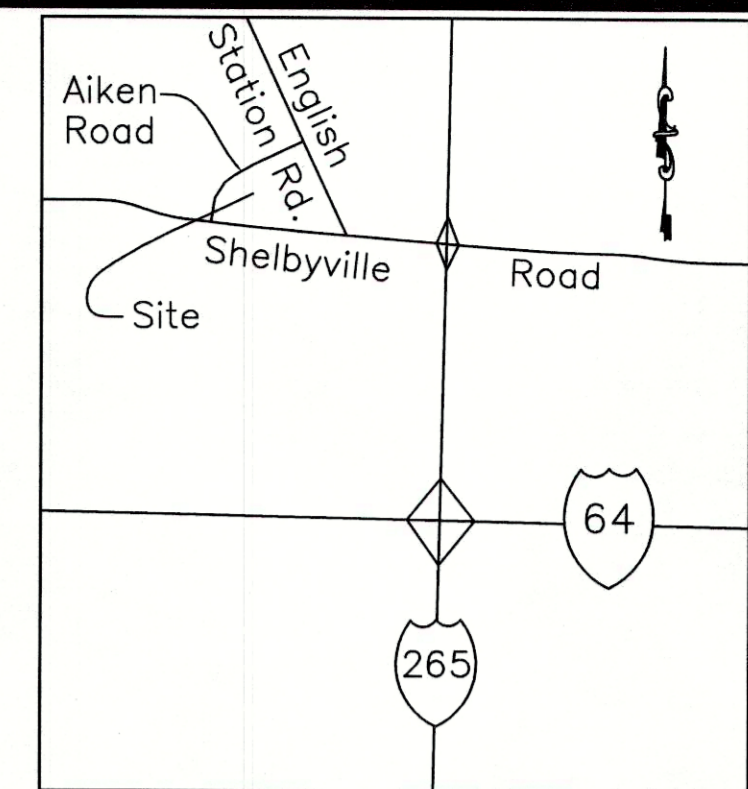
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 100' 200' 400'
 SCALE: 1" = 200'



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Juli Peyton*
 DATE: 12/24/14
 LOUISVILLE/JEFFERSON COUNTY
 METHO PUBLIC WORKS

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 14DEVPLAN1103
 APPROVAL DATE 11/19/2014
 EXPIRATION DATE 11/19/2016
 SIGNATURE OF PLANNING COMMISSION
[Signature]
 PLANNING COMMISSION



LOCATION MAP

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	9/12/14	JMA
2	DHS	ADD E. REVISIONS PER AGENCY COMMENTS	10/16/14	JMA
3	DHS	ADD EX. STORM LINE PER MSD	10/22/14	JMA
4	DHS	ADD E. REV. PER PDS STAFF COMMENTS	10/29/14	JMA
5	DHS	ADD E. REV. ADD SIGN & PATIO	12/22/14	JMA

GENERAL NOTES

- Parking area 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 0115 D date February 2, 1994.
- 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 for approval.
- Erosion and Silt Control: Prior to any construction activities on the site a Erosion and Silt Control Plan shall be provided to MSD for approval.
- All lighting on the site shall be directed down and away from adjacent residential uses and the State right-of-way.
- Sanitary sewer service will be provided by lateral extension and existing sanitary. A letter stating that sanitary sewer capacity is available will be required from Middletown Waste Disposal, Inc. prior to preliminary plan approval.
- Any change in runoff to the State right-of-way will be subject to encroachment permit review. Calculations will be required for any change in runoff to the state right-of-way. There should be no increase in drainage runoff to the right-of-way.
- There should be no commercial signs located in the state right-of-way and there shall be no landscaping or work done in the state right-of-way without an encroachment permit.
- A "Reciprocal Parking and Cross-over Access Agreement" has been recorded in DB 5892 Pg. 404.
- The Bearings and Distances shown hereon do not constitute a surveyed boundary.
- An encroachment permit and bond will be required for work in the R/W.
- Building Setbacks along English Station Road are 60' from centerline.
- Building Setbacks along Aiken Road are 40' from centerline.
- Existing detention basin to be enlarged if necessary to accommodate increased runoff.
- All existing drainage structures to be checked for capacity due to increase in runoff.
- Any further development of the site shall be required to provide an updated traffic and air quality analysis as required by KYTC, APCD and Planning & Design Services to determine transportation improvement needs included but not limited to: Signal timing changes, signal modifications, left and right turn adjustments, and road improvements.
- Sidewalks shall be constructed along Frontage road at the time of construction of each future phase. Construction of sidewalks along North English Station Road and Aiken Road shall coincide with the construction of the adjacent parcels respectively.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

- Verge areas within public right-of-way to be provided per Metro Public Works.
- Cross over and parking agreements shall be provided where applicable.
- The address range for this site is 12937 thru 12981.
- Comparable utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- On October 7, 2014, a site visit was made to determine if any karst features were evident by visual observation. The site was previously in an area of development where a four lane commercial road existed until 2008, when this road and the main entrance were reconfigured to create a four-way intersection aligned with the main entrance to the Target store. At that time, this site was restored to grass with the existing sub-surface storm drainage pipes left in place. Therefore, no karst features are evident and non-native soil compaction within this site appears greater than adjoining landscape areas not located within the former roadbed. This site investigation was performed by John Addington, Registered Landscape Architect #389 - Kentucky.

LANDSCAPE REQUIREMENTS

V.U.A.	12,876 SQ.FT.
7.5% REQUIREMENT	966 SQ.FT.
ILL.A. PROVIDED	1,733 SQ.FT.

SITE TREE CANOPY REQUIREMENTS
 TREE CANOPY CATAGORY CLASS C

TOTAL SITE AREA	19,166 S.F.
EX. TREE CANOPY TO BE PRESERVED	0%
TREE CANOPY REQUIRED	3,833 S.F. (20%)
NEW TREE CANOPY PROVIDED	4,320 S.F. (22.5%)
6 TYPE "A" INTERIOR ISLAND TREES (720 S.F. EACH)	4,320 S.F.

PROJECT SUMMARY

PROP. SITE AREA	0.44 AC.
EX. ZONING	C-2
EX. FORM DISTRICT	SMCFD
EX. USE	VACANT
PROP. USE	RESTAURANT
BUILDING AREA	6,250 S.F.
PATIO AREA	375 S.F.

RESTAURANT PARKING CALCS.

MIN. PKNG. REQ.	53 SP.
1 SPACE/125 S.F. @ 6,250 S.F.	
MAX. PKNG. ALLWD.	133 SP.
1 SPACE/50 S.F. @ 6,625 S.F.	

PKNG. REQ.

w/ 10% TARC CREDIT	48 SP.
PKNG. PROV. ON SITE	21 SP.
INC. 2 HANDICAP SPACES	

BASSETT PARKING CALCS.

MIN. PKNG. REQ.	75 SP.
1 SPACE/400 S.F. @ 30,000 S.F.	
MAX. PKNG. ALLWD.	150 SP.
1 SPACE/200 S.F. @ 30,000 S.F.	

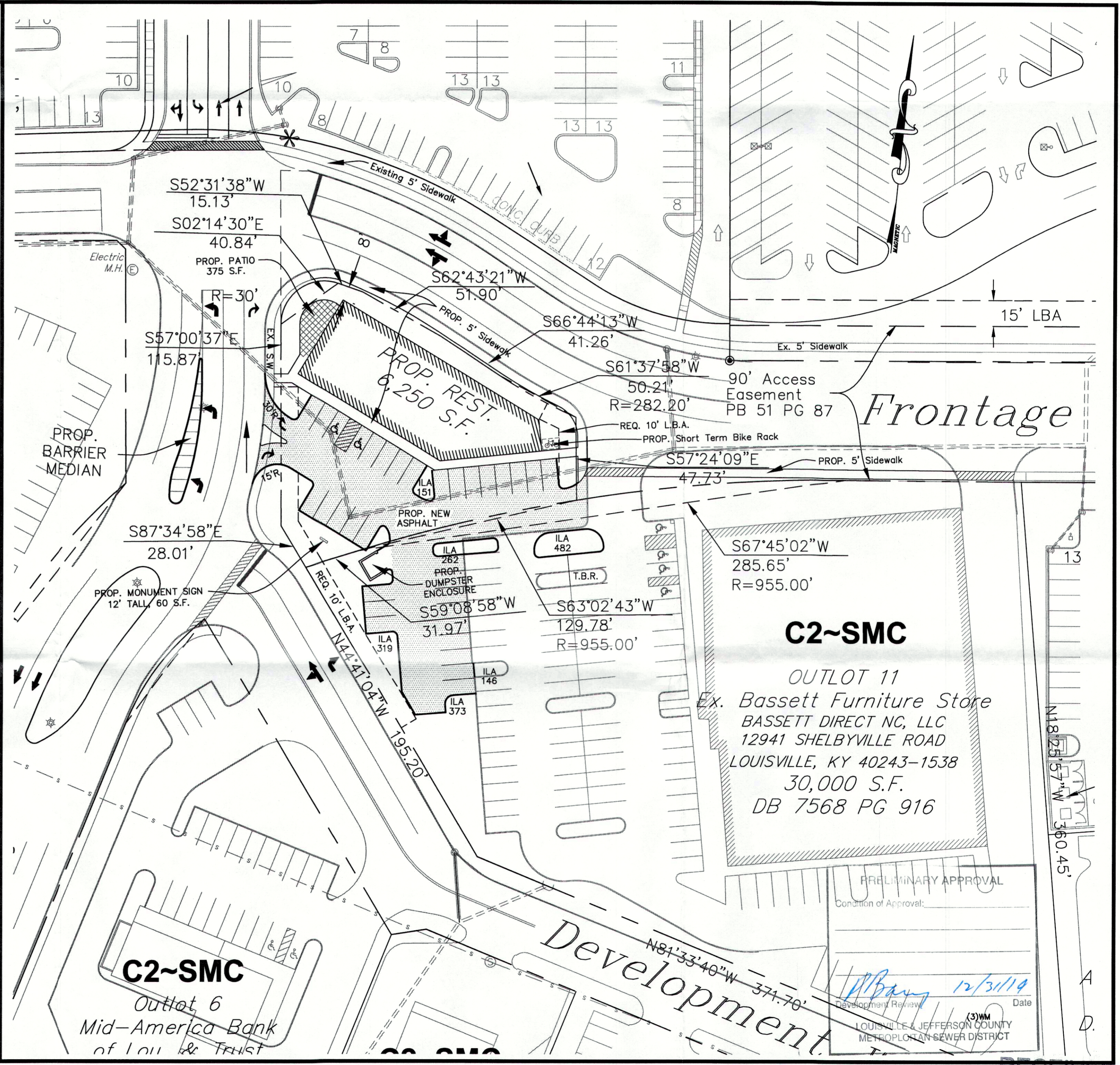
PKNG. REQ.

w/ 10% TARC CREDIT	67 SP.
PROP. PKNG. PROV.	108 SP.
INC. 4 HANDICAP SPACES	

TOTAL MIN. REQ.	115 SP.
w/ 10% TARC CREDIT	
TOTAL PROVIDED	128 SP.

BIKE PARKING REQUIREMENTS

SHORT TERM	6 SPACES
4 LONG TERM SPACES LOCATED WITHIN THE BUILDING	



PROPOSED RESTAURANT SITE LAYOUT

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 20' 40' 80'
 SCALE: 1" = 40'

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 452-9271 Fax
 www.btmeng.com

DATE	
SIGNATURE	
DATE	
SIGNATURE	

MIDDLETOWN STATION
 12981 & 12981 SHELBYVILLE ROAD, LOUISVILLE, KY 40243

DEVELOPER:
 MIDDLETOWN PARTNERS, LLC
 LOUISVILLE, KENTUCKY 40223

OWNER:
 BASSETT DIRECT, INC. LLC
 SUITE 231
 LOUISVILLE, KENTUCKY 40243-1538

PRELIMINARY APPROVAL
 Condition of Approval:
[Signature] 12/31/14
 LOUISVILLE/JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

RECEIVED
 DEC 22 2014
 PLANNING & DESIGN SERVICES
CASE # 14DEVPLAN1103
MSD WM # 11022