

LOT AREA		ZONE		LAND USE		FORM DISTRICT		GROSS BUILDING FLOOR AREA		DISCOUNT TIRE PARKING		LONG TERM BICYCLE PARKING		SHORT TERM BICYCLE PARKING		FLOOR AREA RATIO	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
0.7549 AC (32,885 SF)		C-2		EXISTING RESTAURANT	PROPOSED RETAIL TIRE STORE	SUBURBAN MARKETPLACE CORRIDOR		2,820 SF	7,373 SF	27 MINIMUM	31 SPACES	2	2	2	2	5.0 MAXIMUM	0.22
*LONG TERM SPACES INSIDE BUILDING (15 EMPLOYEES MAX, 6 BAYS)																	

LANDSCAPE REQUIREMENTS			
INTERIOR LANDSCAPE AREA (ILA)			
VJA	REQUIRED	PROVIDED	
13,885 SF	7.5 %	7.8 %	
	1,041 SF	1,095 SF	
TREE CANOPY REQUIREMENTS			
REQUIRED: PRESERVED (6%)	NEW (12%)	TOTAL	
		5,919 SF (18%)	
PROPOSED: PRESERVED (6%)	NEW (15%)	TOTAL	
1,920 SF (6%)	5,040 SF (15%)	6,960 SF (21%)	

EXISTING LANDSCAPE BUFFERS		
PRIVATE DRIVE (NORTH)		0 FEET
ADJACENT PROPERTY - C2 (EAST)		0 FEET
SHELBYVILLE ROAD (SOUTH)		25 FEET
ADJACENT PROPERTY - C2 (WEST)		0 FEET

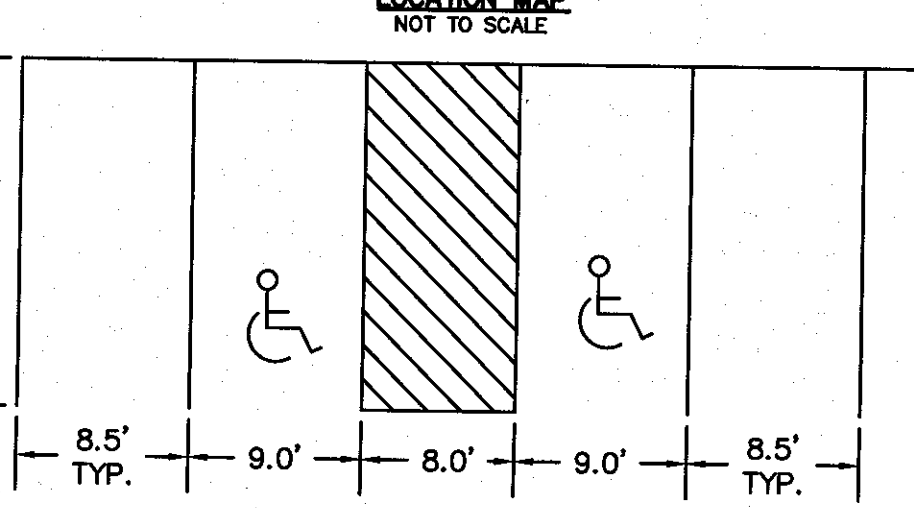
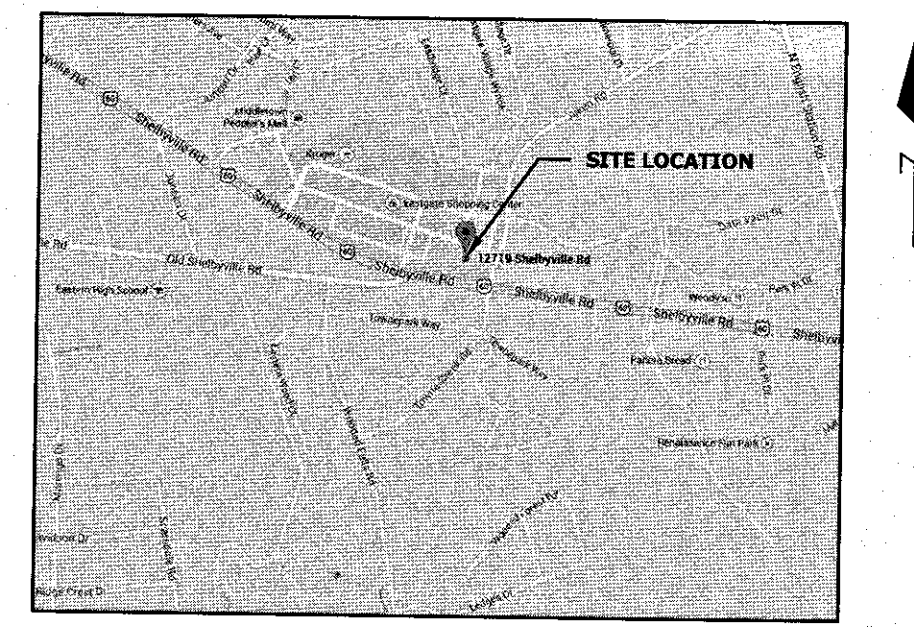
REVISED SITE DATA			
TOTAL PARCEL AREA	EXISTING	PROPOSED	
	32,885 SF	32,885 SF	
BUILDING HEIGHT	25 FT	26.0 FT	
GROSS BUILDING FOOTPRINT	2,976 SF	7,373 SF	
GROSS BUILDING FLOOR AREA	4,466 SF	10,091 SF	
VEHICLE USE AREA	21,292 SF	13,885 SF	
IMPERVIOUS AREA	25,264 SF	24,202 SF	
PERVIOUS AREA	7,621 SF	8,683 SF	

TREE CANOPY CALCULATIONS			
TREE	SIZE AND TYPE	DESIGNATION	AREA (SF)
A	10" EX. MAPLE	A	1,200
B	8" EX. MAPLE	A	720
C	2" RED MAPLE	A	720
D	2" RED MAPLE	A	720
E	2" RED MAPLE	A	720
F	2" LINDEN	A	720
G	2" LINDEN	A	720
H	2" LINDEN	A	720
I	2" LINDEN	A </td <td>720</td>	720
TOTAL			6,960 SF

SCENIC CORRIDOR LANDSCAPE REQUIREMENTS		
LENGTH OF R.O.W. FRONTAGE = 179 LF		
-ONE STREET TREE PER 40 LF OF PUBLIC R.O.W. STREET FRONTAGE		
-EVERGREEN AND/OR DECIDUOUS SHRUBS 3' IN HEIGHT ALONG PARKING LOT FRONTAGE		
TREE INSTALLATION	REQUIRED	PROVIDED
	4.4 TREES	3 PROPOSED TREES
		1 EXISTING TREE
SCREENING INSTALLATION	REQUIRED	PROVIDED
	100 LF	100 LF

LEGEND

- EXISTING BOLLARD
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SANITARY SEWER CLEAN-OUT
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING LIGHT
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE (AT&T)
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND GAS LINE
- INDICATES SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492"
- DRAINAGE ARROW
- PARKING SPACE COUNT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED INTERIOR LANDSCAPE AREAS (ILA) (REFER TO TABLE FOR AREAS)



- GENERAL NOTES:**
- ACCORDING TO THE LAND DEVELOPMENT REPORT DATED 12/02/2014 FOR PARCEL 246106B20000, LOCATED AT 12719 SHELBYVILLE ROAD, KARST TERRAIN HAS BEEN IDENTIFIED.
 - CONSTRUCTION PLANS AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
 - AN ENCROACHMENT PERMIT AND BOND SHALL BE OBTAINED FOR ALL WORK WITHIN THE RIGHT OF WAY OF SHELBYVILLE ROAD.
 - THERE SHALL BE NO COMMERCIAL SIGNS WITHIN THE RIGHT OF WAY OF SHELBYVILLE ROAD.
 - ALL STRIPED PARKING EXISTING ON THE SITE WILL BE REMOVED.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS TRAVELING ALONG SHELBYVILLE ROAD.
 - DRAINAGE PATTERNS SHOWN ARE APPROXIMATE. DRAINAGE SYSTEM AND PATTERNS WILL BE FINALIZED DURING CONSTRUCTION DESIGN PHASE.
 - SITE IS SUBJECT TO ALL APPLICABLE FEES.
 - DOWNSTREAM CAPACITY ANALYSIS MAY BE REQUIRED.
 - EXISTING SANITARY SERVICE IS ANTICIPATED TO EXIST ON THE SUBJECT PROPERTY AS LOCATED DURING ALTA SURVEY EFFORTS. CONNECTION TO EXISTING SANITARY SEWER IS ANTICIPATED AND CAPACITY CHARGES WILL APPLY.
 - METROPOLITAN SEWERAGE DISTRICT, WATER MANAGEMENT (W.M.) # 6688.
 - REGIONAL METROPOLITAN SEWERAGE DISTRICT, FLOYDS FORK WATER QUALITY TREATMENT CENTER.
 - 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. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - BUILDING TO COMPLY WITH CHAPTER 5.5.2 OF LAND DEVELOPMENT CODE. SEE ARCH. PLANS FOR DETAILS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE 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 THE SITE, THE PROPERTY OWNER SHALL MAINTAIN A 5' WIDE BUFFER ZONE ALONG SHELBYVILLE ROAD.

WAIVERS REQUESTED

- A WAIVER IS REQUESTED FROM SECTION 10.3.6 TABLE 10.3.2 IF THE LOUISVILLE LAND DEVELOPMENT CODE TO WAIVE THE 56 LINEAL FEET ENCROACHMENT OF THE PROPOSED BUILDING INTO THE SHELBYVILLE ROAD SCENIC CORRIDOR 40 FT. BUILDING SETBACK. AT ITS CLOSEST POINT, THE BUILDING ENCROACHES 10' INTO THE 40' BUILDING SETBACK (SEE 30' DIMENSION ON PLAN).
- A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE LAND DEVELOPMENT CODE TO WAIVE THE MORE THAN 50% OVERLAP OF THE EXISTING UTILITY EASEMENTS WITH THE SHELBYVILLE ROAD 25 FT. SCENIC CORRIDOR BUFFER AREA.

PROPERTY ADDRESS:
12719 SHELBYVILLE ROAD
MIDDLETOWN, KY 40223

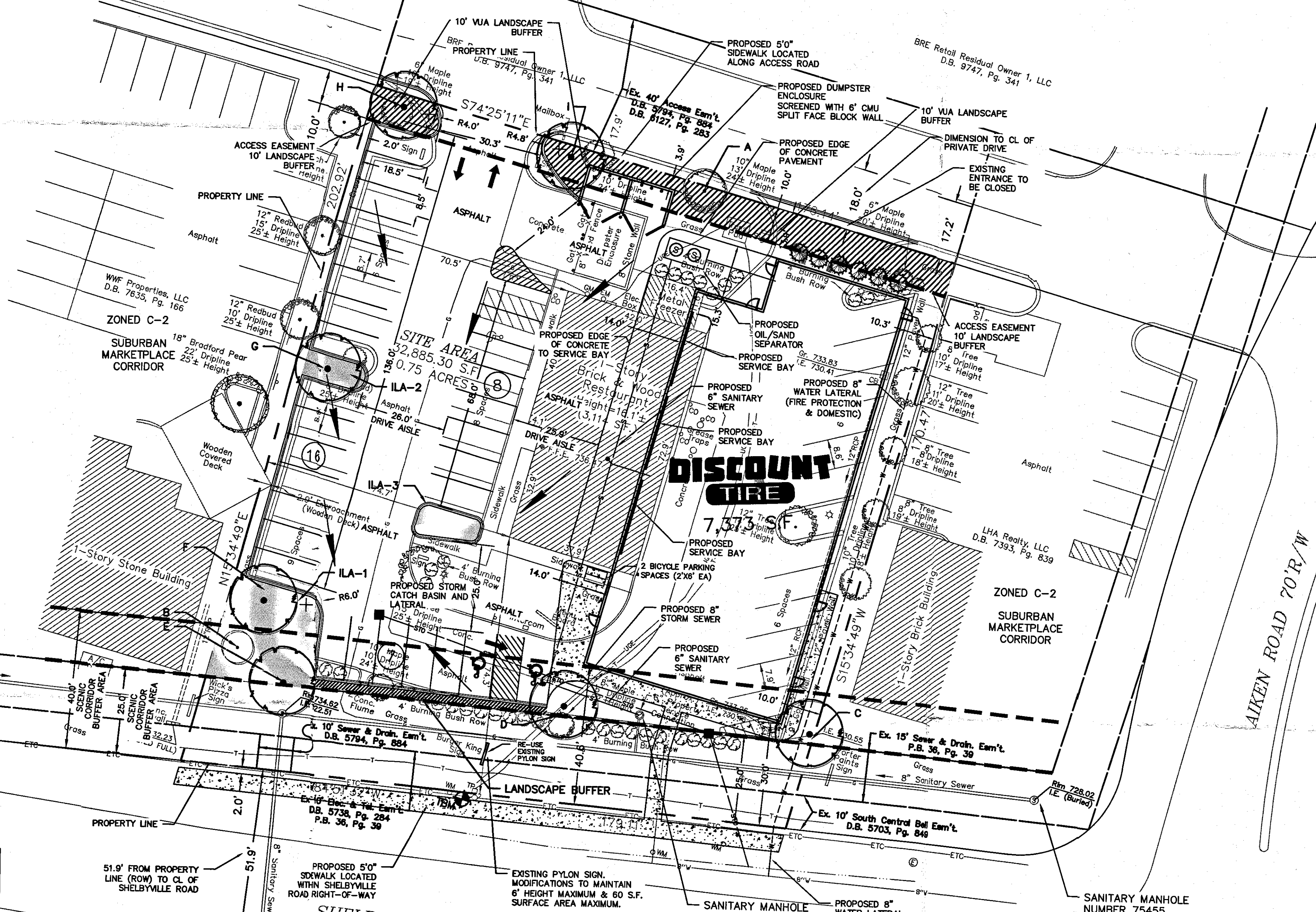
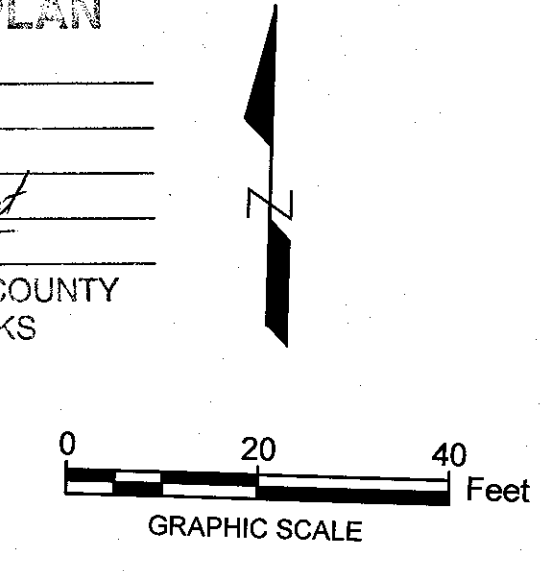
PROPERTY OWNER:
DAVID W. NICKLIES
MARY E. NICKLIES REVOCABLE LIVING TRUST
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205

PARCEL ID: 246106B20000
DEED BOOK 5794, PG. 888 & 884
DEED BOOK 9528, PG. 531
DEED BOOK 6127, PG. 283

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Brian M. Smith*
DATE: 2-5-15
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



DATE	DESCRIPTION
01/09/2015	UPDATES BASED ON DEPARTMENT COMMENTS
01/27/2015	UPDATES BASED ON DEPARTMENT COMMENTS

R.A. Smith National
Beyond Surveying and Engineering

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262-781-1000 Fax: 262-781-8460, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

**DISCOUNT TIRE - LOUISVILLE
KYL 10491 - CITY OF MIDDLETOWN**

**REVISED DETAILED DISTRICT
DEVELOPMENT PLAN**

RECEIVED
JAN 30 2015
PLANNING & DESIGN SERVICES

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R.A. Smith National, Inc.
DATE: 01/27/2015
SCALE: 1" = 20'
JOB NO. 3140286
PROJECT MANAGER:
TODD MOSHER

PRELIMINARY APPROVAL

Condition of Approval:

Brian M. Smith 2/1/15
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

M.S.D (W.M.) # 6688