

**PROJECT INFORMATION**

**SITE AREA**  
TEXAS ROADHOUSE  
1.82 ACRES

**BUILDING AREA**  
RESTAURANT  
7,441 SF

**PARKING SUMMARY**

USER	RATIO REQUIRED	SPACES PROVIDED
TEXAS ROADHOUSE	1 SP/125 SF (MIN.)	60
TOTAL	1 SP/50 SF (MAX.)	149

\*INCLUDES 6 ADA SPACES  
BICYCLE SPACES 1 SP/50 SEATS + 7 \*\*  
TOTAL 128\*

**TAX BLOCK & LOT NUMBER**

TAX BLOCK 23  
LOT 774

**LANDSCAPE REGULATIONS**

50' GENE SWYDER FREEWAY BUFFER  
40' SHELBYVILLE RD SETBACK  
7.5% INTERIOR VEHICULAR USE AREA  
FENCE OR WALL  
1' GREATER/MAX 8' INCREASE IN IMPERVIOUS AREA  
47,193 SF

**BUILDING SETBACKS**

50' GENE SWYDER SETBACK BUFFER AREA  
40' SCENIC CORRIDOR SETBACK (SHELBYVILLE RD)  
25' SCENIC CORRIDOR BUFFER AREA (SHELBYVILLE RD)  
20' MAX SETBACK ENCROACHMENT (SHELBYVILLE RD)  
MAX. BUILDING HEIGHT

**OWNER**

MIDDLETOWN INVESTMENT PARTNERS  
9010 OVERLOOK BOULEVARD  
BRENTWOOD, TN 37027

**DEVELOPER**

TEXAS ROADHOUSE  
6040 DUTCHMANS LANE  
LOUISVILLE, KY 40205

**EXISTING CONDITIONS NOTE**

SITE PLAN AND PARTNERS DATED DECEMBER 9, 2013.  
DEVELOPMENT PLANS FOR MIDDLETOWN COMMONS PREPARED BY GRESHAM SMITH AND PARTNERS DATED DECEMBER 9, 2013.

**DRAWING ISSUE/REVISION RECORD**

DATE	SCD	RB
02/13/14	SITE PLAN	RB
04/01/14	SITE PLAN	RB
04/09/14	SITE PLAN	RB

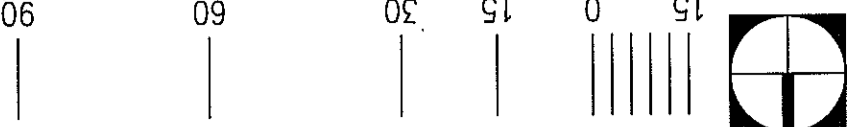
RECEIVED  
PLANNING & DESIGN SERVICES  
APR 10 2014



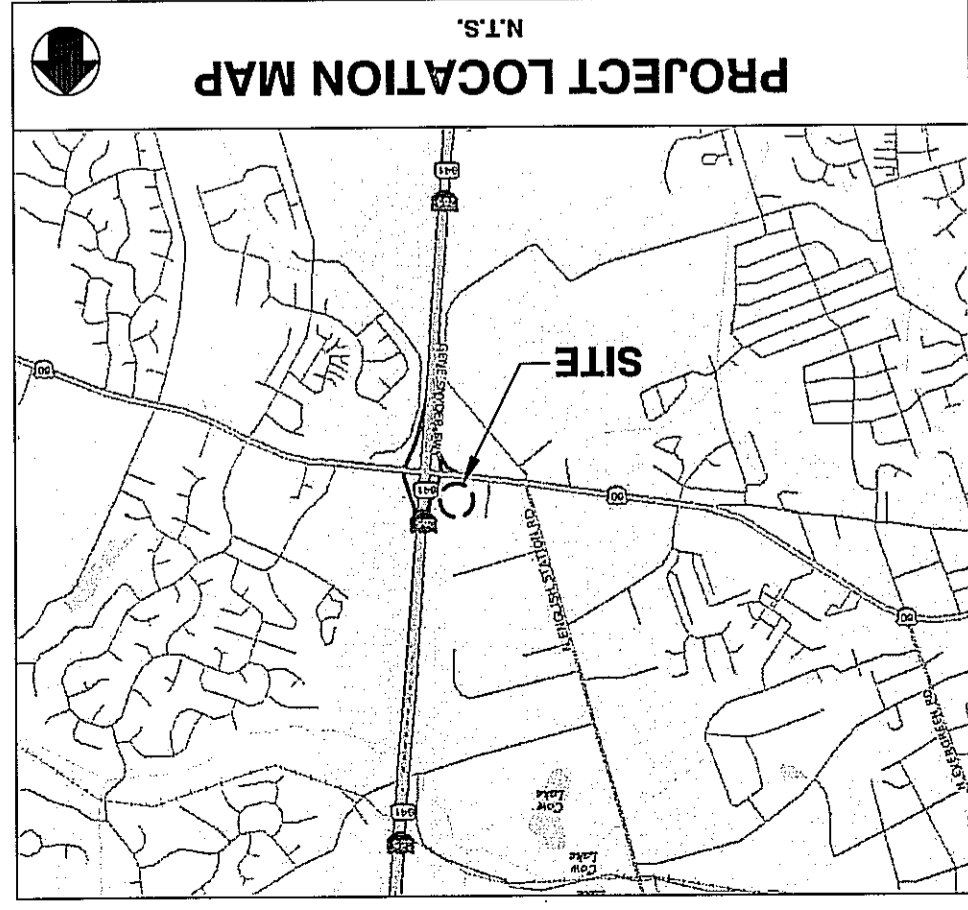
**TEXAS ROADHOUSE**  
1321 SHELBYVILLE ROAD  
MIDDLETOWN, KY  
40223

GF PROJECT NUMBER  
20130368.0

SCALE: 1"=30'-0"



**SITE PLAN**



**PROPOSED LEGEND:**

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BIKE RACK
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED STOP BAR
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED 8" WATER MAIN
- PROPOSED 6" WATER MAIN
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED 1" IRRIGATION WATER SERVICE
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED STORM SEWER GREASE INTERCEPTOR
- PROPOSED HEAVY DUTY AREA DRAIN
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER SERVICE BUFFALO BOX
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER

**PROPOSED HATCH LEGEND:**

- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

**PROJECT NOTES:**

- STORMWATER DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED IN THE MIDDLETOWN COMMONS DETENTION BASIN.
- SANITARY SEWERS AVAILABLE BY CONNECTION SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT THE MIDDLETOWN INDUSTRIAL PARK WATER TREATMENT PLANT.
- APPROVAL FROM THE CITY OF MIDDLETOWN WILL BE REQUIRED.
- SITE DRAINAGE SHALL CONFORM TO THE MIDDLETOWN COMMONS CONSTRUCTION PLANS.
- KTYC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT-OF-WAY.
- SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- DUMPSTER SHALL BE SCREENED IN COMPLIANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

**PROJECT WAIVER REQUESTS:**

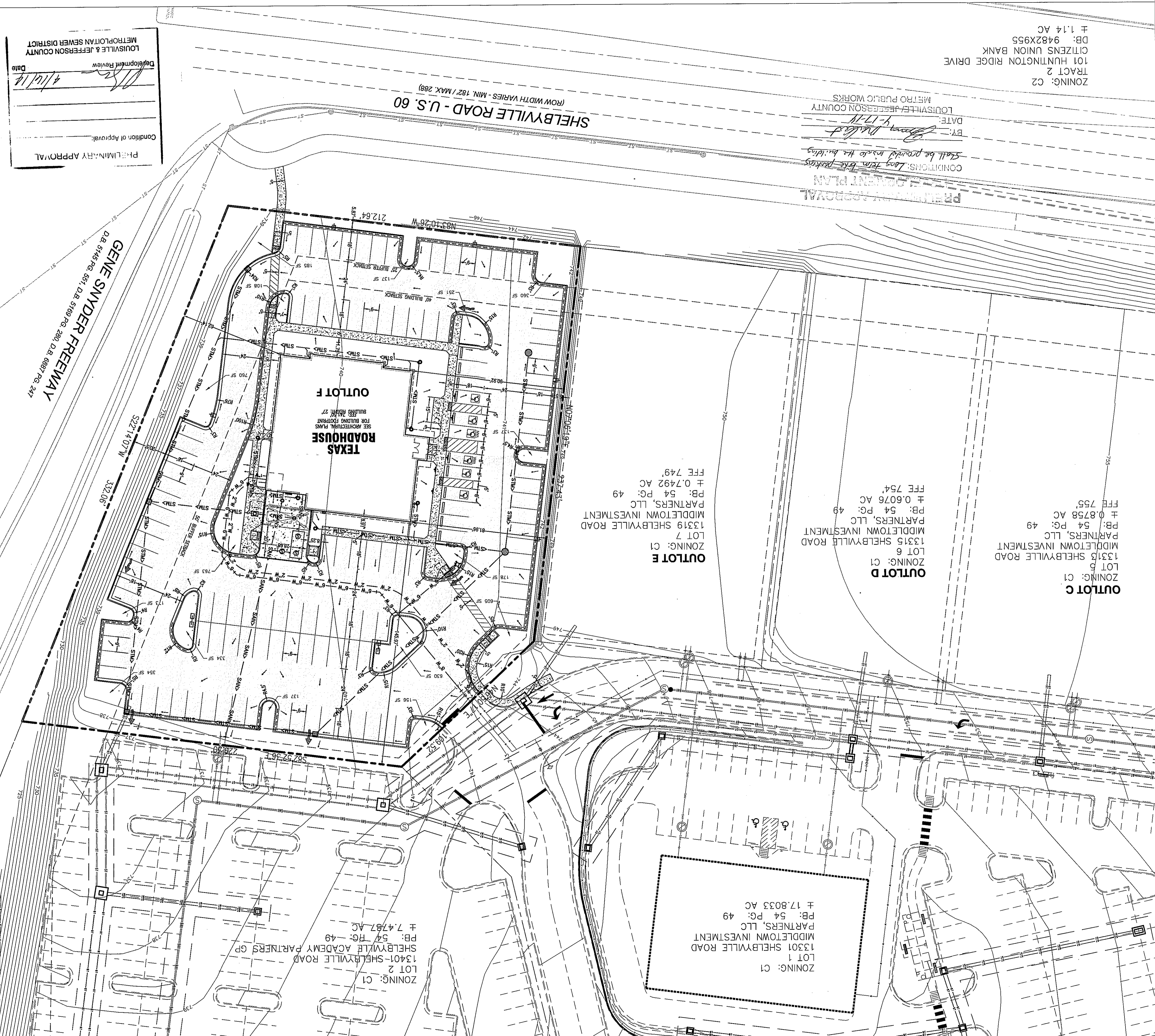
- WAIVER REQUEST TO ALLOW FOR THE PARKING FIELD TO ENDOUCH INTO THE 50' REQUIRED BUFFER/SETBACK AREA (LOUISVILLE LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.3.7A1).
- WAIVER REQUEST FOR A REDUCTION IN THE NUMBER OF TREES REQUIRED ALONG BOTH SHELBYVILLE ROAD AND GENE SWYDER HIGHWAY (LOUISVILLE LAND DEVELOPMENT CODE CHAPTER 10, PART 2, SECTIONS 10.3.6 AND 10.3.7).

PHILIPPIANARY APPROVAL

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Development Review

Date: 4/10/14



LOT	AREA	VEHICLE USE AREA REQUIREMENTS	TREE CANOPY REQUIREMENTS
OUTLOT F	1.82 AC (79,279 SF)	45,933 SF	15,856 SF (20%)
LOT 1	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 2	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 3	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 4	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 5	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 6	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 7	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 8	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
LOT 9	AREA	INTERIOR LANDSCAPE AREA PROVIDED 2.5%	PERCENT OF TREE CANOPY PLANTED
TOTAL	16,848 SF		

PRELIMINARY APPROVAL

CONDITIONS: Long Term bike parking shall be provided inside the building.

DATE: 4-17-14

BY: [Signature]

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

ZONING: C2  
TRACT 2  
101 HUNTINGTON RIDGE DRIVE  
CITIZENS UNION BANK  
DB: 9482X955  
± 1.14 AC

**OUTLOT E**  
LOT 7  
13319 SHELBYVILLE ROAD  
MIDDLETOWN INVESTMENT PARTNERS, LLC  
PB: 54 PG: 49  
± 0.7492 AC  
FFE 749'

**OUTLOT D**  
LOT 6  
13315 SHELBYVILLE ROAD  
MIDDLETOWN INVESTMENT PARTNERS, LLC  
PB: 54 PG: 49  
± 0.6076 AC  
FFE 754'

**OUTLOT C**  
LOT 5  
13315 SHELBYVILLE ROAD  
MIDDLETOWN INVESTMENT PARTNERS, LLC  
PB: 54 PG: 49  
± 0.8758 AC  
FFE 755'

**LOT 2**  
ZONING: C1  
13401-SHELBYVILLE ROAD  
SHELBYVILLE ACADEMY PARTNERS GP  
PB: 54 PG: 49  
± 7.4787 AC