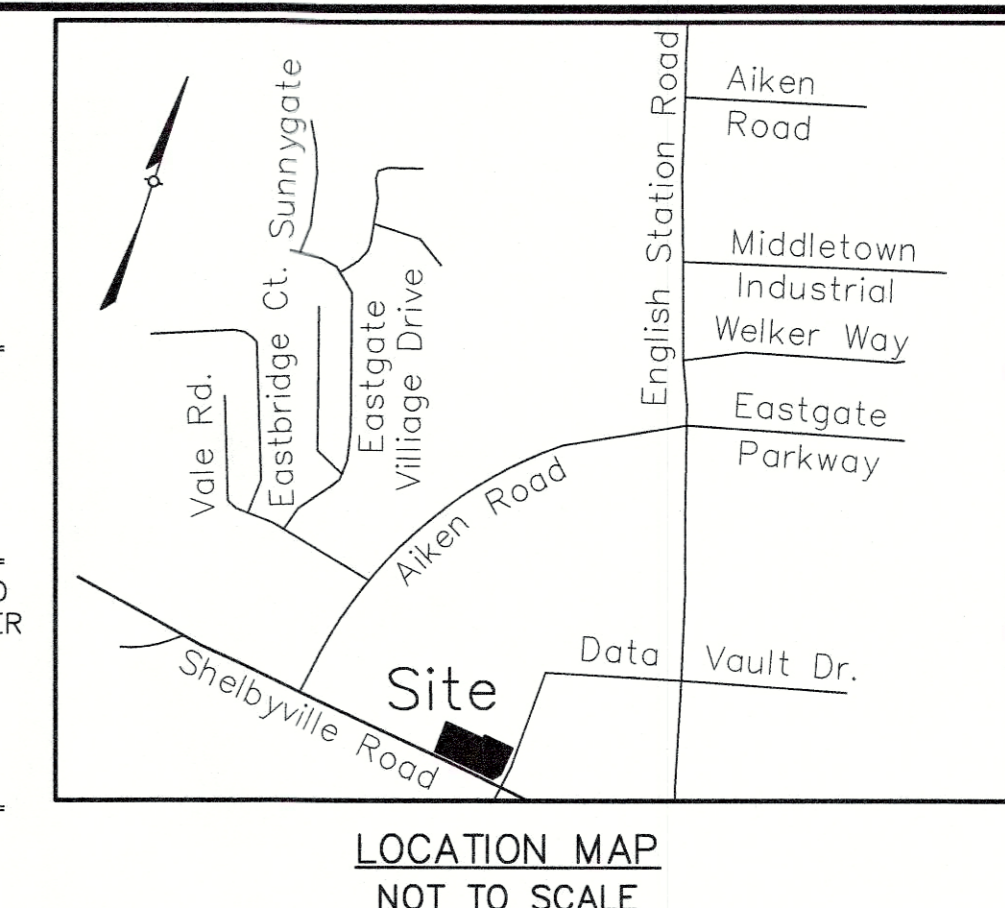


NO CHANGES PROPOSED TO PARKING LOT. EXISTING DRAINAGE SYSTEM TO BE UTILIZED.

THE PURPOSE OF THIS REVISED DETAILED DISTRICT DEVELOPMENT PLAN IS TO CHANGE THE LOCATION OF THE PROPOSED DUMPSTER.



VARIANCE REQUEST:

A VARIANCE OF SECTION 5.3.2.C.2.b OF THE LOUISVILLE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED DUMPSTER ENCLOSURE TO ENCROACH INTO THE 25' REQUIRED SETBACK.

WAIVER REQUEST:

A WAIVER OF SECTION 10.2.4.A OF THE LOUISVILLE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED DUMPSTER ENCLOSURE TO ENCROACH INTO THE REQUIRED 25' LANDSCAPE BUFFER AREA.

WAIVER GRANTED:

A WAIVER OF THE SIDEWALK REQUIRED ALONG SHELBYVILLE ROAD WAS APPROVED ON 4-25-2019.

PROJECT DATA

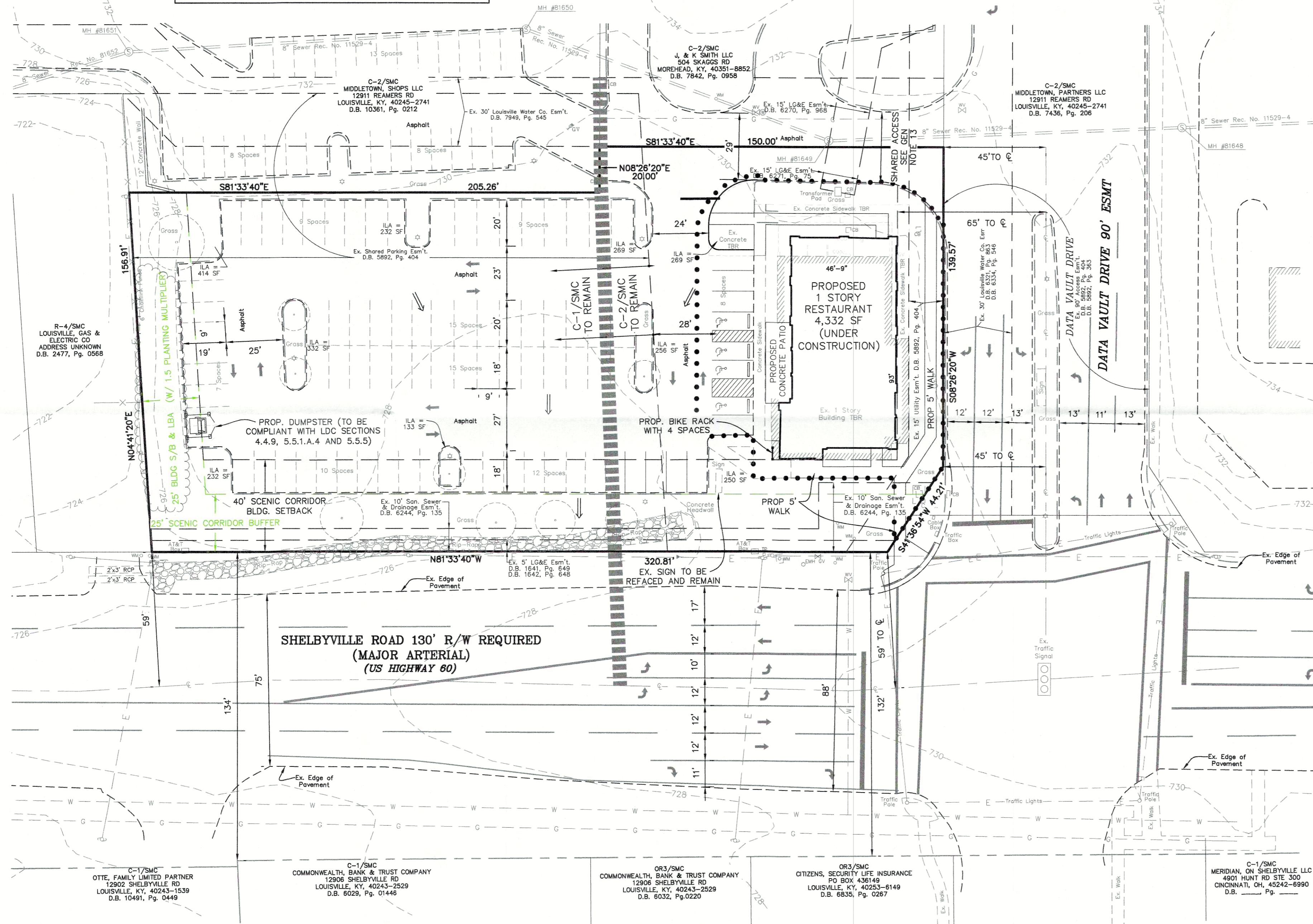
TOTAL SITE AREA	= 1.32 ACRES (57,499 SF)
EXISTING ZONING	= C-1 & C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE (TO REMAIN)	= RESTAURANT
PROPOSED BUILDING AREA	= 4,332 SF
PROPOSED BUILDING HEIGHT	= 1 STORY (60 FT MAX ALLOWED)
FLOOR AREA RATIO	= 0.08 (5.0 MAX ALLOWED)
PARKING REQUIRED	MIN. MAX.
1/125 SF MIN.	= 35 SPACES
1/50 SF MAX.	= 87 SPACES
TOTAL PARKING PROVIDED	= 85 SPACES (4 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	= 4
SHORT TERM SPACES REQUIRED	= 4
SHORT TERM SPACES PROVIDED	= 4
LONG TERM SPACES REQUIRED	= 2
LONG TERM SPACES PROVIDED	= 2 (LOCATED INSIDE BUILDING)
TOTAL VEHICULAR USE AREA	= 31,162 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,338 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,387 SF
EXISTING IMPERVIOUS AREA	= 39,198 SF
PROPOSED IMPERVIOUS AREA	= 38,750 SF (1.14 % DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- City of Middletown approval required.
- Wheel stops shall be provided on any parking space located at least 3 feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Additional plantings will be installed within the 25' west LBA and 25' scenic corridor buffer as needed to meet the requirements of the Land Development Code and the intent of the 2003 Shelbyville Road beautification and safety project.
- A cross access agreement for the subject property's existing access to Data Vault Drive can be found in Deed Book 6023, Page 817.
- All signage, including attached and free-standing, will comply with the sign regulations of Middletown Land Development Code Chapter 8.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by an existing connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0049E.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- An ESPC plan shall be developed and approved in accordance with MSD Design Manual Specifications prior to construction plan approval.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 13,438 SF.
- MSD site disturbance permit for the work shown acquired on 7/15/19.

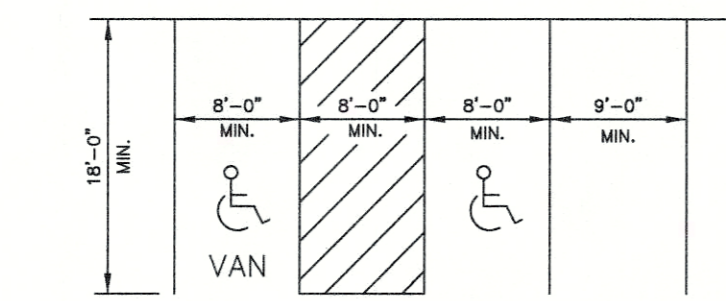


LEGEND

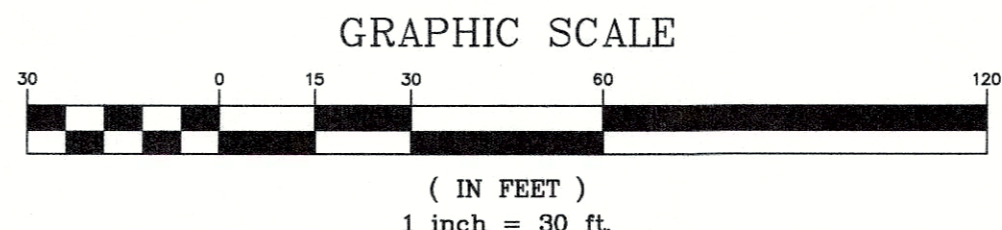
- EX. BOLLARD
- EX. UTILITY POLE
- ▲ EX. GUY ANCHOR
- ⊙ EX. STORM DRAINAGE MANHOLE
- YD EX. YARD DRAIN
- ⊙ EX. SANITARY SEWER MANHOLE
- WM EX. WATER METER
- ⊗ WV EX. WATER VALVE
- GM EX. GAS METER
- ⊗ GV EX. GAS VALVE
- EX. SANITARY SEWER CLEAN-OUT
- A/C Units
- G — EX. AIR CONDITIONER UNITS
- EX. UNDERGROUND GAS LINES
- W — EX. UNDERGROUND WATER LINES
- E — EX. ELECTRIC LINES
- - - - EX. EDGE OF PAVEMENT
- X — EX. FENCE
- — — — EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- — — — EXISTING SEWER AND MANHOLE
- ⇒ DRAINAGE FLOW DIRECTION
- - - - EX. CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- — — — EX. TREELINE
- EX. TREE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 1.32 ACRES (57,499 SF)
TOTAL TREE CANOPY TO BE PRESERVED	= 5,368 SF (9.3% SITE)
TOTAL TREE CANOPY AREA REQUIRED	= 9,775 SF (17%)
REQUIRED NEW CANOPY TO BE PROVIDED	= 4,600 SF (8%)
ILA TREES REQUIRED (31,162 / 4,000)	= 8
ILA TREES TO BE PROVIDED	= 8 (4 EXISTING + 4 NEW)
PROPOSED NEW TREE CANOPY TO BE PROVIDED	= 8,662 SF (15.1%)
TOTAL TREE CANOPY TO BE PROVIDED (PRESERVED + PROPOSED)	= 14,030 SF (24.4%)



TYPICAL PARKING SPACE LAYOUT NO SCALE



OWNER:
OHP MIDDLETOWN KY LLC
5120 TAYLOR MILL RD,
SUITE 300
TAYLOR MILL, KY, 41015

SITE ADDRESS:
12913 SHELBYVILLE ROAD
LOUISVILLE, KY 40243
TAX BLOCK 0023, LOT 0670
D.B. 11400, PG. 466

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

RECEIVED
AUG 29 2019
PLANNING & DESIGN SERVICES

RELATED CASES:
18DEVPLAN1200
9-82-78 &
9-18-88

REVISIONS	
NO.	DESCRIPTION
1	AGENCY COMMENTS
2	AGENCY COMMENTS
3	DUMPSTER RELOCATION
4	ADDED MSD NOTE

PROJECT DATA	
FILE NAME:	18074 - RDDDP
DATE:	11-28-18
CHECKED BY:	MH
DRAWN BY:	ARH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND GRADING • LANDSCAPE ARCHITECTURE
505 WASHINGTON DRIVE, SUITE 102A, KANSAS CITY, MO 64108
TEL: 816.451.1234 FAX: 816.451.1235
WWW.LDD-DC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
FIRST WATCH - MIDDLETOWN (SHELBYVILLE ROAD)
DEVELOPER
HOLLAND DEVELOPMENT, LLC
5120 TAYLOR MILL ROAD, SUITE 300
TAYLOR MILL, KY 41015

JOB NO. **18074**
SHEET **1** OF **1**

19-DDP-0043

PROFESSIONAL'S SEAL