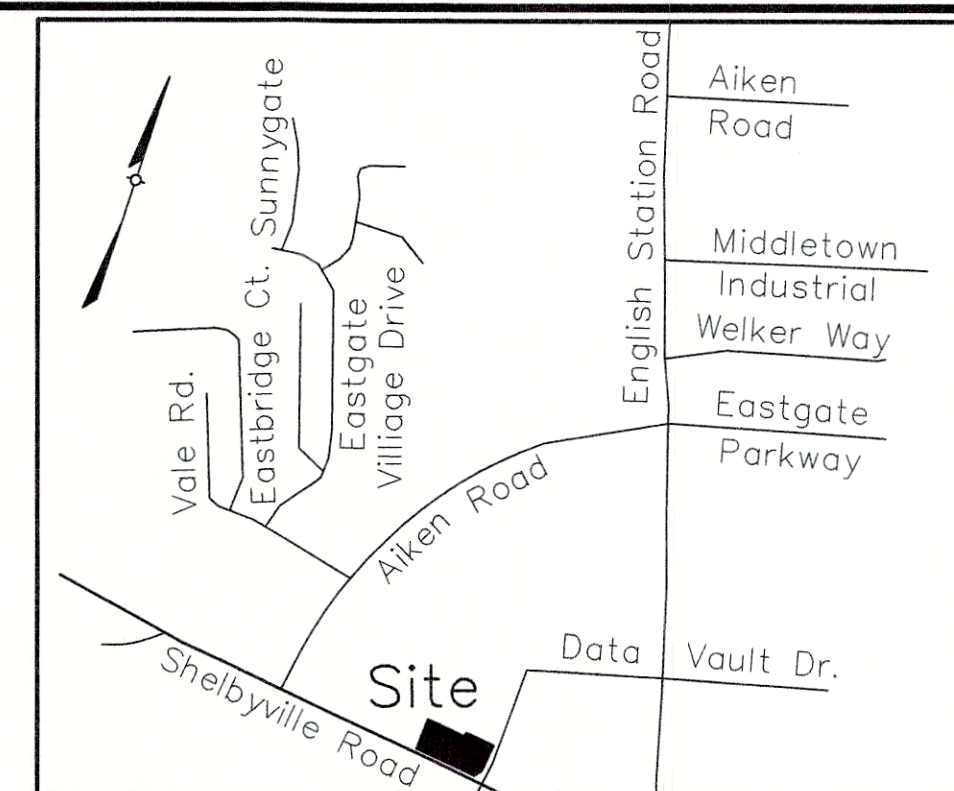


NO CHANGES PROPOSED TO PARKING LOT. EXISTING DRAINAGE SYSTEM TO BE UTILIZED.



**WAIVER REQUEST**

DUE TO PHYSICAL CONSTRAINTS ALONG THIS SITE'S SHELBYVILLE ROAD FRONTAGE, A SIDEWALK WAIVER IS REQUESTED.

**LOCATION MAP NOT TO SCALE**

**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	= 2
LONG TERM SPACES REQUIRED	= 2 (LOCATED INSIDE BUILDING)
LONG TERM SPACES PROVIDED	= 2

TOTAL VEHICULAR USE AREA	= 31,162 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,338 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,387 SF

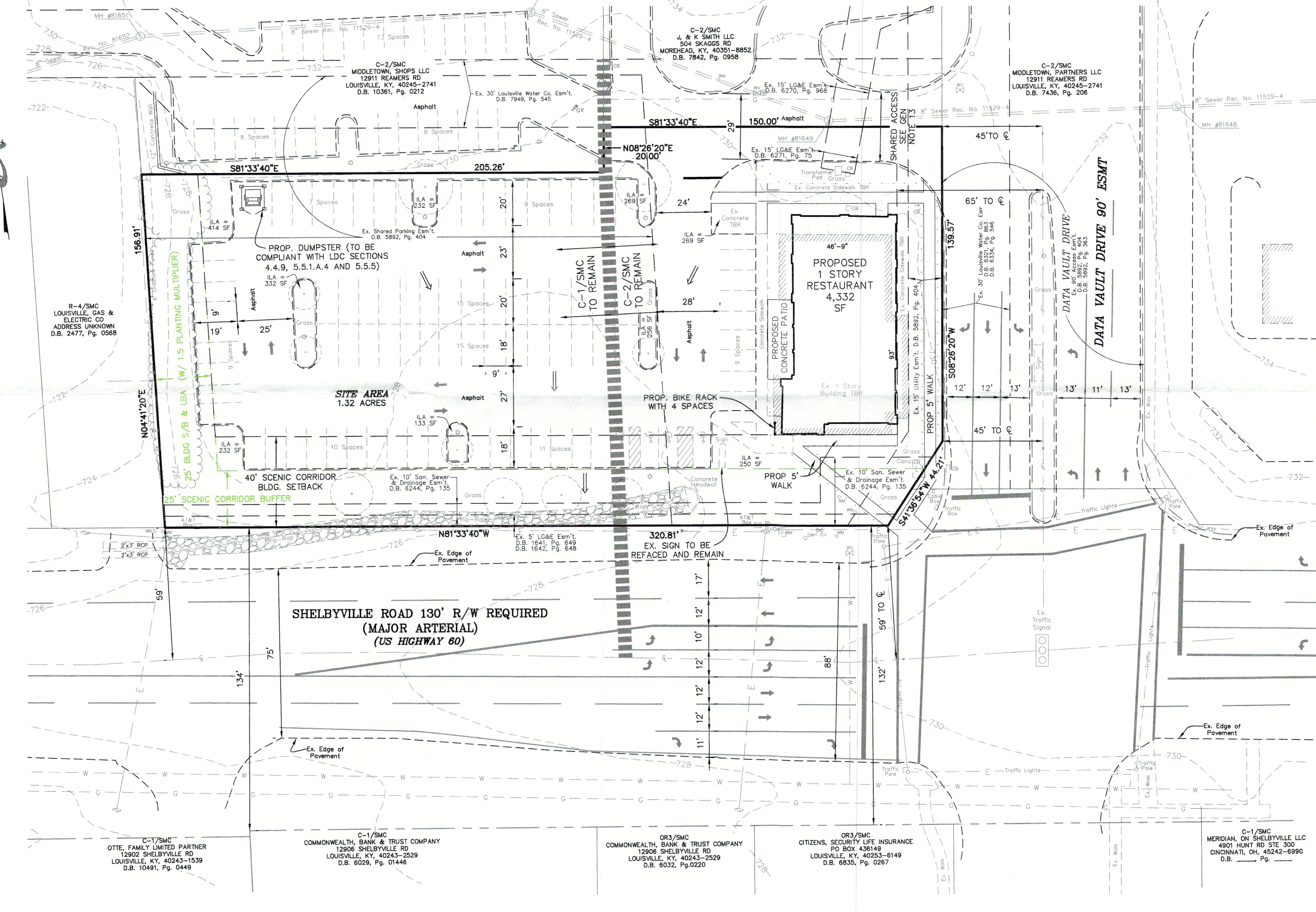
EXISTING IMPERVIOUS AREA	= 39,198 SF
PROPOSED IMPERVIOUS AREA	= 38,750 SF (1.14 % DECREASE)

**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 submitted to 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 9,340 SF.

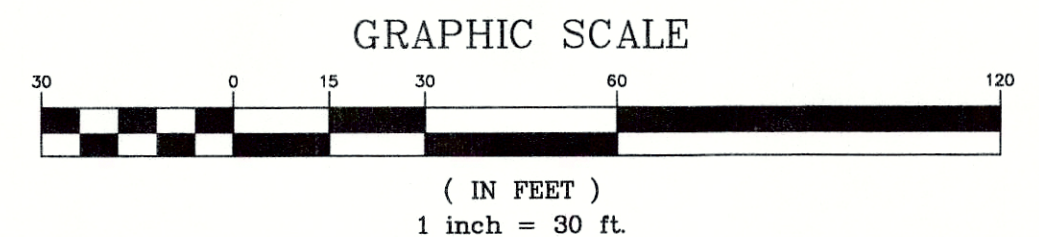


SHELBYVILLE ROAD 130' R/W REQUIRED (MAJOR ARTERIAL) (US HIGHWAY 60)

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE DIN JING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

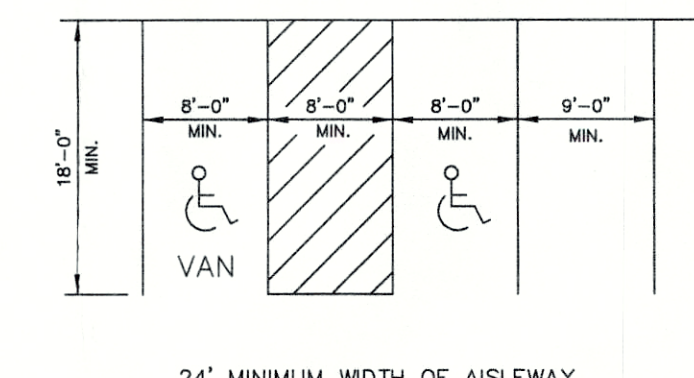
LOUISVILLE METRO DEVELOPER  
DOCKET NO. 18DEVPLAN1200  
APPROVAL DATE 02/06/19  
EXPIRATION DATE  
SIGNATURE OF DEVELOPING COMMISSION  
PLANNING COMMISSION

RECEIVED  
JAN 07 2019  
PLANNING & DESIGN SERVICES



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA (CLASS C SITE)	= 1.32 ACRES (57,499 SF)
EXISTING TREE CANOPY AREA	= 7,386 SF (13% OF SITE AREA)
EX TREE LINE	= 2,498 SF
EX PARKING AREA TREES	= 4,320 SF
EX SCENIC CORRIDOR BUFFER TREES	= 568 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 13% (7,386 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 16% (9,200 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 3% (1,814 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 1,814 SF (3% OF SITE AREA)
TOTAL TREE CANOPY PROVIDED	= 9,200 SF (16%)



TYPICAL PARKING SPACE LAYOUT NO SCALE

**LEGEND**

•	EX. BOLLARD
⊙	EX. UTILITY POLE
⊙	EX. GUY ANCHOR
⊙	EX. STORM DRAINAGE MANHOLE
⊙	EX. YARD DRAIN
⊙	EX. SANITARY SEWER MANHOLE
⊙	EX. WATER METER
⊙	EX. WATER VALVE
⊙	EX. GAS METER
⊙	EX. GAS VALVE
⊙	EX. SANITARY SEWER CLEAN-OUT
A/C Units	EX. AIR CONDITIONER UNITS
— G —	EX. UNDERGROUND GAS LINES
— W —	EX. UNDERGROUND WATER LINES
— E —	EX. ELECTRIC LINES
---	EX. EDGE OF PAVEMENT
---	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

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/17/18	AGENCY COMMENTS
2	1/7/19	AGENCY COMMENTS

PROFESSIONAL'S SEAL

**PROJECT DATA**

FILE NAME: 18074 - R000P	SCALE: AS SHOWN
DATE: 11-26-18	DRAWN BY: ARH
CHECKED BY: MH	

**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502-261-1234 FAX: 502-261-1234

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

OWNER: 12913 LOUISVILLE LLC  
110 STANTON MOUNTAIN ROAD, LEBANON, NEW JERSEY 08833-3103

SITE ADDRESS: 12913 SHELBYVILLE ROAD, LOUISVILLE, KY 40243  
TAX BLOCK 0023, LOT 0670 D.B. 10377, PG. 0759

CASE: 18DEVPLAN1200  
RELATED CASE: 9-82-78 & 9-16-88

COUNCIL DISTRICT - 19  
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

WATER/SUB 3272