

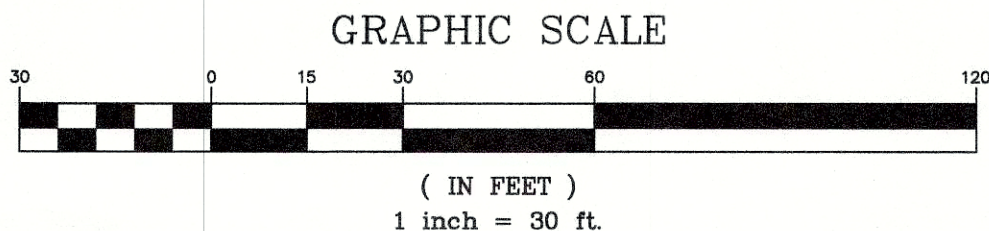
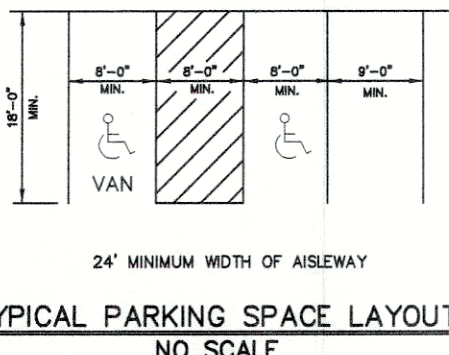
PRELIMINARY APPROVAL
Condition of Approval:

Troy Kell 2-20-19
Date
LOUISVILLE & JEFFERSON COUNTY
METRO PLANNING & DESIGN DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: E. J. Smith
DATE: 2/20/19
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND	
	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. STORM DRAINAGE MANHOLE
	EX. SANITARY SEWER MANHOLE
	EX. UNDERGROUND GAS LINES
	EX. UNDERGROUND WATER LINES
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	PROPOSED TREE PROTECTION FENCING
	EX. TREE LINE
	DRAINAGE FLOW DIRECTION
	EX. CONTOUR

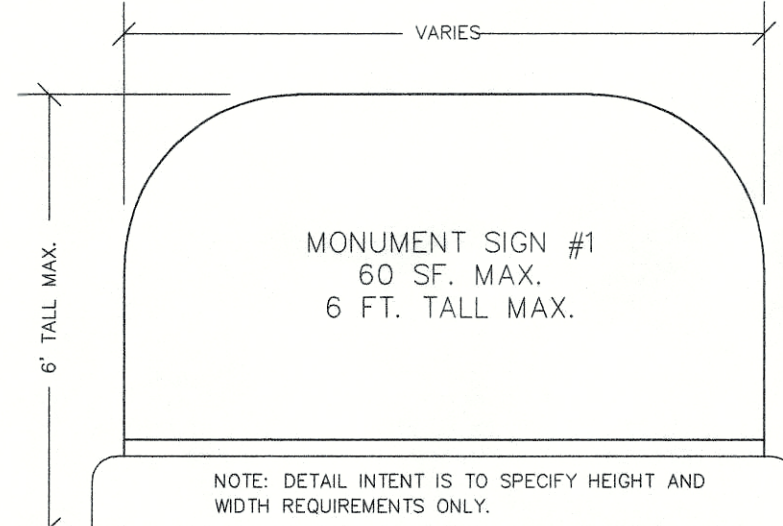


GENERAL NOTES:

- 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 the entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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 canopy 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.
- KTC permit will be required prior to construction plan approval.
- Property boundary is derived from Property Deed and Plat (D.B.: 8910, Pg. 0192 & PB 5, Pg. 56) as well as a nearby property Minor Plat (D.B.: 9103, Pg. 797) and LOJIC and does not constitute a survey.
- No karst features were observed through site research and site visit by Sarah Beth Sammons, PLA, 2/1/2017.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- All free-standing signage shall be monuments.
- City of Middletown approval required.
- Upon development or re-development of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

MSD NOTES:

- Sanitary sewer service will be by lateral extension.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
- 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 requirements.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Post developed peak flows will be limited to pre-developed peak flows for 2.10 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Downstream Facilities Capacity Request will be submitted to MSD, prior to Development Plan approval.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD drainage bond required prior to construction plan approval.
- This ditch shall be paved on the Gleeson Inc. Property per MSD.



SHELBYVILLE ROAD SCENIC CORRIDOR
PROPOSED MONUMENT SIGN DETAIL
NOT TO SCALE

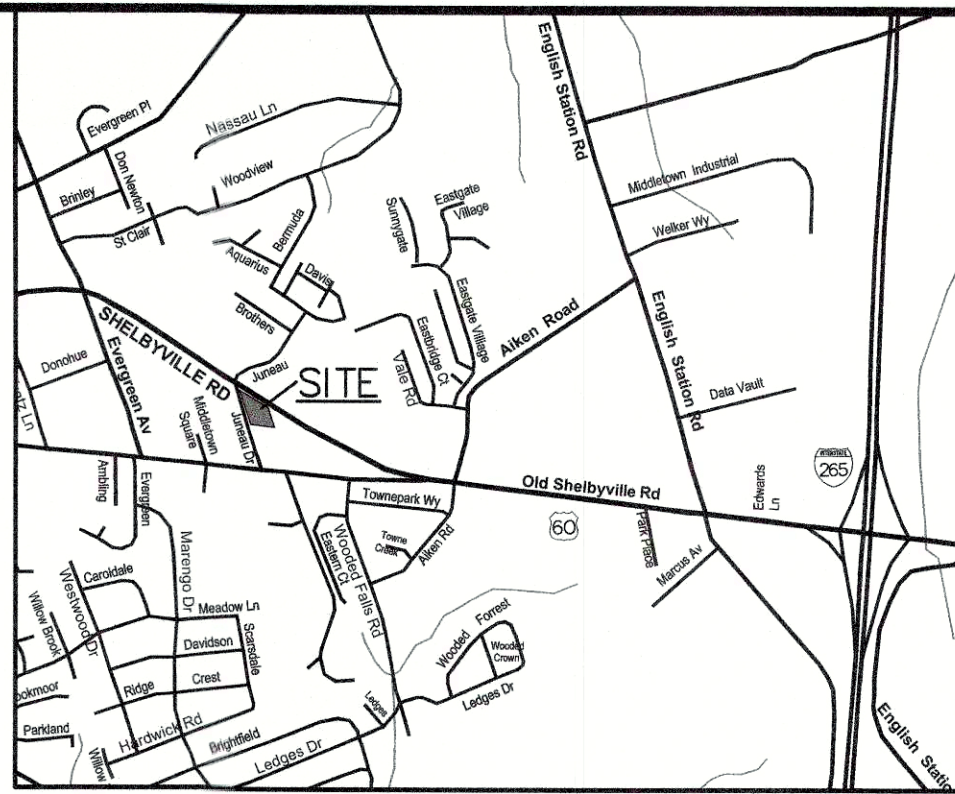
SITE ADDRESS:
111, 113, 115 JUNEAU DRIVE
TAX BLOCK 0297 LOT 0006 SUBLOT 0017
TAX BLOCK 0297 LOT 0017 SUBLOT 0018,
TAX BLOCK 0297 LOT 0018 SUBLOT 0019
TAX BLOCK 0297 LOT 0007 SUBLOT 0020
TAX BLOCK 0297 LOT 0031
TAX BLOCK 0297 LOT 0032
D.B. 10543, PG. 0828
D.B. 10543, PG. 0836
D.B. 6553, PG. 0577

OWNER INFORMATION:
REAL PROPERTIES KKT, LLC.
3227 TRAIL RIDGE ROAD
LOUISVILLE, KY 40241-6405

RECEIVED
FEB 19 2019
PLANNING &
DESIGN SERVICES

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

CASE: 17ZONE1002
WM# 3094



LOCATION MAP
NOT TO SCALE

PROJECT DATA

GROSS SITE AREA	= 1.40± ACRES (61,911± S.F.)
RIGHT-OF-WAY DEDICATION	= 0.14± ACRES (5,986± S.F.)
NET SITE AREA	= 1.27± ACRES (55,293± S.F.)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= BANK WITH DRIVE-THRU
PROPOSED BUILDING AREA	= 2,300 S.F.
PROPOSED BUILDING HEIGHT	= 1 STORY (60' MAXIMUM ALLOWED)
F.A.R.	= 0.04 (1.0 MAXIMUM ALLOWED)
PARKING REQUIRED	= MIN. MAX.
2,300 SF/300 SF MINIMUM	= 8 SP 12 SP
2,300 SF/200 SF MAXIMUM	= 8 SP 12 SP
TOTAL PARKING PROVIDED	= 12 SPACES (2 ACCESSIBLE SPACES PROVIDED)
BICYCLE PARKING PROVIDED PER LDC	

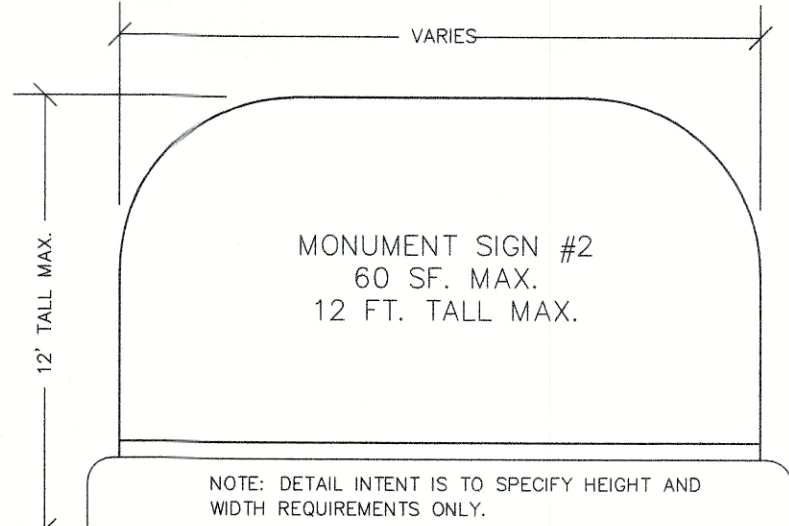
TOTAL PROPOSED VEHICULAR USE AREA	= 17,579 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,318 SF (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,340 SF
EXISTING IMPERVIOUS	= 7,268
PROPOSED IMPERVIOUS	= 21,370 SF

TREE CANOPY CALCULATIONS: CLASS C

SITE AREA	= 55,293± S.F.
EXISTING TREE CANOPY COVERAGE	= 15,844± S.F. (28%)
TOTAL TREE CANOPY PRESERVED	= 0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	= 20K (11,060 S.F.)
TREE CANOPY TO BE PLANTED	= 12,000 S.F.
TOTAL TREE CANOPY PROVIDED	= 12,000 S.F.

DETENTION BASIN CALCULATIONS

X	= 6.084/12
AC	= 0.85-0.35=0.50
A	= 1.27 ACRES
R	= 2.8 INCHES
X	= (0.50)(1.27)(2.8)/12 = 0.148 AC.-FT.
REQUIRED V	= 6,455 CU.FT.
PROVIDED BASIN	= 3,767 SQ.FT.
TOTAL	= 3,767 SQ.FT. @ APPROX. 2.6 FT. AVG. DEPTH
	= 9,794 CU.FT. > 6,455 CU.FT.



JUNEAU DRIVE PROPOSED MONUMENT SIGN DETAIL
NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION
1	12-4-18
2	2/19/19
BY	DATE
KMY	12-4-18
KMY	2/19/19
KMY	
KMY	
DESCRIPTION	UPDATED DETENTION CALCS
DATE	12-4-18
BY	KMY
DESCRIPTION	VINYL FENCE NOTE ADDED
DATE	12-4-18
BY	KMY
DESCRIPTION	AGENCY COMMENTS
DATE	12-4-18
BY	KMY

PROJECT DATA	
FILE NAME:	15164-DDDP
DATE:	12-4-2018
CHECKED BY:	KY
SCALE:	AS SHOWN
DRAWN BY:	ARH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
502 WESTERN AVENUE, SUITE 100 LOUISVILLE, KENTUCKY 40202
TEL: 502.261.4574 FAX: 502.261.4574
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
INDEPENDENCE BANK
DEVELOPER
INDEPENDENCE BANK
2425 FREDERICA STREET
OWENSBORO, KY 42301

JOB NO. 15164
SHEET 1 OF 1

CITY OF MIDDLETOWN
ORDINANCE 12-13-18-A
AN ORDINANCE RELATING TO THE APPROVAL OF
REZONING FROM R5 TO C1 AND APPROVAL OF
DETAILED DISTRICT DEVELOPMENT PLAN AND
BINDING ELEMENTS ON PROPERTY LOCATED AT 111
JUNEAU DRIVE AND BEING IN THE CITY OF
MIDDLETOWN. (CASE NUMBER 17ZONE1002),
Independence Bank

WHEREAS, the City Commission of the City of Middletown has received and reviewed a new Detailed District Development Plan submitted by Independence Bank, on the 19th day of November 2018, and

WHEREAS, the City Commission hereby finds that changes have been made to the Detailed District Development Plan of Independence Bank that the City Commission now desires to approve the re-zoning based on that new plan, and

WHEREAS, the applicant has agreed to certain revisions to the Binding Elements on said property, now, therefore,

BE IT ORDAINED BY THE CITY OF MIDDLETOWN:

Section 1. That based upon the record, detailed findings and favorable recommendation contained in the records of the Louisville Metro Planning Commission (which Findings are hereby incorporated in full herein), the requested rezoning to C1; the Revised Detailed District Development Plan and Revised Binding Elements on the property known as 111 Juneau Drive (more particularly described in the record of Case No. 17ZONE1002 of the Louisville Metro Planning Commission), is hereby approved, subject to Detailed District Development Plan submitted to the City of Middletown by Independence Bank on the 19th day of November, 2018 and the hereinafter provided Binding Elements:

Section 2. The following shall be considered binding elements with respect to the property described in Section 1 of this Ordinance:

Binding Elements

1. The development shall be in accordance with the approved detailed district development plan, which shall be that plan submitted to the City of Middletown by Independence Bank dated the 4th day of December 2018, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be

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submitted to the Planning Commission or the Planning Commission's designee and to the City of Middletown for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. The development shall not exceed 2,300 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District and the City of Middletown
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways. Such approval shall include the right in right out shown on the DDDP. If the project requires a sewer line extension in the pavement of Juneau Dr., applicant shall mill and pave the whole width of Juneau Drive in the limits of the sewer line excavation.
 - c. A minor subdivision plat or legal instrument shall be recorded dedicating additional right-of-way to Shelbyville Road and Juneau Drive. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter. Applicant shall construct a 2-foot high berm along the property line adjacent with 109 Juneau Drive and construct a 6' vinyl privacy fence on top of said berm.
 - e. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - f. The Mayor shall have authority to review and approve all subsequent plans relating to this application, including, but not limited to Landscape Plan.

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6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line. No construction Sundays before 1:00 PM. Prior to and during construction, the site will be maintained in accordance with all city ordinances.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be the same as depicted in the rendering as presented at the 1/10/19 City of Middletown meeting.
10. No idling of trucks shall take place within 200 feet of residential development. No overnight idling of trucks shall be permitted on-site.
12. The Applicant, its successors and assigns, (by its signature on this document) hereby consents and agrees that the City of Middletown has full right and authority to take any and all appropriate direct legal action against Applicant, its successors and assigns, to enforce these binding elements and inspect the premises to determine compliance with the binding elements. All binding elements and/or conditions of approval stated in this report are accepted in total without exception by the entity requesting approval of this (these) development items.

Section 3. This Ordinance shall take effect upon its approval as required by law.

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