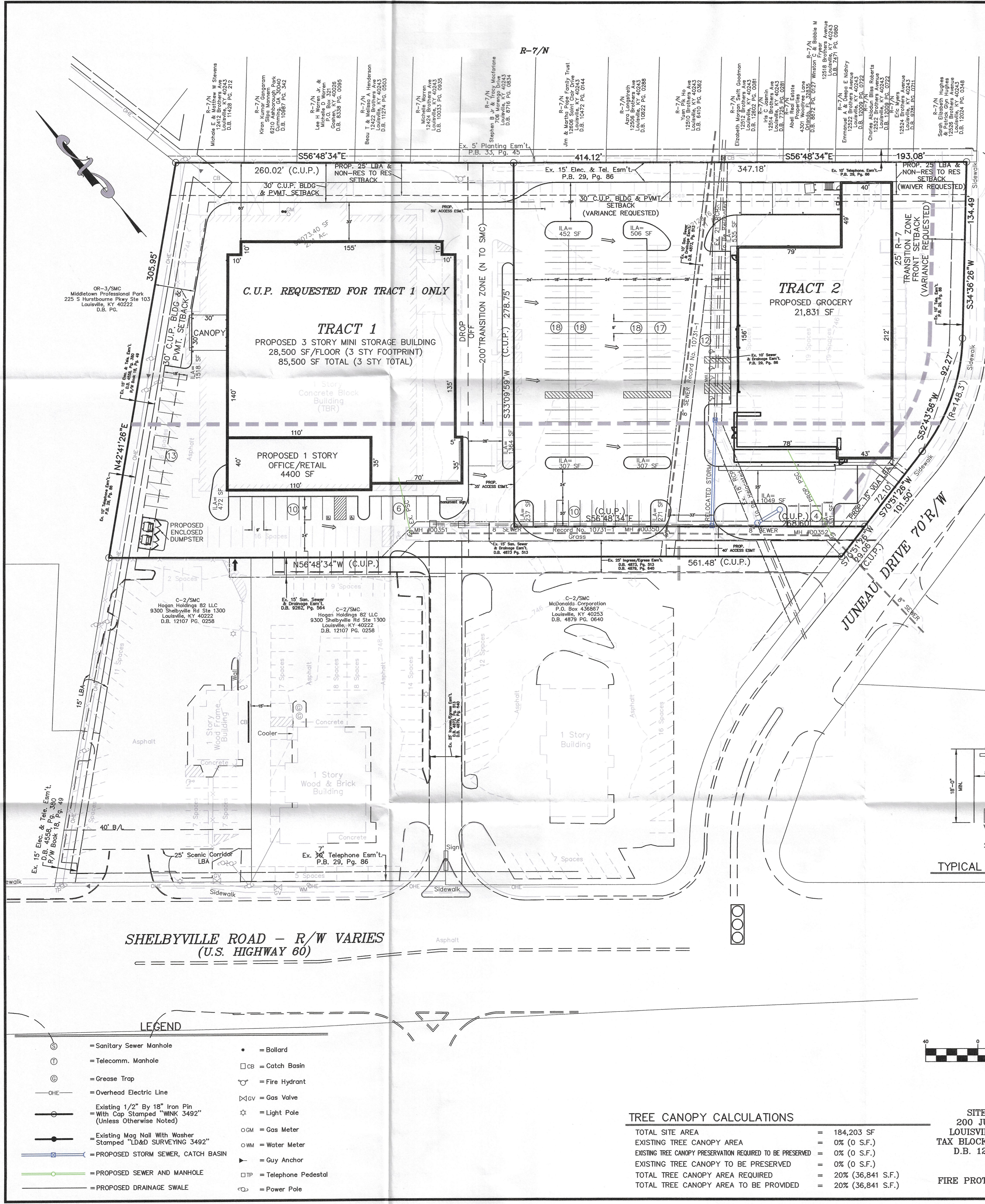
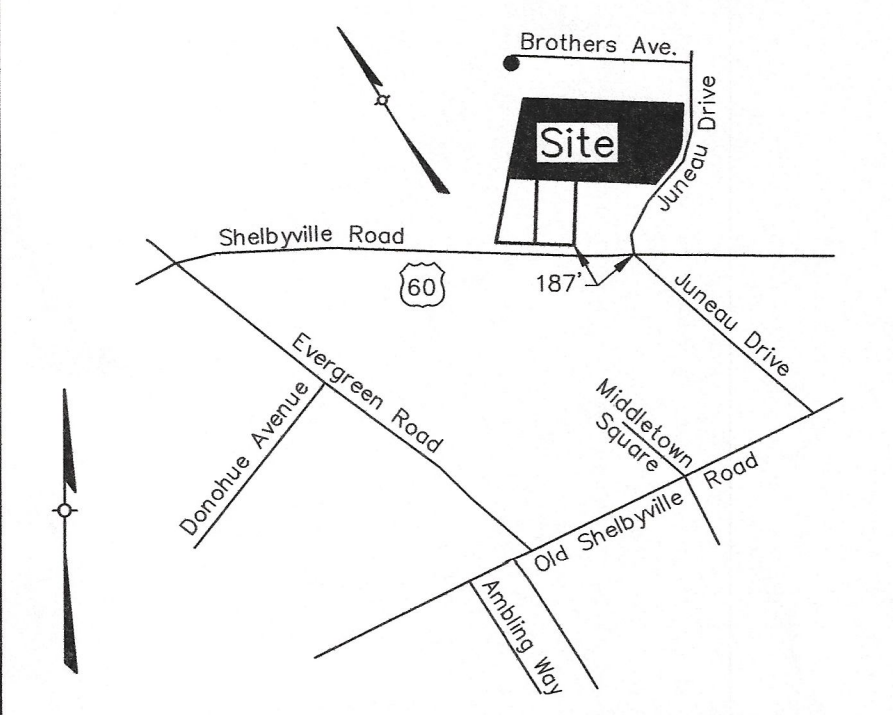


SITE IS LOCATED IN MIDDLETOWN AND IS SUBJECT TO THE MARCH 2006 LAND DEVELOPMENT CODE.



CONDITIONAL USE PERMIT TRACT 1
 1. A Conditional Use Permit is requested for Tract 1 for Mini-warehouse by Section 4.2.34 of the Middletown Land Development Code.

VARIANCES REQUESTED: (TRACT 2) NOT TO SCALE
 1. A Variance is requested for Tract 2 from Section 5.7.1.B.2 of the March 2006 Middletown Land Development Code to vary the JunEAU Drive Transition Zone 25' Front Setback for the proposed building (10' encroachment) and proposed pavement (15' encroachment).
 2. A Variance is requested for Tract 2 from Section 5.3.2.C.2.b of the March 2006 Middletown Land Development Code to vary the 25' non-residential to residential setback adjacent to the R-7 zoning for the proposed building (10' encroachment) and proposed pavement (10' encroachment).

WAIVER REQUESTED: (TRACT 2)
 1. A Waiver is requested for Tract 2 from Section 10.2.4.B of the March 2006 Middletown Land Development Code to waive a more than 50% overlap of an existing 15' Electric & Telephone Esmt. and the proposed 25' LBA required adjacent to the R-7 zoning.

PROJECT DATA

TOTAL SITE AREA	= 4.22± Ac. (184,204 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL
PROPOSED USE	= SELF STORAGE/GROCERY/OFFICE-RETAIL

TRACT 1 DATA

TOTAL SITE AREA	= 2.11± Ac. (92,075 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL
PROPOSED USE	= SELF STORAGE/OFFICE-RETAIL
BUILDING HEIGHT	= 43' (45' MAX. ALLOWED)
BUILDING AREA	= 85,500 SF
SELF STORAGE	= 4,400 SF
OFFICE-RETAIL	= 81,100 SF
TOTAL BUILDING AREA	= 89,900 SF
F.A.R.	= 1.0 (1.0 MAX. ALLOWED)

PARKING REQUIRED

	MIN.	MAX.
SELF STORAGE (20 EMPLOYEES)		
1 SP/1.5 EMPLOYEES MIN.	= 14 SP	
1 SP/EMPLOYEE MAX.		= 20 SP
OFFICE-RETAIL (4,400 SF)		
1 SP/350 SF MIN.	= 13 SP	
1 SP/200 SF MAX.		= 22 SP
TOTAL PARKING REQUIRED	= 27 SP	42 SP
TOTAL PARKING PROVIDED	= 29 PARKING SPACES	
	(2 ADA SPACES INCLUDED)	

TOTAL VEHICULAR USE AREA

TOTAL VEHICULAR USE AREA	= 39,199 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,940 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,354 SF

EXISTING IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA	= 81,176 SF
PROPOSED IMPERVIOUS AREA	= 72,735 SF (10.4% DECREASE)

TRACT 2 DATA

TOTAL SITE AREA	= 2.11± Ac. (92,129 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= PARKING LOT
PROPOSED USE	= GROCERY
BUILDING HEIGHT	= 19' PRIMARY STRUCTURE, 29' TOWER (45' MAX. ALLOWED)
BUILDING AREA	= 21,831 SF
F.A.R.	= 0.2 (1.0 MAX. ALLOWED)

PARKING REQUIRED

	MIN.	MAX.
GROCERY (21,831 SF)		
1 SP/250 SF MIN.	= 87 SP	
1 SP/200 SF MAX.		= 109 SP
TOTAL PARKING PROVIDED	= 97 PARKING SPACES	
	(4 ADA SPACES INCLUDED)	

TOTAL VEHICULAR USE AREA

TOTAL VEHICULAR USE AREA	= 43,890 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,291 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,995 SF

EXISTING IMPERVIOUS AREA

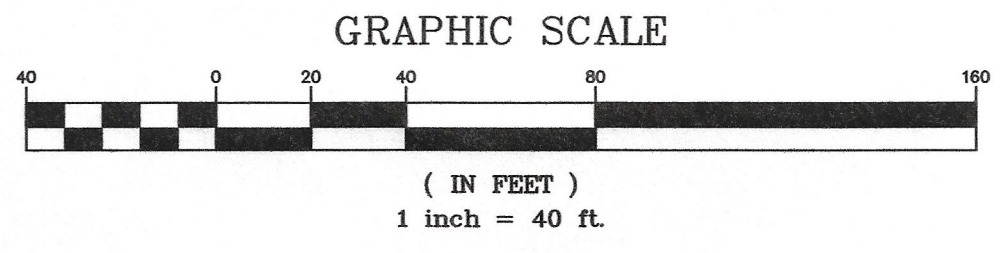
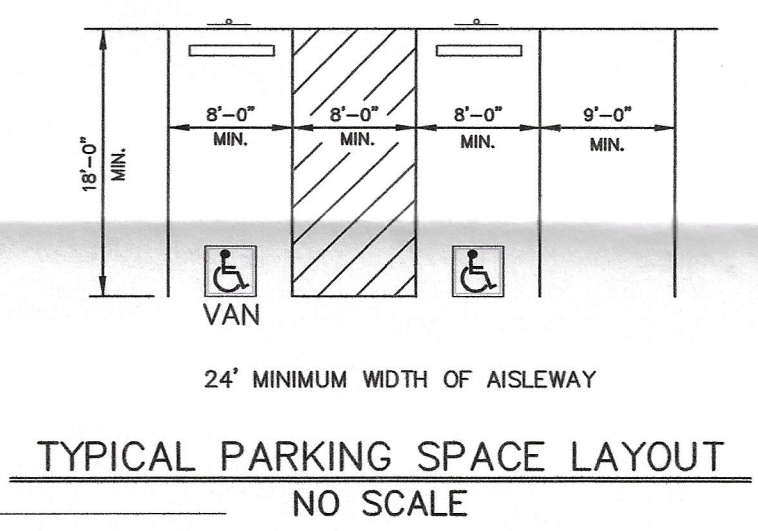
EXISTING IMPERVIOUS AREA	= 77,926 SF
PROPOSED IMPERVIOUS AREA	= 71,230 SF (9.4% DECREASE)

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.
- 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 drip line 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.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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 existing and proposed connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0049 F dated February 26, 2021.
- 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 approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 184,203 SF
EXISTING TREE CANOPY AREA	= 0% (0 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (36,841 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 20% (36,841 S.F.)

SITE ADDRESS:
 200 JUNEAU DRIVE
 LOUISVILLE, KY 40243
 TAX BLOCK 1646, LOT 0013
 D.B. 12107, PG. 258

SITE ADDRESS:
 JUNEAU DRIVE
 LOUISVILLE, KY 40243
 TAX BLOCK 1646, LOT 0014
 D.B. 12107, PG. 258

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - MIDDLETOWN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 20152-CAT2B
 DATE: 09-01-23
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: ABR

LAND DESIGN & DEVELOPMENT, INC.
 LAND DESIGN • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 WEB SITE: WWW.LDD-LLC.COM

200 JUNEAU DRIVE

OWNER:
 HOGAN HOLDINGS 82 LLC
 9300 SHELBYVILLE ROAD STE 1300
 LOUISVILLE, KY 40222

JOB NO. 20152

SHEET 1 OF 1

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