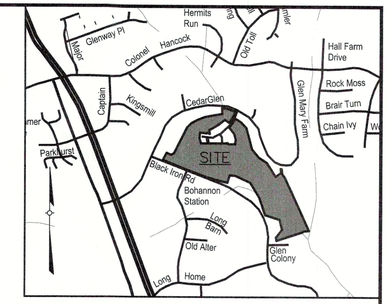
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS
BY:
DATE: 10/21/2022
LOUISVILLE & JEFFERSON COUNTY
MSD PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review — Date: TK 10-13-22
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 45.91± Ac. (2,000,013 SF)
EXISTING ZONING	= R-4/R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= PROPRIETARY PRIVATE CLUB
BUILDING HEIGHT	= 2 STORY
BUILDING AREA	
PROPOSED CLUBHOUSE	= 24,200 SF
PROPOSED WEDDING VENUE	= 8,830 SF
TOTAL BUILDING AREA	= 33,030 SF

PARKING REQUIRED

	MIN.	MAX.
TO BE DETERMINED BY PLANNING DIRECTOR	101	126

TOTAL PARKING PROVIDED	
CLUBHOUSE	= 48 SP
WEDDING VENUE	= 17 SP
RECREATIONAL USES	= 36 SP
TOTAL	= 101 SP (4 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 63,155 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,737 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,942 SF
TOTAL SITE DISTURBANCE AREA	= 27,641 SF
EXISTING IMPERVIOUS AREA	= 158,368 SF
PROPOSED IMPERVIOUS AREA	= 176,880 SF (12% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to bond release.
12. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
13. All recreation areas or play fields and parking lots shall be separated from adjacent properties by a solid fence or dense evergreen shrubbery plantings at least five feet high.
14. A detailed survey of the property and surrounding roadways will be conducted at construction plan stage. If at this time it is found that the right-of-way provided does not meet the requirements of the Land Development Code, right-of-way dedication shall be required prior to construction plan approval by Transportation Planning.
15. All proposed signs on the property shall meet the requirements of Section 4.2.44.D of the Land Development Code.
16. Data and dimensions represented on this plan are based on Lojic. Any discrepancies between this and surveyed data shall be rectified at construction plan stage.
17. A Ch 10 Landscape Plan shall be filed with the office of Planning and Design Services.
18. The driveway entrance to Glenmary Farm Rd shall be 18' wide and the remainder of the drive will be shouldered as needed per Metro Public Works.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
5. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. Site will be subject to MSD Regional Facilities Fee.
8. 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.
9. 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 27,641 sf.

BENCHMARK DESCRIPTIONS

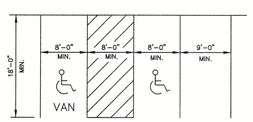
TBM#500=X-CUT ON BOLT ON FIRE HYDRANT. FIRE HYDRANT IS LOCATED ON THE NORTH SIDE OF BLACK IRON ROAD 466'+/– EAST OF BOHANNON STATION ROAD.
ELEVATION=646.271' (NAVD 88)

SOURCE – ELEVATIONS ARE BASED ON LOJIC MONUMENT AZI8636-2001
ELEVATION=???.?? (NAVD 88)

LEGEND

= EXISTING SEWER AND MANHOLE

= PROPOSED AREA OF DISTURBANCE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 2,000,013 S.F.
EXISTING TREE CANOPY AREA	= 36% (720,221 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 00% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 00% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (700,005 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (700,005 S.F.)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SITE ADDRESS:
10200 GLENMARY FARM DRIVE
LOUISVILLE, KY 40291
TAX BLOCK 2535, LOT 000C
D.B. 12025, PG. 512

COUNCIL DISTRICT – 22
FIRE PROTECTION DISTRICT – FERN CREEK
MUNICIPALITY – LOUISVILLE

CASE #22-DDP-0048
WM #10846

RECEIVED
OCT 10 2022
PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7/1/22	REVISED PER AGENCY COMMENTS	JH
2	8/8/22	PER AGENCY COMMENTS	DT
3	10/10/22	General Notes #17 & #18	DT
4	10/20/22	ADD BIG DATA	TK

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 20223-CUP
DATE: 4/4/22
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: JH

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 • LOUISVILLE, KENTUCKY 40222
PHONE: 502-893-7310 FAX: 502-893-7314
WEB SITE: WWW.LDD-INC.COM

CONDITIONAL USE PERMIT

THIENEMAN GLENMARY GOLF COURSE

OWNER/DEVELOPER
AL, CAT LLC
VALLEY STYATION TOWNE CENTER
2606 ALIA CIRCLE
LOUISVILLE, KY 40222

JOB NO. 20223

SHEET 1 OF 1

22-DDP-0048