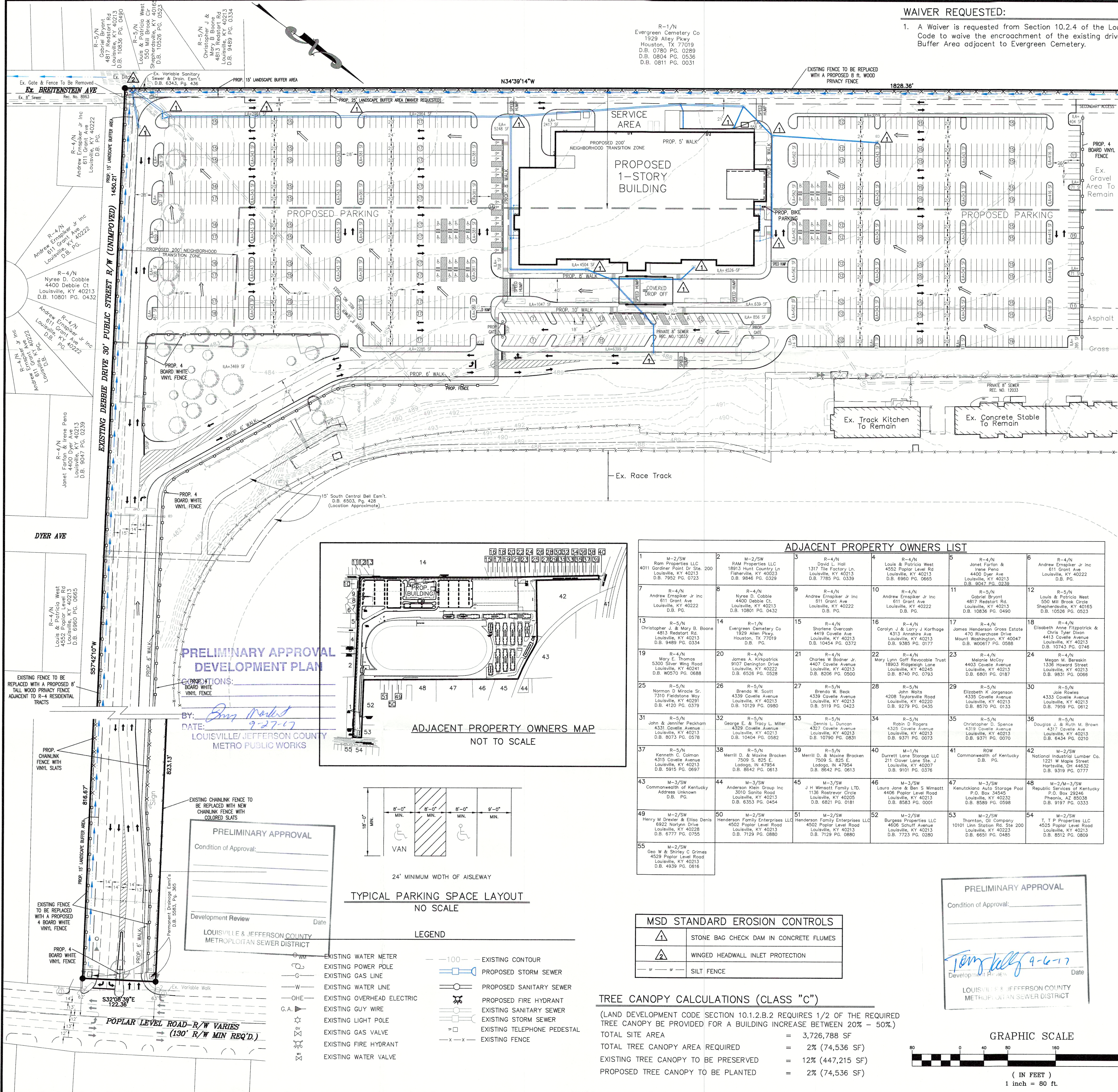
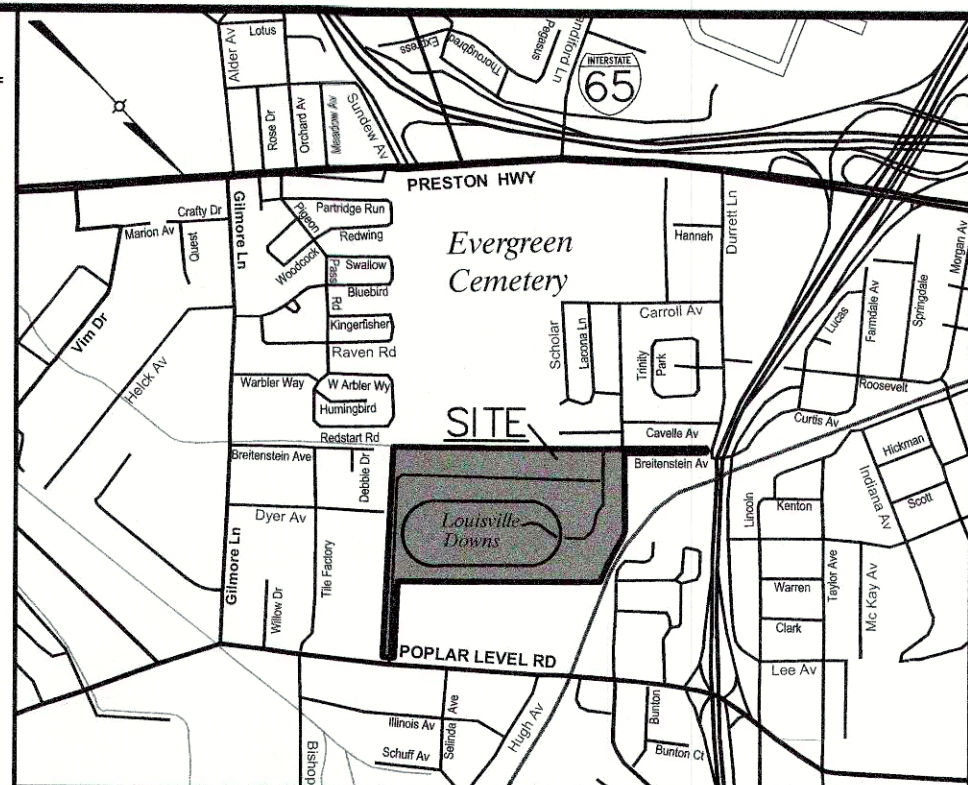




WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the encroachment of the existing drive lane into the 25' Landscape Buffer Area adjacent to Evergreen Cemetery.



PROJECT DATA

TOTAL SITE AREA	= 85.6± Ac. (3,726,788 SF)
EXISTING ZONING	= R-1 (C.U.P.)
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= TRAINING FACILITY
PROPOSED USE	= TRAINING FACILITY & OFF-TRACK BETTING
BUILDING HEIGHT	= 43' (45' MAX. ALLOWED WITHIN NEIGHBORHOOD TRANSITION ZONE & 50' MAX. OUTSIDE OF THE TRANSITION ZONE)
BUILDING AREA	
EXISTING BUILDING AREA	= 197,900 SF
PROPOSED BUILDING AREA	= 84,000 SF
TOTAL BUILDING AREA	= 281,900 SF (42% INCREASE)
F.A.R.	= 0.02 (0.3 MAX. ALLOWED)
PARKING REQUIRED	
1 SP/100 SF MIN. (84,000 SF)	= 840 SP
1 SP/50 SF MAX (84,000 SF)	= 1680 SP
TOTAL PARKING PROVIDED	= 1180 PARKING SPACES (54 HC SP INCLUDED)
BIKE PARKING REQUIRED	= 0 SPACES
BIKE PARKING PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
INTERNAL VEHICULAR USE AREA	= 625,830 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 46,397 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 61,789 SF
EXISTING IMPERVIOUS AREA	= 1,850,922 SF
PROPOSED IMPERVIOUS AREA	= 1,653,994 SF (12% DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A State Highway encroachment permit and bond will be required for any work done in the Poplar Level Road right-of-way.
- 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.
- All outdoor site lighting shall be compliant with the Louisville Metro Land Development Code.
- 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.
- Surface parking lighting shall conform to Chapter 4 part 1.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 & 0059 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 plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.

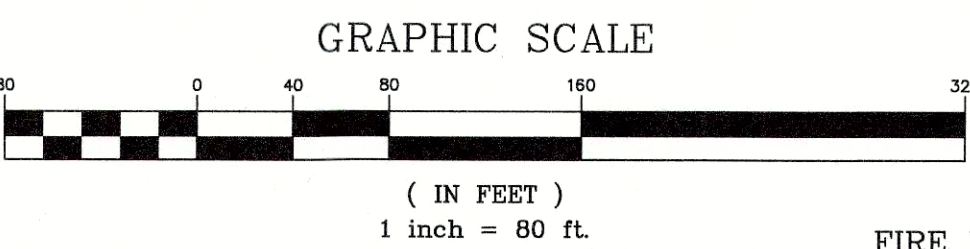
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

TREE CANOPY CALCULATIONS (CLASS "C")

(LAND DEVELOPMENT CODE SECTION 10.1.2.B.2 REQUIRES 1/2 OF THE REQUIRED TREE CANOPY BE PROVIDED FOR A BUILDING INCREASE BETWEEN 20% - 50%)	
TOTAL SITE AREA	= 3,726,788 SF
TOTAL TREE CANOPY AREA REQUIRED	= 2% (74,536 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 12% (447,215 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 2% (74,536 SF)

PRELIMINARY APPROVAL
Condition of Approval: _____
Date: 9-6-17
Development: J. M. Jones
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/28/17	ADDRESSED AGENCY COMMENTS	KMY
2	8/28/17	ADDRESSED AGENCY COMMENTS	KMY

PROJECT DATA

FILE NAME: 18242-MOD-CUP

DATE: 7/14/17

CHECKED BY: KMY

SCALE AS SHOWN

DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

505 WILSON AVENUE, SUITE 200, LOUISVILLE, KY 40202

TEL: 502.442.9751 FAX: 502.442.9754

WEB SITE: WWW.LDD-NCEN.COM

MODIFIED CONDITIONAL USE PERMIT PLAN

TRACKSIDE

OWNER/DEVELOPER

CHURCHILL DOWNS INC.

700 CENTRAL AVENUE

LOUISVILLE, KY 40208

JOB NO. 16242

SHEET 1 OF 1