

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. There shall be no commercial signs in the Right of Way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of the 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. The development shall be in accordance with the approved development plan, all applicable sections of the Land Development Code. Any changes/additions/alterations of the plan shall be submitted to the City of St. Matthews for review and approval any changes/additions/alterations not so referred shall not be valid.
8. All off-street parking areas shall be permanent and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
9. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
10. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
11. 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.
12. All proposed service structures (including dumpsters) shall be screened per Louisville Land Development Code 10.2.6.
13. Trash to be collected in movable bins and disposed of off-site at school trash receptacle by staff.
14. The proposed private proprietary club will have no employees.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 F dated February 26, 2021.
3. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. On-site detention will be provided. Postdeveloped peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. 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.
8. 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.
9. Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's Design Manual. Long term maintenance agreement and bond to be issued with St. Matthews.
10. St. Matthews approval required prior to MSD construction plan approval.

CONDITIONAL USE PERMIT:

1. A Conditional Use Permit is requested from Section 5.4.B of St. Matthews Development Code (April 1, 2001) to allow a private proprietary club to operate in the OR-3 zoning district. Additionally request relief from the required 30' Conditional Use Permit setback.

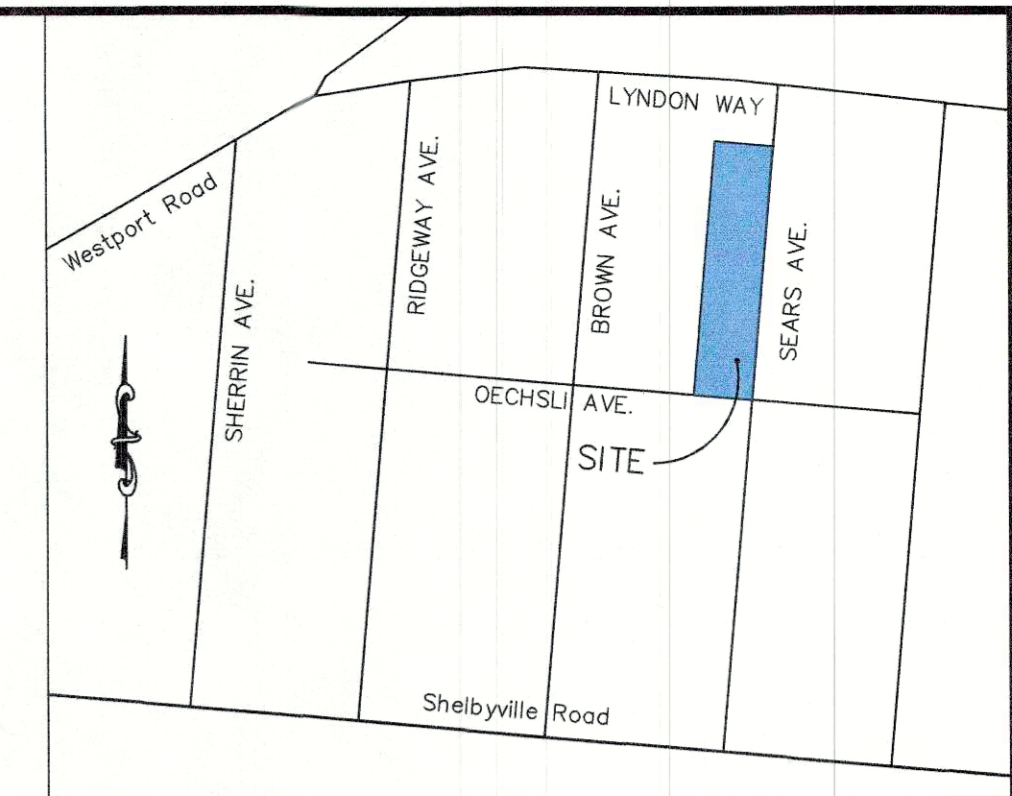
VARIANCE REQUEST:

1. A Variance is requested from Section 9.1.B.1.a of St. Matthews Development Code (April 1, 2001) to allow a 6' privacy fence to exceed the maximum 4' height within the Front Yard Setback.
2. A Variance is requested from Section 9.1.B.1.a of St. Matthews Development Code (April 1, 2001) to allow a 10' chain link fence to exceed the maximum 4' height within the Street Side Yard Setback.

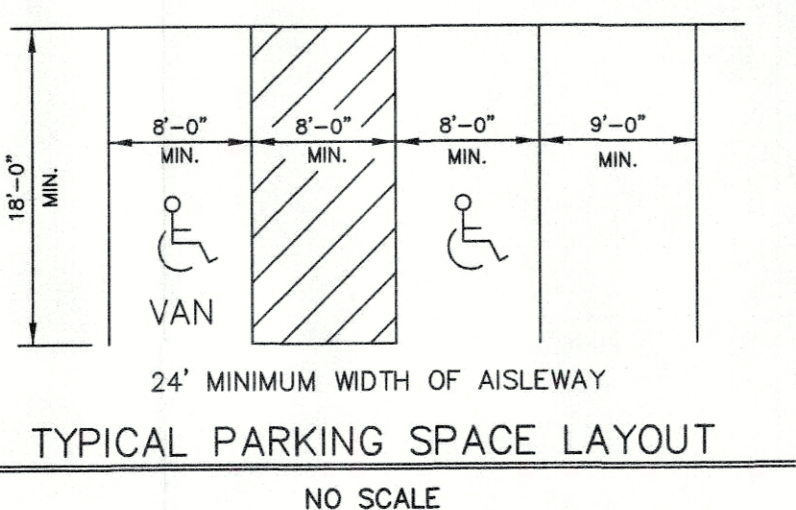
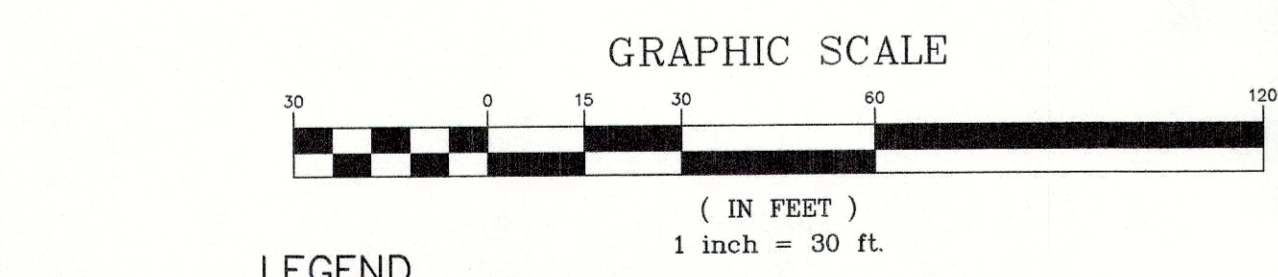
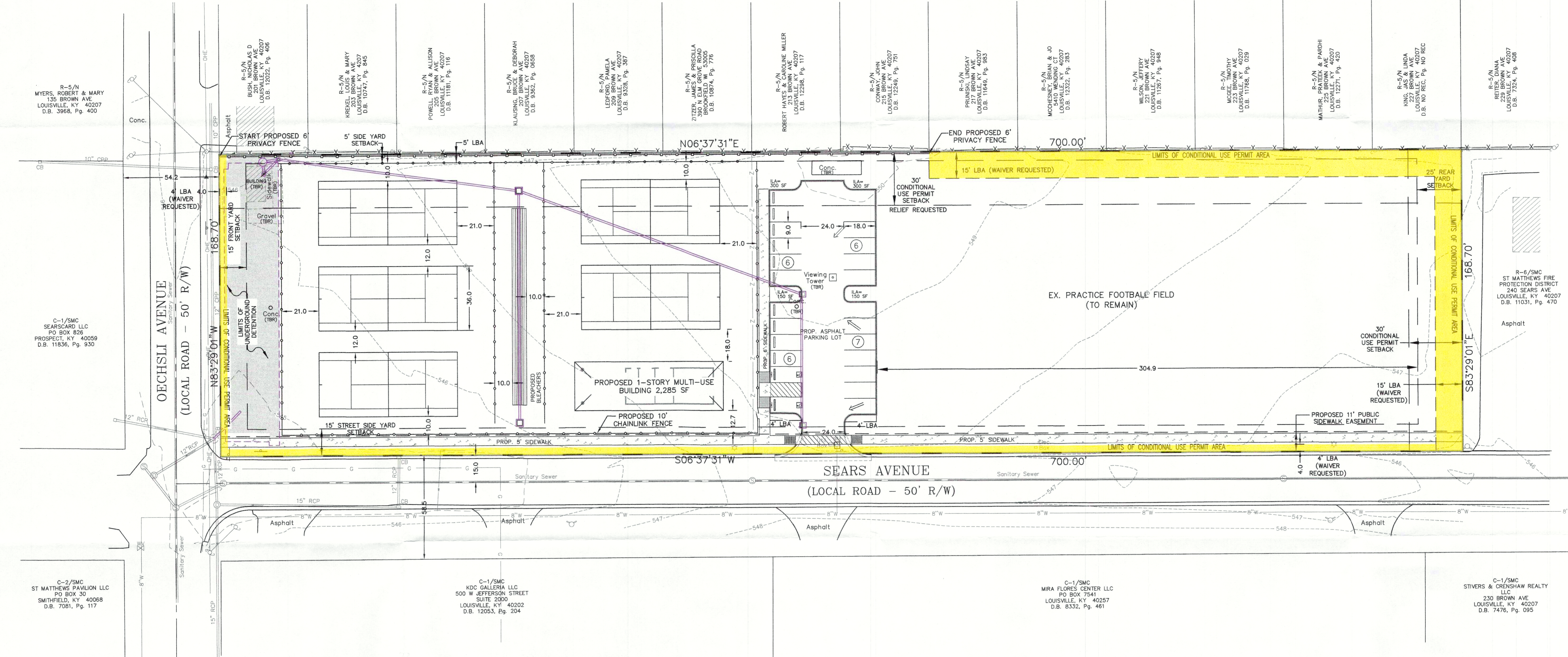
WAIVER REQUEST:

1. A Waiver is requested from Section 12.C.3 part D.1.(a).1 of St. Matthews Development Code (April 1, 2001) to not provide the required 15' Landscape Buffer and associated plantings along a portion of the west property line and along the north property line currently used by St. Matthews Fire Department.
2. A Waiver is requested from Section 12.C.3 part D.1.(a).7 of St. Matthews Development Code (April 1, 2001) to not provide the required 4' Landscape Buffer and associated plantings along Sears Avenue and Oechsli Avenue.

THIS SITE IS LOCATED IN THE CITY OF ST. MATTHEWS AND SUBJECT TO DEVELOPMENT CODE AS IN EFFECT APRIL, 2001



LOCATION MAP NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 2.59± Ac. (112,610 SF)
EXISTING ZONING	= OR-3
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= SPORTS PRACTICE FIELDS
PROPOSED USE	= TENNIS COURTS / SPORTS PRACTICE FIELDS
PARKING REQUIRED	= 4 SPACES PER COURT (5 COURTS X 4 SP) = 20 SPACES
PARKING PROVIDED	= 25 SPACES (INCL. 2 HC)
TOTAL VEHICULAR USE AREA	= 7,957 SF
INTERIOR LANDSCAPE AREA REQUIRED	= (7,226/100)x5= 398 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 600 SF
FLOOR AREA RATIO ALLOWED	= 4.0
FLOOR AREA RATIO PROVIDED	= 0.02
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 53,221 SF (47%)
MAXIMUM BUILDING HEIGHT	= NO MAXIMUM HEIGHT
PROPOSED BUILDING HEIGHT	= 16'

SITE ADDRESSES: 150 SEARS AVE, LOUISVILLE, KY 40207, PARCEL ID 025400630000, D.B. 6331, PG. 612

OWNERS: TRINITY HIGH SCHOOL FOUNDATION, 4011 SHELBYVILLE ROAD, LOUISVILLE, KY, 40207-3122

RELATED CASES: 9-83-80



UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-268-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

RECEIVED
MAR 13 2023
PLANNING & DESIGN SERVICES

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 21097 CUP Plan
DATE: 10/24/22
SCALE: 1" = 30'-0"
CHECKED BY: TB
DRAWN BY: TB

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LANDSCAPE ARCHITECTURE - LANDSCAPE ARCHITECTURE
607 WATKINS MANE, SUITE 101, LOUISVILLE, KENTUCKY 40222
PHONE: 502.444.9776 FAX: 502.444.9774
WEB SITE: WWW.LD&D.COM

CONDITIONAL USE / RDDDP PLAN
TRINITY HIGH SCHOOL TENNIS- SEARS AVENUE
OWNER/DEVELOPER
TRINITY HIGH SCHOOL FOUNDATION
4011 SHELBYVILLE ROAD
LOUISVILLE, KY 40207

JOB NO. 21097
SHEET 1.0
WM #12527