

CITIGROUP TECHNOLOGY INC.
12300 SYCAMORE STATION PLACE
DB 9838 PG 218
ZONE: PEC FORM: SW

RESNICK, IN KY LLC
12501 LAKEFRONT PL
DB 8818 PG 497
ZONE: PEC FORM: SW

THE ARNOLD FAMILY LIVING TRUST
TUCKER STATION RD
DB 8771 PG 279
ZONE: PEC FORM: SW

THE ARNOLD FAMILY LIVING TRUST
TUCKER STATION RD
DB 8771 PG 279
ZONE: PEC FORM: SW

JOHN D BRENNENSTUHL
1416 TUCKER STATION RD
DB 10513 PG 156
ZONE: PEC FORM: SW

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *Tony Kelly*
DATE: 11-30-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

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 EPSC PLAN, SWPPP PLAN AND MSD STANDARDS.

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.

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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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.

MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED IN CONJUNCTION WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.

I L A Requirements

Vehicle Use Area:	133,078 S.F.
ILA Required:	(7.5%) 9,981 S.F.
ILA Provided:	(8.18%) 10,890 S.F.
ILA Trees Required:	(1/4000 S.F.) 33 trees
ILA Trees Provided:	33 trees

Impervious Areas

Total Site Area	348,649 S.F.
Existing Conditions	136,714 S.F.
Impervious	211,935 S.F.
Proposed Conditions	101,370 S.F.
Impervious	247,279 S.F.

TREE CANOPY CALCULATION

GROSS SITE AREA = 348,480 S.F. (8 ACRES)
 TREE CANOPY PRESERVED = 0% (69,700 S.F.)
 TREE CANOPY REQUIRED = 20% (69,700 S.F.)
 79 TYPE A TREE @ 1 3/4" - 2 1/2" CAL (720 S.F. CREDIT) = 56,880 S.F.
 18 TYPE A TREE @ 3" CAL (960 S.F. CREDIT) = 15,360 S.F.
 16 TYPE B TREE @ 1 3/4" - 2 1/2" CAL (432 S.F. CREDIT) = 7,776 S.F.

TREE CANOPY PROVIDED = 56,880 + 15,360 + 7,776 = 80,016 S.F. (23%)

**PER APPROVED PLAN L-094-06

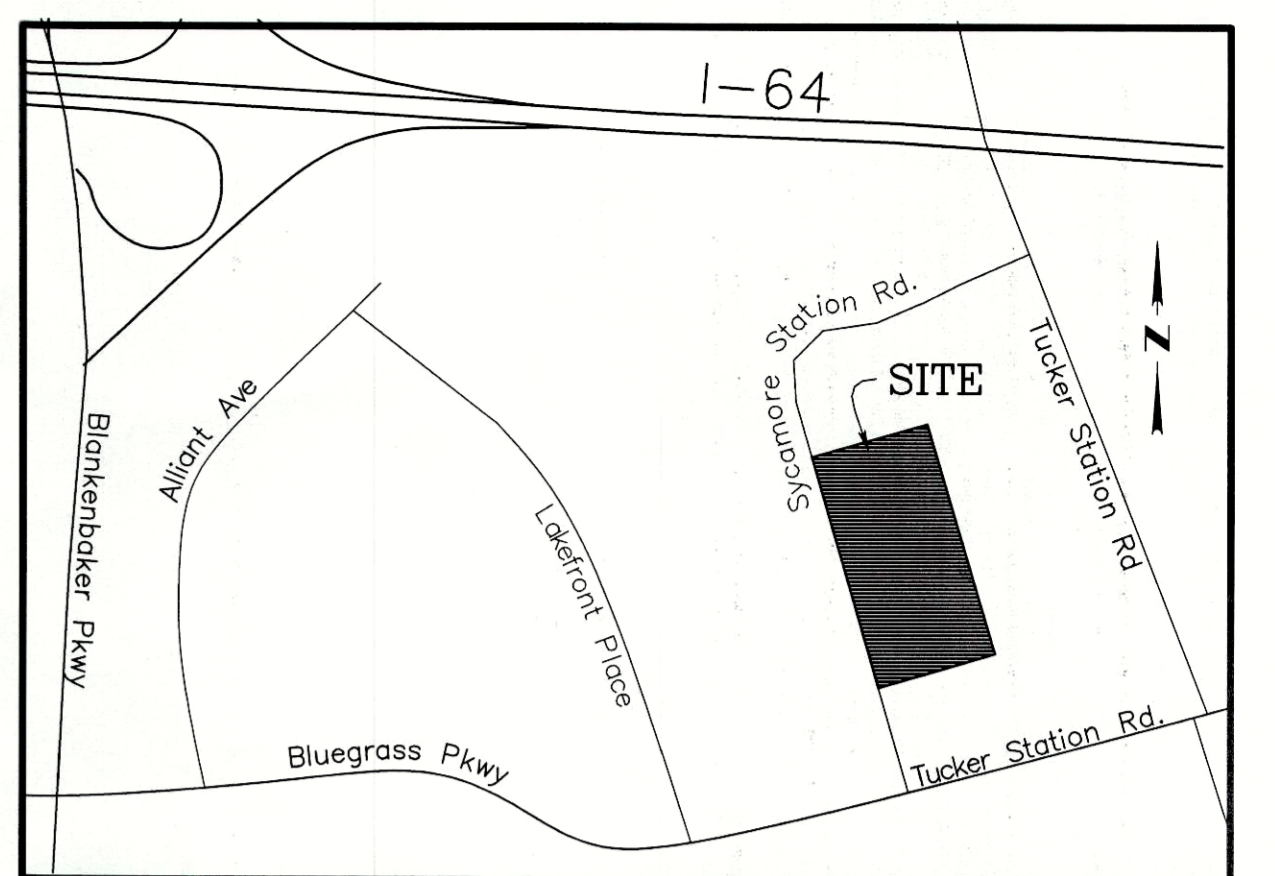
DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PREPARED BY AL ENGINEERING INC., BOUNDARY INFORMATION SHOWN HEREON PROVIDED BY MINDELL SCOTT & ASSOCIATES.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FORTY-EIGHT HOURS (48) IN ADVANCE BEFORE EXCAVATION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- GAS & ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- SEWAGE FROM THIS DEVELOPMENT SHALL BE TREATED AT THE CEDER CREEK WATER QUALITY TREATMENT CENTER.
- PROPERTY IS IN MIDDLETOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502) 267-7273.
- ALL TRAFFIC CONTROL BOTH ONSITE AND OFFSITE NECESSARY FOR THE CONTRACTOR'S WORK SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, CURRENT EDITION), KYTC AND LOUISVILLE METRO REQUIREMENTS.

LEGEND

	Property Line		Wood/Vinyl Fence
	Existing Fence		Tree Canopy Protection Fence
	Existing Sewerline		Ditch Line
	Proposed Sewerline		Flow Arrow
	Existing Manhole		Existing Storm Line
	Proposed Manhole		Proposed Storm Line

VICINITY MAP



Site Development Data

Location:	12101 Sycamore Station Pl.
Inst. No.:	D.B. 10589 PG. 365
Tax Block, Lot, Sublot:	0039-1085-0000
Area:	8.00 Acres
	348,649 S.F.
Zoning:	PEC
Form District:	SW
Enterprise Zone:	No
Existing Use:	Athletic Complex
Proposed Use:	Athletic Complex/Church
Plan Certain:	09-068-00

BTU FUNDING LLC
1009 DEVON CT.
GOSHEN, KY 40026-9761

Building Summary

Site Area:	348,649 S.F.
Ex. Building Area:	76,207 S.F.
Proposed Building Area:	35,344 S.F.
Proposed 2nd Floor:	8,000 S.F.
Total Building Area:	119,551 S.F.
F.A.R.:	0.34
Max Allowed F.A.R.:	1.0
Max Building Height:	50'
Building Ht. Proposed:	40'

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	
Side:	None	15' LBA
Street Side:	25'	
Rear:	None	15' LBA
Max. Height of Building:	50'	

Parking Summary

Athletic	1SP/300S.F.	Min	Max
Existing Building	76,207	S.F.	1SP/100S.F.
Proposed Addition (A)	254	S.F.	762
	17,672	S.F.	177
	59		

Total Spaces Required 313 939
 Total Spaces Provided 376
 *Note: Addition A is the peak parking demand land use.

Proposed Addition (B)

Church - Sanctuary	10,000	S.F.	125% of min
Total Spaces Required	200	S.F.	250

Total Spaces Provided 376
 *Note: Addition B is not the peak parking demand land use.

Spaces Provided 368 spaces
 0 ADA spaces
 8 Total

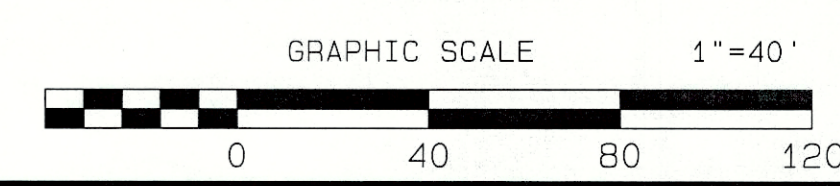
Bicycle Parking 2 Long-Term 2 Short-Term

Land Use A is an expansion of existing building land use.
 Land Use B is religious use, Church.

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NOV 21 2016
PLANNING & DESIGN SERVICES

16DEVPLAN1204
WM# 9145

PROJECT REFERENCES	
Formerly Known As:	HOOPS
Planning & Zoning Related Cases:	09-068-00
Landscape:	L-094-06
MSD WM #:	9145



VALET-PROVALET, NetWorkVALET, Projects, 2016-08-08 BTU Development, L488 DEV PLAN, IFC 11/21/2016 0:50:13PM AMR

REVISED DATE: 11-21-2016
 BTU DEVELOPMENT
 LICHTFELD INC
 AL ENGINEERING INC