

**GENERAL NOTES**

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted for approval to the Middletown Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at the time of the bond release.
- An encroachment permit and bond will be required for all work done in the right-of-way prior to construction approval by Metro Works.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- City of Middletown approval required.
- MSD drainage bond will be required.
- An easement plot for the detention basin, thru drainage and the Middletown recapture sanitary sewer has been recorded in D.B. 10182 PG. 118.
- On-site detention will be required. Post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system, whichever is more restrictive.
- Approval from the Corps of Engineers and Division of Water for work in

- the stream will be required.
- Should the Metro Public Works Aiken Road project begin prior to dedication of the right-of-way, a right of entry shall be granted.
- Right-of-way dedication required prior to bond release by Metro Public Works. R/W dedication to North English Station Road by D.B. 10181 PG. 769.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed for vehicular movement throughout adjacent sites as determined appropriate by Metro Public Works. A cross access agreement to run with the land and in a form acceptable from Planning Commission legal counsel shall be recorded prior to the construction approval for the adjacent property to be developed.
- At the time the northern entrance opposite Aiken Road is completed, a traffic study will be required to determine if the southern entrance may remain as a full entrance.
- The developer shall contribute up to 12% of the cost of the signal installation at Aiken Road and North English Station Road, not to exceed \$7,000. This shall be paid within (30) days of the request by the Director of Metro Public Works. The request shall be made to the developer when Metro Public Works obtains the balance of the cost of installation, no sooner than construction plan approval.
- If at the time of construction approval sidewalks have not been constructed along N. English Station Road by KYTC project 5-353, a sidewalk fee in lieu will be applied.
- For the City of Middletown, the proposed entrance aligning with the proposed Aiken Road relocation cannot be built until the Aiken Road relocation has been completed.
- The owner/developer shall pick up trash and debris at the transit stop on an as needed basis.
- All retail shops must have individual connections per MSD's Fats, Oils, and Grease Policy.
- 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.
- A Reciprocal Access Easement Agreement has been recorded between Tract 1 & Tract 2 per Deed Book 10181, Page 769.
- Accessory structures shall be in compliance with Louisville Metro Land Development Code Sections 5.5.5, & 10.2.6.
- All internal sidewalks shall be five foot in width.

**WAIVER GRANTED: PER 15DEVPLAN1067 APPROVED 6/25/15**

- A Waiver was granted from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15' Landscape Buffer Area associated with the Internal C-M/EZ-1 zoning line.

**WAIVER GRANTED: PER CASE #16739**

- A Waiver was granted on May 9, 2013 from 10.2.3 of the Louisville Land Development Code to allow the proposed parking lot to encroach into the required 35' LBA.

**VARIANCE GRANTED: PER 14VARIANCE1029**

- A Variance was granted on June 16, 2014 from 5.3.4 of the Louisville Land Development Code to allow the existing building with the proposed addition to encroach 13' into the required 25' front yard.

**WAIVER GRANTED: PER CASE 16DEVPLAN1134**

- A Waiver was granted from 10.2.3 of the Louisville Land Development Code to allow on Tract 2, the proposed parking lot, dumpster enclosure, concrete walk, and building to encroach into the required 35' LBA.

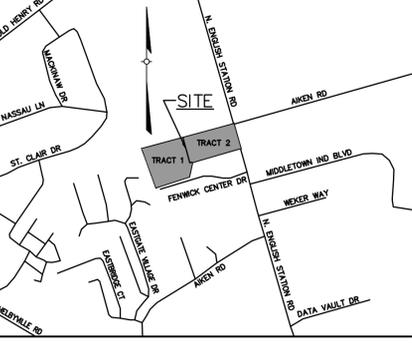
**A CONDITIONAL USE PERMIT FOR AN AMPHITHEATER WAS GRANTED ON MAY 9, 2013 BY SECTION 4.2.47 OF THE JULY 2004 EDITION OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.**

**PROJECT DATA**

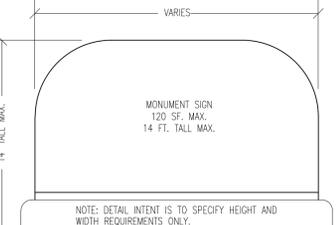
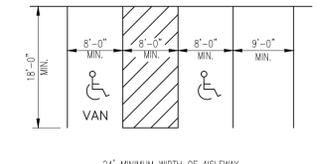
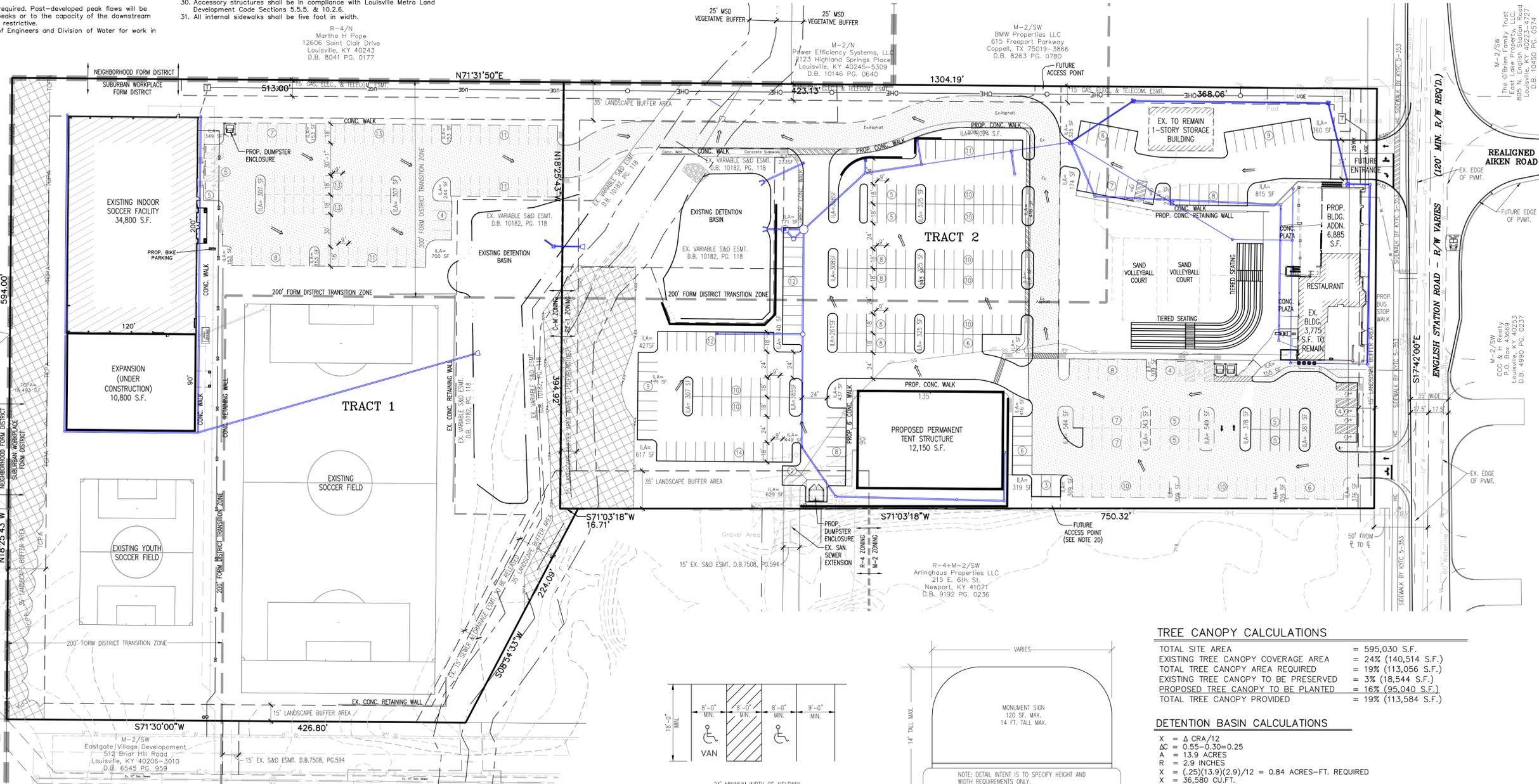
SITE AREA	= 6.79± ACRES
TRACT 1	= 6.84± ACRES
TRACT 2	= 13.63± ACRES
TOTAL SITE AREA	= 24.003 S.F.
EXISTING ZONING	= C-M
TRACT 1	= FZ-1
TRACT 2	= SUBURBAN WORKPLACE
EXISTING FORM DISTRICT	= UNDER CONSTRUCTION
PROPOSED USE	= INDOOR SOCCER FACILITY
TRACT 1	= SAND VOLLEYBALL COURTS, RESTAURANT, INDOOR VOLLEYBALL TENT FACILITY
TRACT 2	= SAND VOLLEYBALL COURTS
TOTAL BUILDING AREA	= 45,600 S.F.
TRACT 1	= 45,600 S.F.
TRACT 2	= 10,660 S.F.
INDOOR SOCCER FACILITY	= 10,660 S.F.
INDOOR VOLLEYBALL TENT	= 12,150 S.F.
RESTAURANT	= 25,213 S.F.
STORAGE BUILDING	= 2,515 S.F.
INDOOR VOLLEYBALL TENT	= 12,150 S.F.
TRACT 2 TOTAL BUILDING AREA	= 70,813 S.F.
SITE TOTAL BUILDING AREA	= 0.1 (C-M/EZ-1 5.0 MAX. ALLOWED)
FLOOR AREA RATIO	= 0.1 (C-M/EZ-1 5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 38' (50' MAX. ALLOWED)
INDOOR SOCCER FACILITY	= 33' (50' MAX. ALLOWED)
RESTAURANT	= 36' (50' MAX. ALLOWED)
INDOOR VOLLEYBALL TENT	= 36' (50' MAX. ALLOWED)
TRACT 1 VEHICULAR USE AREA	= 33,540 S.F.
TRACT 1 ILA REQUIRED	= 2,515 S.F. (7.5% TRACT 1 VUA S.F.)
TRACT 1 ILA PROVIDED	= 2,519 S.F.
TRACT 2 VEHICULAR USE AREA	= 129,969 S.F.
TRACT 2 ILA REQUIRED	= 9,748 S.F.
TRACT 2 ILA PROVIDED	= 11,534 S.F.

**PROJECT PARKING SUMMARY:**

<b>TRACT 1 PARKING</b>	MIN.	MAX.
INDOOR SOCCER FACILITY	= 152 SPACES	456 SPACES
45,600/300 S.F.:45,600/100 S.F.	= 152 SPACES	456 SPACES
(OUTDOOR & INDOOR SOCCER FIELDS SHARES PARKING)		
PARKING REQUIRED (TRACT 1)	= 152 SPACES	456 SPACES
PARKING PROVIDED (TRACT 1)	= 96 SPACES	(INCLUDES 4 ACCESSIBLE SPACES)
<b>BICYCLE PARKING</b>		
2 REQUIRED SHORT TERM SPACES/6 PROVIDED		
1 REQUIRED LONG TERM SPACE/3 PROVIDED INSIDE BUILDING		
<b>TRACT 2 PARKING</b>		
INDOOR VOLLEYBALL TENT FACILITY	= 41 SPACES	122 SPACES
12,150/300 S.F.:12,150/100 S.F.	= 41 SPACES	122 SPACES
SAND VOLLEYBALL COURTS	= TBD BY PLANNING DIRECTOR	
RESTAURANT	= 85 SPACES	213 SPACES
10,660/125 S.F.:10,660/50 S.F.	= 85 SPACES	213 SPACES
PARKING REQUIRED	= 126 SPACES	335 SPACES
PARKING PROVIDED	= 301 SPACES	(INCLUDES 12 ACCESSIBLE SPACES)
<b>TOTAL SITE PARKING</b>		
PARKING REQUIRED	= 152 SPACES	456 SPACES
TRACT 1	= 152 SPACES	456 SPACES
TRACT 2	= 124 SPACES	322 SPACES
TOTAL PARKING REQUIRED	= 276 SPACES	778 SPACES
TOTAL PARKING PROVIDED	= 397 SPACES (9 TO 13 TOTAL ACCESSIBLE SPACES REQUIRED)	
PARKING PROVIDED		
TRACT 1	= 96 SPACES (4 ACCESSIBLE SPACES)	
TRACT 2	= 301 SPACES (12 ACCESSIBLE SPACES)	
TOTAL PARKING PROVIDED	= 397 SPACES (16 ACCESSIBLE SPACES)	



**LOCATION MAP NOT TO SCALE**



**TREE CANOPY CALCULATIONS**

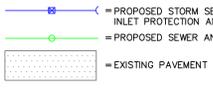
TOTAL SITE AREA	= 595,030 S.F.
EXISTING TREE CANOPY COVERAGE AREA	= 24% (140,514 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 19% (113,056 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 3% (18,544 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (95,040 S.F.)
TOTAL TREE CANOPY PROVIDED	= 19% (113,584 S.F.)

**DETENTION BASIN CALCULATIONS**

X = Δ GRA/12	
Δ C = 0.55 - 0.30 = 0.25	
A = 13.9 ACRES	
R = 2.9 INCHES	
X = (2.9)(13.9)(2.9)/12 = 0.84 ACRES - FT. REQUIRED	
X = 36,580 CU.FT.	
PROVIDED BASIN = 14,280 SQ.FT.	
TOTAL = 42,840 CU.FT. > 36,580 CU.FT.	

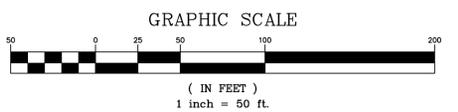
- R-4/N Martha H. Pope, 12606 Saint Clair Drive, Louisville, KY 40243, D.B. 8041, PG. 0177
- R-4/N Elizabeth Wine & Zachary Knotts, 725 Eastgate Village Place, Louisville, KY 40223, D.B. 10402, PG. 0175
- R-4/N Philip Mortenson, 723 Eastgate Village Place, Louisville, KY 40223, D.B. 9584 PG. 0498
- R-4/N Tyrone P & Arleen F Tucker, 721 Eastgate Village Place, Louisville, KY 40223, D.B. 7159 PG. 0530
- R-4/N John T & Valerie L Sherek, 719 Eastgate Village Pl, Louisville, KY 40223, D.B. 7280 PG. 0623
- R-4/N Shane J & Christy E Speak, 13307 Crystal Cove, Louisville, KY 40223, D.B. 10662 PG. 0282
- M-2/SW Eastgate Village Development, 512 Briar Hill Road, Louisville, KY 40206-3010, D.B. 6545 PG. 959
- M-2/SW BMW Properties LLC, 615 Freeport Parkway, Coppell, TX 75019-3866, D.B. 8263 PG. 0780
- M-2/N Power Efficiency Systems, LLC, 7123 Highland Springs Place, Louisville, KY 40245-3309, D.B. 10146 PG. 0640
- M-2/SW The O'Brien Family Trust, 815 West Lake Property, LLC, Louisville, KY 40223-4727, D.B. 10450 PG. 0574
- M-2/SW C.C. & S.W. Property, P.O. Box 45669, Louisville, KY 40223, D.B. 4990 PG. 0237
- R-4-M-2/SW Arlinghaus Properties LLC, 215 E. 6th St, Newport, KY 41071, D.B. 9192 PG. 0236

**LEGEND**



**MSD STANDARD EROSION CONTROLS**

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



**SITE ADDRESS:**  
 598 & 600 ENGLISH STATION ROAD  
 LOUISVILLE, KY 40223  
 598-TAX BLOCK 0023, LOT 0746  
 600-TAX BLOCK 0023, LOT 0745  
 D.B. 9696, PG. 0361  
 D.B. 10181 PG. 0769 (MODIFICATION TO DEED)  
 COUNCIL DISTRICT - 19  
 FIRE PROTECTION DISTRICT - MIDDLETOWN

**CURRENT CASE:** 17DEVPLANXXXX  
**RELATED CASES:** 16DEVPLAN1134, 15DEVPLAN1067, 14DEVPLAN1044, 14VARI029, B-17349-12, & 16739  
**WM#9943**

**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**PROJECT DATA**

FILE NAME:	11059_RDDP.dwg
DATE:	11/20/17
CHECKED BY:	AER
DRAWN BY:	SBS
SCALE:	AS SHOWN

**L&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 505 WASHINGTON BLVD., SUITE 200  
 LOUISVILLE, KY 40202  
 TEL: 502.426.9739 FAX: 502.426.9794  
 WEB SITE: WWW.LD&D.COM

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**  
**598 AND 600 NORTH ENGLISH STATION ROAD**  
 OWNER/DEVELOPER  
**BLIND SQUIRREL, LLC.**  
 15405 CRYSTAL SPRINGS WAY  
 LOUISVILLE, KY 40245-5298

**JOB NO. 11059**  
**SHEET 1 OF 1**

PROFESSIONAL'S SEAL