

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 dripline 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 widening 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 Indoor Soccer facility sewers to connect to the adjacent East Gate Village development / Fenwick property. Front Restaurant to connect to the existing force main system along English Station Road via private pump system. All sewer drainage to be handled by the Middletown Industrial Waste Station.
- 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.
- The Owner/Developer will maintain the transit stop on an as needed basis.
- If at the time of construction approval, sidewalks have not been constructed, then the developer is responsible for providing sidewalks per LDC along the frontage.
- Per 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.

WAIVER REQUESTED:

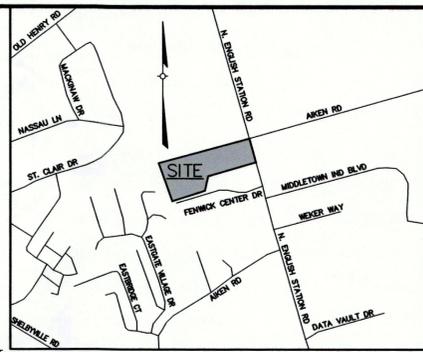
- A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15' Landscape Buffer Area associated with the Internal C-M/EZ-1 zoning line.
- WAIVER GRANTED: (CASE #16739)**
- A Waiver was granted on May 9, 2013 from 10.2.3 of the Louisville Land Development Code to allow the proposed parking lot to encroach into the required 35' LBA.
- VARIANCE GRANTED: (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.

PROJECT DATA

TOTAL SITE AREA	= 13.66 Ac.
EXISTING ZONING	= EZ-1/C-M
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING EZ-1 AREA	= 6.82 Ac.
EXISTING C-M AREA	= 6.84 Ac.
EXISTING USE	= UNDER CONSTRUCTION
PROPOSED USE	= INDOOR SOCCER FACILITY, AMPHITHEATER/VOLLEYBALL COURTS, RESTAURANT
BUILDING AREA	= 34,800 SF
INDOOR SOCCER FACILITY	= 3,200 SF
AMPHITHEATER	= 10,660 SF
RESTAURANT	= 48,660 SF
TOTAL SF OF BUILDINGS	= 0.08 (C-M/EZ-1 - 5.0 MAX. ALLOWED)
F.A.R.	
BUILDING HEIGHT	
INDOOR SOCCER FACILITY	= 38' (50' MAX. ALLOWED)
RESTAURANT	= 33' (50' MAX. ALLOWED)
PROPOSED IMPERVIOUS SURFACE AREA	= 248,130 SF
EXISTING IMPERVIOUS SURFACE AREA	= 65,277 SF
PROPOSED VEHICULAR USE AREA	= 182,721 SF
ILA REQUIRED (7.5%)	= 13,704 SF
ILA PROVIDED	= 21,060 SF

PROJECT PARKING SUMMARY:

PARKING REQUIRED	= 116 SP 348 SP
PARKING PROVIDED (TRACT 1)	= 286 SP 534 SP
PARKING PROVIDED (TRACT 2)	= 402 SP 882 SP
TOTAL PARKING PROVIDED	= 688 SP
PARKING PROVIDED (TRACT 1)	= 96 SP (INCLUDES 4 HC SP)
PARKING PROVIDED (TRACT 2)	= 380 SP (INCLUDES 8 HC SP)
TOTAL PARKING PROVIDED	= 476 SP (INCLUDES 12 HC SP)
PHASE 1 PARKING PROVIDED	= 202 SPACES MIN.
PHASE 2 PARKING PROVIDED	= 202 SPACES (INCLUDES 12 HC)
BIKE PARKING REQUIRED & PROVIDED	= 16 SHORT TERM/8 LONG TERM
TRACT 1 PARKING	
INDOOR SOCCER FACILITY	MIN. MAX.
34,800/300 SF MIN./34,800/100 SF MAX.	= 116 SP 348 SP
(OUTDOOR & INDOOR SOCCER FIELDS WILL SHARE PARKING)	
PARKING PROVIDED (TRACT 1)	= 116 SP 348 SP
PARKING PROVIDED (TRACT 2)	= 96 SP (INCLUDES 4 HC)
TRACT 2 PARKING	
AMPHITHEATER	
CAPACITY IS DETERMINED BY TABLE 1004.1.1 OF THE 2006 INTERNATIONAL BUILDING CODE "FUNCTION OF SPACE-ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS); FLOOR AREA IN SF PER OCCUPANT IS 15 NET" OR 12,000 SF/15 NET=800 OCCUPANTS	
800/4 SEATS MIN./800/2.5 SEATS MAX.	= 200 SP 320 SP
RESTAURANT	
10,660/125 SF MIN./10,660/50 SF MAX.	= 86 SP 214 SP
PARKING PROVIDED (TRACT 2)	= 286 SP 534 SP
PARKING PROVIDED (TRACT 2)	= 380 SPACES (INCLUDES 8 HC)

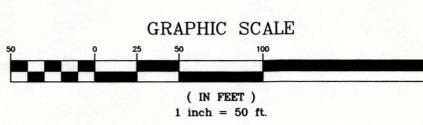
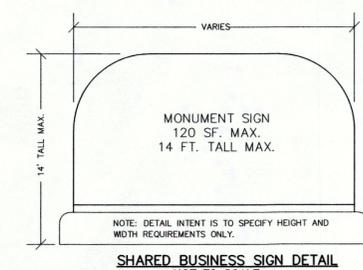
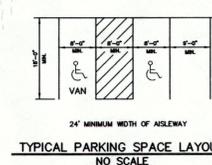
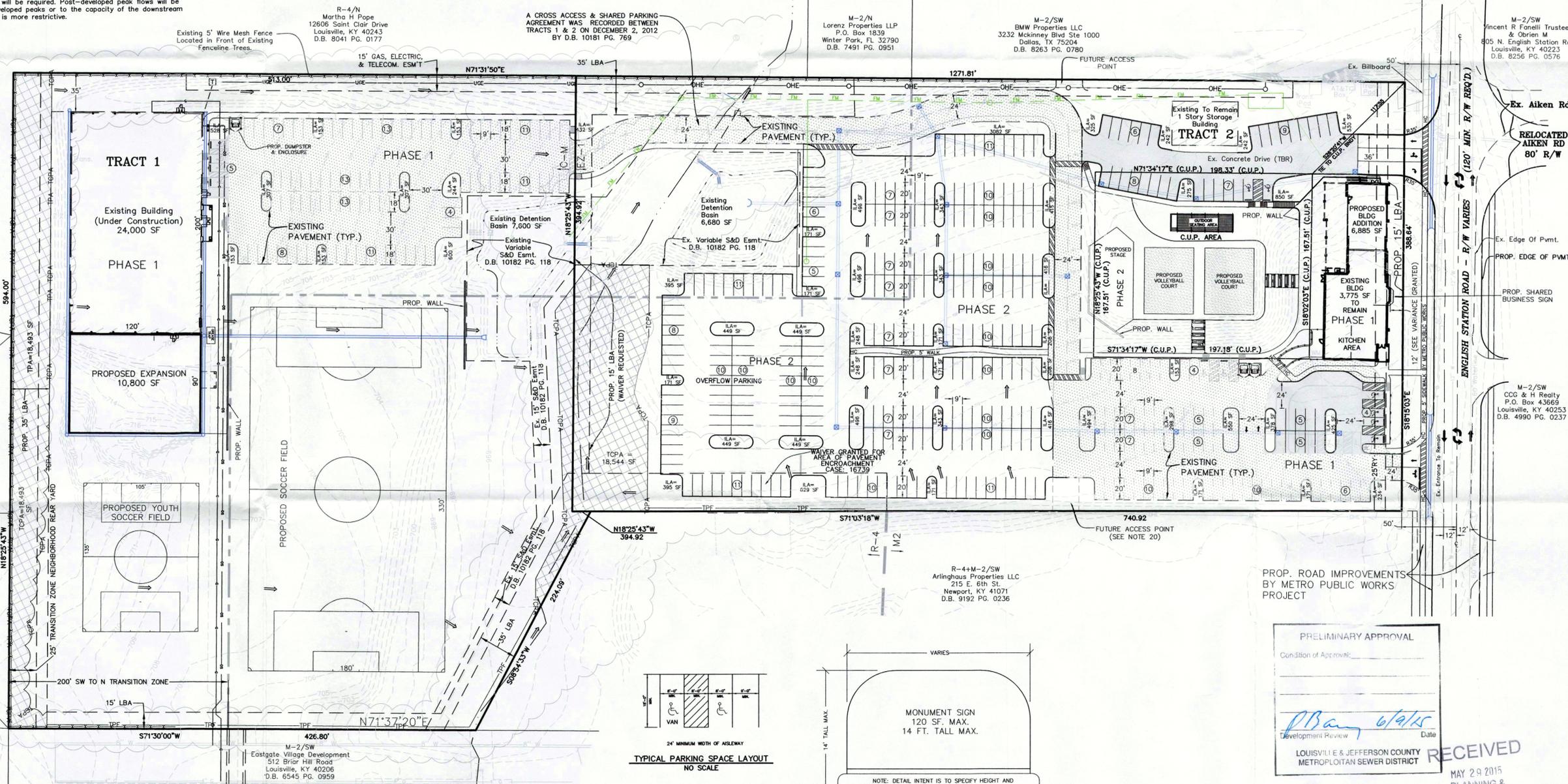


PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *Jimmy N. Baker*
 DATE: 6-11-15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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.

A CROSS ACCESS & SHARED PARKING AGREEMENT WAS RECORDED BETWEEN TRACTS 1 & 2 ON DECEMBER 2, 2012 BY D.B. 10181 PG. 769



PRELIMINARY APPROVAL
 Condition of Approval:
Jimmy N. Baker
 Date: 6/11/15
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 MAY 29 2015
 PLANNING & DESIGN SERVICES

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- PHASE 1 ROAD ALIGNMENT
- EXISTING PAVEMENT

DETENTION BASIN CALCULATIONS

X = Δ GRA/12
 ΔC = 0.55 - 0.30 = 0.25
 A = 13.9 AC
 R = 2.9 INCHES
 X = (25)(13.9)(2.9)/12 = 0.84 AC-FT.
 REQUIRED X = 36,580 CU.FT.
 PROVIDED BASIN = 14,280 SQ.FT.
 TOTAL = 14,280 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 42,840 CU.FT. > 36,580 CU.FT.

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.)

REVISIONS

NO.	DATE	DESCRIPTION
1	10-19-12	REVISED AMPHITHEATER PER AGENCY COMMENTS
2	12-27-12	REVISED LAYOUT
3	1-29-14	ADDED VARIANCE
4	3-31-14	UPDATE TO SHOW PHASE CONSTRUCTION
5	6-4-14	REVISED PER AGENCY COMMENTS
6	5-29-15	

PROJECT DATA
 FILE NAME: 11059-000P2
 DATE: 5/9/14
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL

PROJECT DATA
 FILE NAME: 11059-000P2
 DATE: 5/9/14
 SCALE: AS SHOWN
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 DRAWN BY: JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
 509 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-4274
 FAX: 502-261-4224
 WEB SITE: WWW.LD&D.COM

MODIFIED CONDITIONAL USE PERMIT & 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

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN
 SITE ADDRESS:
 598, 600 N. ENGLISH STATION ROAD
 TAX BLOCK 0023, LOT 0142, 0273, 0275, 0680
 D.B. 9696, PG. 0361
 D.B. 10181 PG. 0769 (MODIFICATION TO DEED)
 CURRENT CASE: 15DEVPLAN1067
 RELATED CASES: 14DEVPLAN1044
 14VARI029
 16739
 WM #9943