



SITE DATA	
LAND USE:	3750, 3758 OAKDALE AVE., 32 TERRACE PARK
SITE ADDRESS:	T.B. 51E, T.L. 87, 105, 86
TAX BLOCK & LOT:	R-7, C-1, OR-3
EXISTING ZONING DISTRICT:	TNFD
EXISTING FORM DISTRICT:	VACANT/TEMPORARY PARKING
PROPOSED USE:	ADMINISTRATION/BARN FACILITY
EXISTING PARCEL AREA:	1.92 ACRES (83,529 S.F.)
DEED BOOK & PAGE:	8033 X 370
BUILDING DATA:	
PROPOSED BUILDING HEIGHT:	33'-6" AT TALLEST POINT
PROPOSED BUILDING FOOTPRINT/GFA:	BARN: 37,600; ADMIN: 10,000
TOTAL BUILDING FOOTPRINT/GFA:	TOTAL 47,600
PROPOSED FLOOR TO AREA RATIO:	0.57

PARKING CALCULATIONS	
MINIMUM REQUIRED (1 SPACE/500 S.F.):	8 SPACES
MAXIMUM PERMITTED (1 SPACE/200 S.F.):	20 SPACES
PARKING PROVIDED:	18 SPACES
BIKE PARKING:	2 SHORT TERM

TREE CANOPY AND OPEN SPACE CALCULATIONS	
SITE AREA:	83,529 S.F.
TREE CANOPY CATEGORY:	CLASS A
EXISTING TREE COVERAGE:	0-40%
PRESERVED TREE CANOPY:	0% (0 S.F.)
REQUIRED TREE CANOPY:	8,353 S.F. (10%)

ILAVUA CALCULATIONS	
PROPOSED VUA:	26,180 S.F.
REQUIRED ILA (5%):	1,309 S.F.
PROVIDED ILA:	MIN. 1,309 S.F.
ILA TREES REQUIRED/PROVIDED (1/4000 S.F.):	7 TREES

FREESTANDING SIGNAGE	
NO NEW SIGNAGE PROPOSED	
EPSC DATA:	
EXISTING IMPERVIOUS AREA:	71,666 S.F.
PROPOSED IMPERVIOUS AREA:	67,793 S.F.
DECREASE IN IMPERVIOUS:	3873 (5.4%)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	ASSUMED C
HYDROLOGIC SOIL GROUP:	URBAN LAND
SITE DISTURBANCE:	83,529 S.F.

WAIVERS & VARIANCES	
WAIVERS	
5.8.1 TO WAIVE 5' SIDEWALKS ON 4TH STREET	
5.9.2.A.1.b TO WAIVE PEDESTRIAN CONNECTIONS FROM 4TH STREET TO BUILDING	
5.5.1.A.3.b TO WAIVE PROVIDING ACCESS TO EXISTING ALLEY	
5.5.1.A.3.c TO NOT PROVIDE A MASONRY, STONE OR CONCRETE WALL	
10.2.10 TO PERMIT DUMPSTER TO ENCRoACH INTO 5' LBA	
VARIANCES	
5.1.7.d TO PERMIT BARN TO ENCRoACH INTO 15' FRONT YARD SETBACK	
4.4.9.A - TO PERMIT DUMPSTER TO ENCRoACH INTO 15' FRONT YARD SETBACK	

AGENCY NOTES	
MSD	
1.	CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2.	SANITARY SEWER WILL BE BY EXISTING PSC AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
3.	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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4.	AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5.	A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 455.56 AND LOWEST MACHINERY TO BE AT OR ABOVE 456.56.
6.	ANY REQUIRED FILL IN THE COMBINED OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
7.	SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. DETENTION/INFILTRATION BASIN TO BE PROVIDED OFF SITE.
APCD	
1.	MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
HEALTH DEPARTMENT	
1.	ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2.	MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
PDS	
1.	DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2.	COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3.	ADMINISTRATIVE BUILDING SHALL COMPLY WITH 5.5.1.A.
MPW	
1.	ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2.	COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3.	CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4.	4TH STREET ROAD CLOSURE PRE-APPLICATION TO BE SUBMITTED PRIOR TO DEVELOPMENT PLAN APPROVAL.

RECEIVED
NOV 12 2018
PLANNING & DESIGN SERVICES

LEGEND

- PROPERTY BOUNDARY
- FENCE
- CONTOUR
- FORM DISTRICT BOUNDARY
- SETBACK
- ZONING LINE

MSD WM # 5796
18DEVPLAN1165, 09-063-97

Engineering
Planning

Churchill Downs Barn Facilities

DB 8033 PG 370
3100 South 4th Street
Louisville, Kentucky 40214
Owner: AC Properties, LLC
600 N. Hurstbourne Parkways, Ste 400
Louisville, Kentucky 40222

REV#	DATE	DESCRIPTION
1	10/22/18	Agency Revisions
2	10/29/18	Agency Revisions
3	11/02/2018	Agency Revisions

RDDDP

Job No: 18314.000
Date: Oct 1, 2018
Scale: 1" = 30'
Drawn By: AWB
Checked By: AWB
Drawing Title: Churchill Downs Barn Facilities Site Plan
Development Plan
Drawing No: 1 of 1

Users: aborrtney Plot Date: November 12, 2018 11:43 AM
File Name: U:\18314.000 - Churchill Downs Quarantine Barns\Civil Site Drawings\Development Plans\18314.DP-2018-11-12.dwg