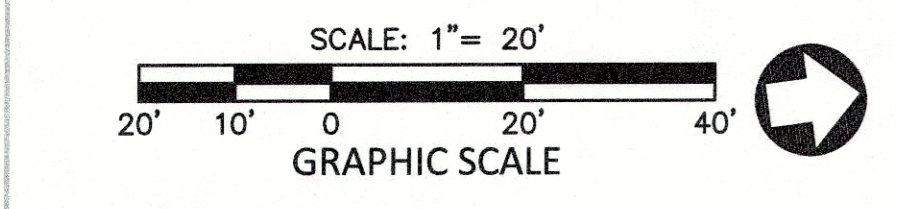


VICINITY MAP (LOJIC)
NO SCALE



SITE DATA

LAND USE	3100 S. 4TH ST. T.B. 51G T.L. 2 & 4 C-2
TAX BLOCK & LOT:	CAMPUS VACANT
EXISTING ZONING DISTRICT:	ENTRY GATE/TICKETING
EXISTING FORM DISTRICT:	0.434 ACRE (18,900 S.F.)
EXISTING USE:	10856 X 613
PROPOSED USE:	
EXISTING PARCEL AREA:	
DEED BOOK & PAGE:	
BUILDING DATA	
PROPOSED BUILDING HEIGHT:	12'-6"
PROPOSED FOOTPRINT AREA:	1,000 S.F.
PROPOSED GROSS FLOOR AREA:	1,000 S.F.
PROPOSED FLOOR TO AREA RATIO:	0.05
TREE CANOPY CALCULATIONS	
SITE AREA:	18,900 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	0-40%
PRESERVED TREE CANOPY:	0%
PROPOSED TREE CANOPY:	20% (3,780 S.F.)
TOTAL TREE CANOPY PROVIDED:	20% (3,780 S.F.)
ILAN/VA CALCULATIONS	
PROPOSED VUA:	14,375 S.F.
REQUIRED ILA (7.5%):	1,078 S.F.
PROVIDED ILA:	0 S.F.
ILA TREES REQUIRED (1/4000 S.F.):	4 TREES
ILA TREES PROVIDED:	0 TREES
FREESTANDING SIGNAGE	
HEIGHT PERMITTED:	12'
AREA PERMITTED:	80 SF
ANIMATED SIGN REQUIREMENTS:	60% 7.2', 48 SF
EPSC DATA	
EXISTING IMPERVIOUS AREA:	17,134 S.F.
PROPOSED IMPERVIOUS AREA:	18,442 S.F.
INCREASE IN IMPERVIOUS:	7%
SENSITIVE FEATURES:	COMBINED SEWER FLOODPRONE AREA
SOIL TYPE:	ASSUMED C
HYDROLOGIC SOIL GROUP:	URBAN LAND
DISTURBED AREA:	18,900 SF
VARIANCE REQUESTED	
5.3.5.C.3 TO PERMIT PARKING AND BUILDING WITHIN STREET SIDE, REAR, AND/OR SIDE SETBACKS	
WAIVERS REQUESTED	
10.2.4 TO WAIVE ALL LBA'S INTERIOR TO CHURCHILL DOWNS PROPERTY	
10.2.10 TO REDUCE LBA ALONG CENTRAL AVENUE FROM 10' TO 0'	
10.2.12 TO WAIVE ALL INTERIOR LANDSCAPE AREAS	

AGENCY NOTES

- MSD**
- 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.
 - NO SANITARY SEWER.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- APCD**
- 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**
- 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.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - A BLANKET CROSS ACCESS AGREEMENT WILL BE GRANTED PRIOR TO CONSTRUCTION APPROVAL.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

RECEIVED
NOV 12 2018
PLANNING & DESIGN SERVICES

LEGEND

	FENCE
	CONTOUR
	PROPERTY BOUNDARY
	FORM DISTRICT BOUNDARY
	FORM DISTRICT BOUNDARY
	LANDSCAPE BUFFER AREA
	DRAINAGE ARROW
	SANITARY SEWER
	OVERHEAD TELEPHONE
	GAS
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC

Engineering Planning

Churchill Downs Infield Gate

DB 10856 Pg 613
3100 South 4th Street
Louisville, Kentucky 40214
Owner: AQ Properties, LLC
600 N. Hurstbourne Parkways, Ste 400
Louisville, Kentucky 40222

REV #	DATE	DESCRIPTION
1	10/22/18	Agency Revisions
2	11/12/2018	Agency Revisions

Category 2B Dev. Plan
Job No: 18315.GA3
Date: Oct 1, 2018
Scale:
Drawn By:
Checked By:
Drawing Title:
Infield Gate Improvements Site Plan
Layout
Drawing No:
1 of 1

User: ebertlow Plot Date: November 12, 2018 10:02 AM
File Name: US18315.GA3 - Churchill Downs Gate_3\Civil Site\Drawings\Development_Plan\18315.GA3_Cat_2B_DP_2018-10-22.dwg