

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. 2111 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 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.
- 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.

14. MSD drainage band will be required.
15. An easement plot for the detention basin, thru drainage and the Middletown recapture sanitary sewer has been recorded in D.B. 10182 PG. 118.
16. 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.
17. Approval from the Corps of Engineers and Division of Water for work in the stream will be required.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. All retail shops must have individual connections per MSD's Fats, Oils, and Grease Policy.
24. The final design of this project must meet all MS4 water quality regulations established by MSD.
25. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
26. A Reciprocal Access Easement Agreement has been recorded between Tract 1 & Tract 2 per Deed Book 10181, Page 769.
27. Accessory structures shall be in compliance with Louisville Metro Land Development Code Sections 5.5.5, & 10.2.6.
28. All internal sidewalks shall be five foot in width.

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

1. 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: PER CASE #16739

1. 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 14VARANCE1029

1. 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 REQUESTED:

1. A Waiver is requested 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.

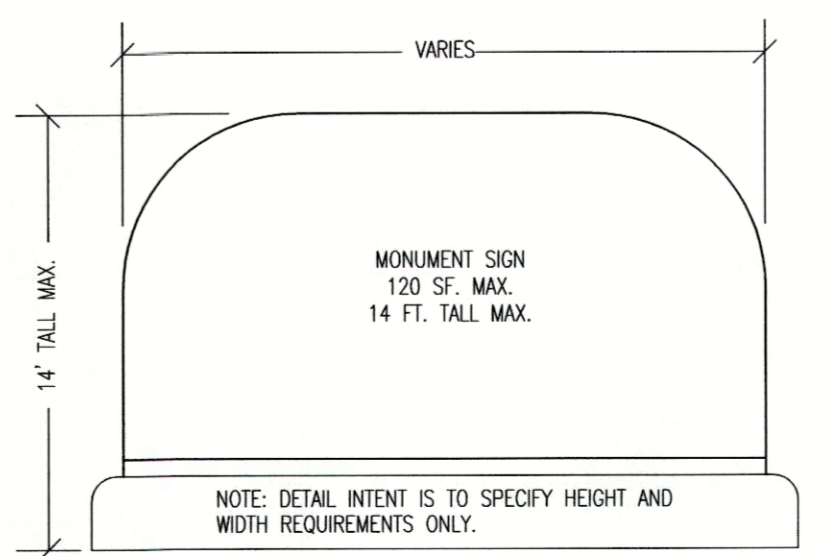
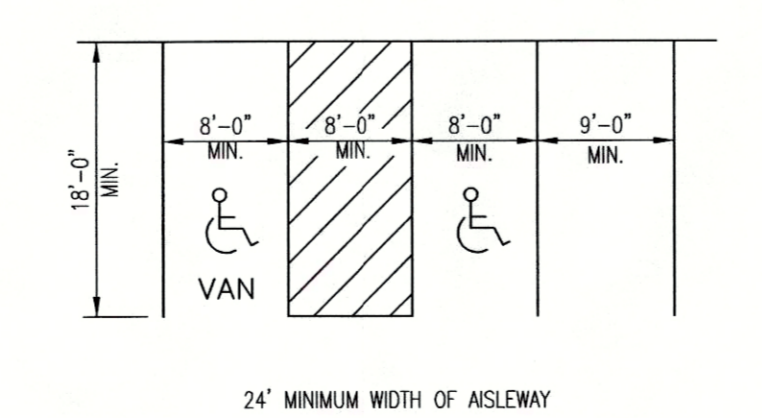
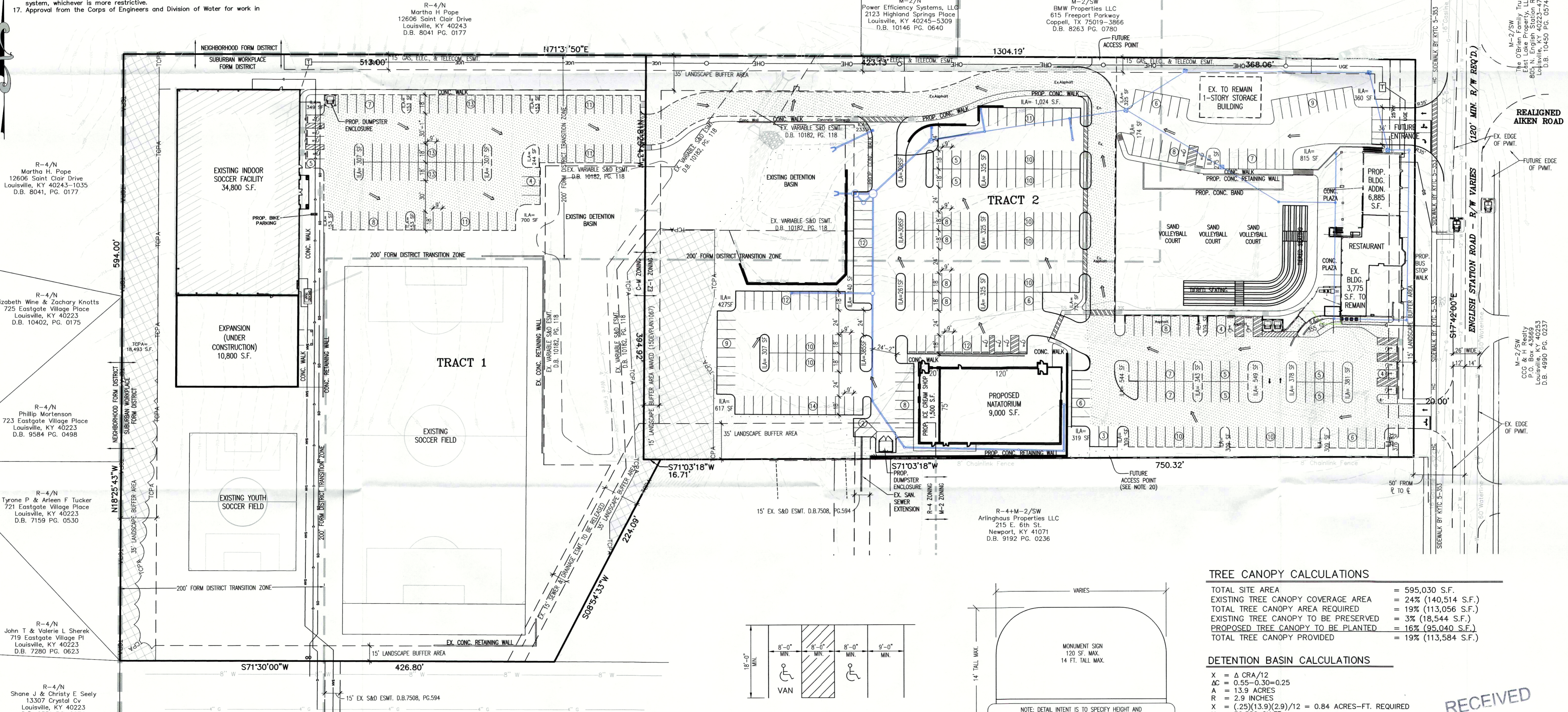
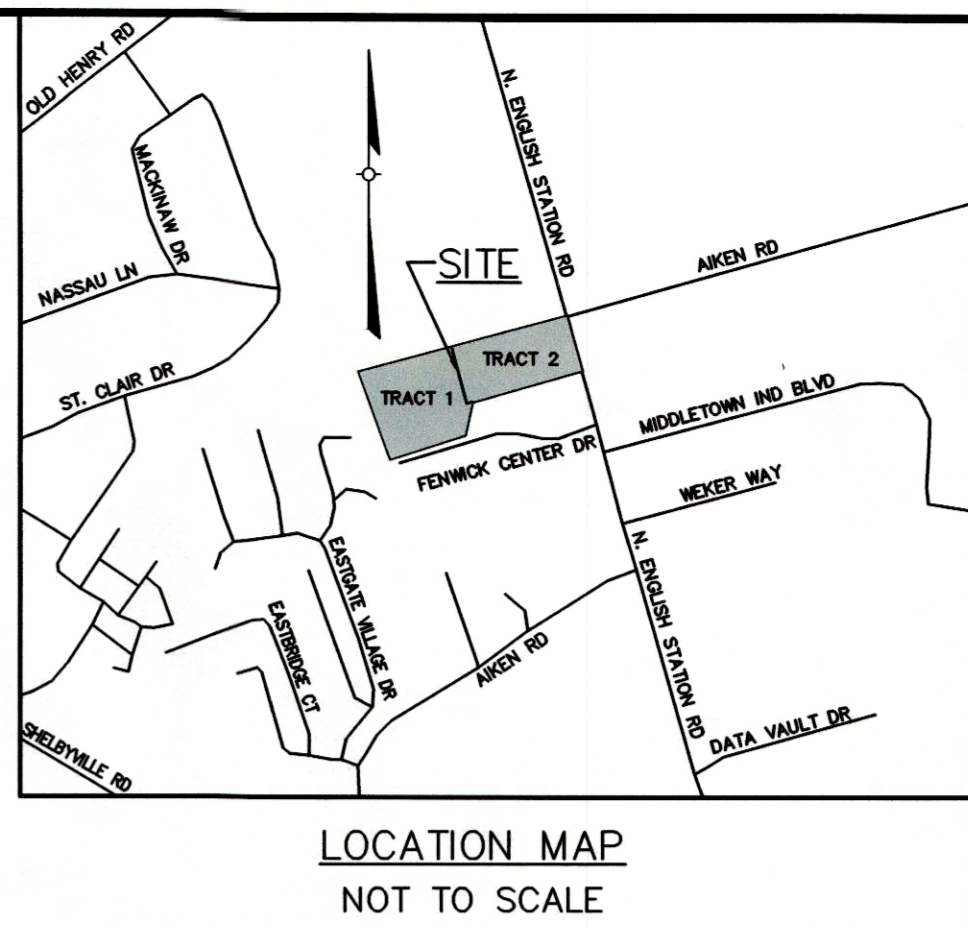
A CONDITIONAL USE PERMIT FOR AN AMPHITHEATER WAS GRANTED ON MAY 9, 2013 BY SECTION 4.2.47 OF THE JULY 2004 EDITION OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

PROJECT DATA

SITE AREA	= 6.79± ACRES
TRACT 1	= 6.84± ACRES
TRACT 2	= 13.6± ACRES
TOTAL SITE AREA	= 20.44± ACRES
EXISTING ZONING	= C-M
TRACT 1	= C-M
TRACT 2	= C-M
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDER CONSTRUCTION
PROPOSED USE	= INDOOR SOCCER FACILITY, RESTAURANT, NATATORIUM, ICE CREAM SHOP.
TRACT 1	= INDOOR SOCCER FACILITY
TRACT 2	= SAND VOLLEYBALL COURTS, RESTAURANT, NATATORIUM, ICE CREAM SHOP.
TOTAL BUILDING AREA	= 10,660 S.F.
TRACT 1	= 45,600 S.F.
TRACT 2	= 45,600 S.F.
TRACT 1 TOTAL BUILDING AREA	= 45,600 S.F.
TRACT 2	= 10,660 S.F.
RESTAURANT	= 2,403 S.F.
STORAGE BUILDING	= 9,000 S.F.
NATATORIUM	= 1,500 S.F.
ICE CREAM SHOP	= 1,500 S.F.
TRACT 2 TOTAL BUILDING AREA	= 23,563 S.F.
SITE TOTAL BUILDING AREA	= 69,163 S.F.
FLOOR AREA RATIO	= 0.1 (C-M/EZ-1 5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 38' (50' MAX. ALLOWED)
INDOOR SOCCER FACILITY	= 38' (50' MAX. ALLOWED)
RESTAURANT	= 33' (50' MAX. ALLOWED)
NATATORIUM/ICE CREAM SHOP	= 38' (50' MAX. ALLOWED)
TRACT 1 VEHICULAR USE AREA	= 33,399 S.F.
TRACT 1 ILA REQUIRED	= 2,505 S.F. (7.5% TRACT 1 VUA S.F.)
TRACT 1 ILA PROVIDED	= 2,519 S.F.
TRACT 2 VEHICULAR USE AREA	= 130,303 S.F.
TRACT 2 ILA REQUIRED	= 9,773 S.F.
TRACT 2 ILA PROVIDED	= 11,534 S.F.

PROJECT PARKING SUMMARY:

TRACT 1 PARKING	INDOOR SOCCER FACILITY	MIN. = 152 SPACES	MAX. = 456 SPACES
	45,600/300 S.F.; 45,600/100 S.F.	(OUTDOOR & INDOOR SOCCER FIELDS SHARES PARKING)	
	PARKING REQUIRED (TRACT 1)	= 152 SPACES	456 SPACES
	PARKING PROVIDED (TRACT 1)	= 96 SPACES	456 SPACES
		(INCLUDES 4 ACCESSIBLE SPACES)	
TRACT 2 PARKING	INDOOR SWIMMING POOL	= 30 SPACES	90 SPACES
	9,000/300 S.F.; 9,000/100 S.F.		
	ICE CREAM SHOP	= 9 SPACES	19 SPACES
	1,875/200 S.F.; 1,875/100 S.F.		
	SAND VOLLEYBALL COURTS	= TBD BY PLANNING DIRECTOR	
	RESTAURANT	= 85 SPACES	213 SPACES
	10,660/125 S.F.; 10,660/50 S.F.		
	PARKING PROVIDED	= 315 SPACES	322 SPACES
		(INCLUDES 12 ACCESSIBLE SPACES)	
TOTAL SITE PARKING	PARKING REQUIRED	= 152 SPACES	456 SPACES
	TRACT 1	= 152 SPACES	322 SPACES
	TRACT 2	= 124 SPACES	322 SPACES
	TOTAL PARKING REQUIRED	= 276 SPACES	778 SPACES
		(9 TO 13 TOTAL ACCESSIBLE SPACES REQUIRED)	
	PARKING PROVIDED	= 96 SPACES (4 ACCESSIBLE SPACES)	
	TRACT 1	= 96 SPACES (4 ACCESSIBLE SPACES)	
	TRACT 2	= 314 SPACES (12 ACCESSIBLE SPACES)	
	TOTAL PARKING PROVIDED	= 414 SPACES (16 ACCESSIBLE SPACES)	



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

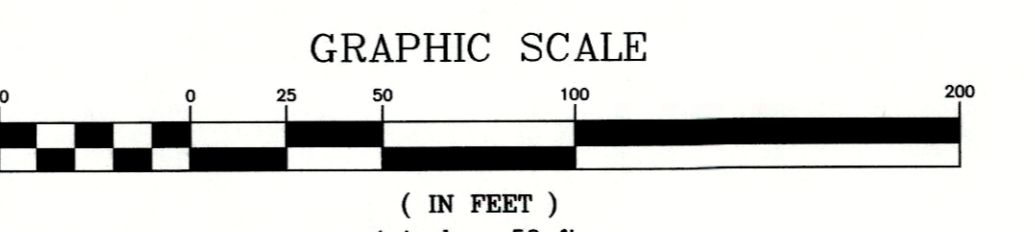
X = A CRA/12	
A = 13.9 ACRES	
R = 2.9 INCHES	
X = (25)(13.9)(2.9)/12 = 0.84 ACRES-FT. REQUIRED	
X = 36,580 CU.FT.	
PROVIDED BASIN = 14,280 SQ.FT. @ APPROX. 3 FT. DEPTH	
TOTAL = 42,840 CU.FT. > 36,580 CU.FT.	

LEGEND

- Proposed Storm Sewer, Catch Basin w/ Inlet Protection and Headwall
- Proposed Sewer and Manhole
- Existing Pavement

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
 COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN

CURRENT CASE: 16DEVPLAN1134
RELATED CASES: 15DEVPLAN1067, 14DEVPLAN1044, 14VAR1029, B-17349-12, 16739
WM#9943

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA

FILE NAME: 11059_RDDDP.dwg
 DATE: 8/2/2016
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: SBS

PROFESSIONAL'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-1234 FAX: 502-261-1234

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