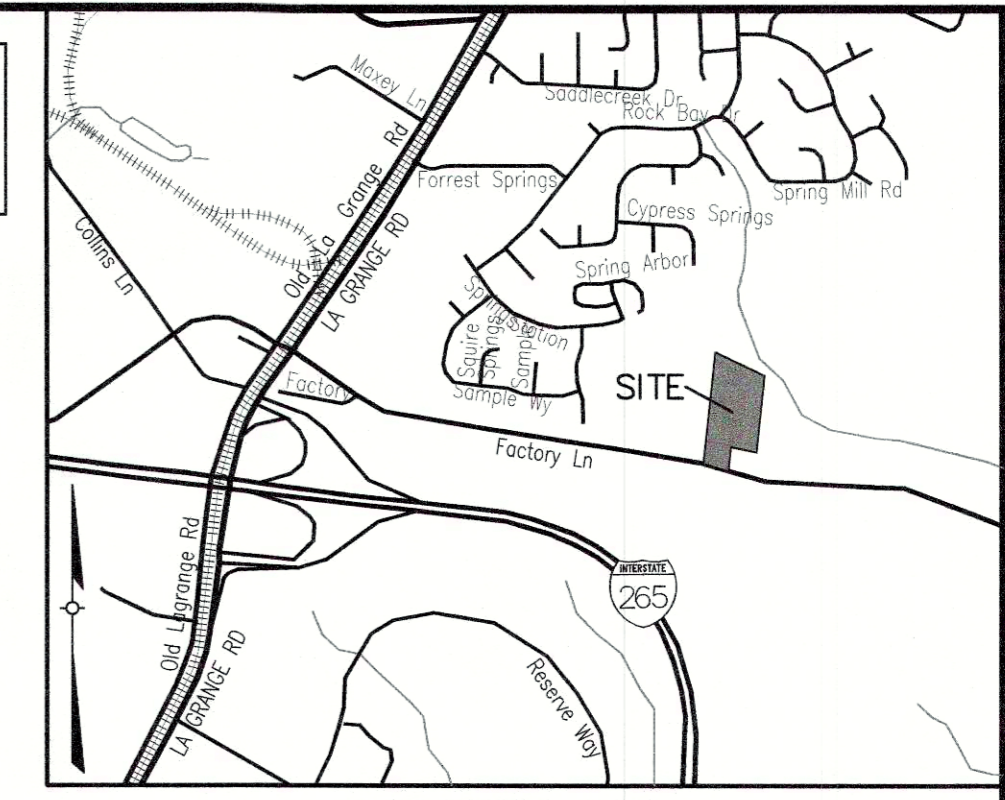


A CONDITIONAL USE PERMIT IS REQUESTED FROM THE LAND DEVELOPMENT CODE, SECTION 4.2.44 PRIVATE PROPRIETARY CLUBS.



PROJECT DATA

TOTAL SITE AREA	= 7.85± ACRES (341,946 S.F.)
R/W DEDICATION AREA	= 0.08± ACRES
NET SITE AREA	= 7.7± ACRES
EXISTING ZONING	= R-4 (CONDITIONAL USE PERMIT)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= INDOOR TENNIS & ATHLETIC FACILITY
PHASE I PROPOSED BUILDING AREA	= 67,643 S.F. INDOOR TENNIS FACILITY
PHASE II PROPOSED BUILDING AREA	= 34,000 S.F. INDOOR ATHLETIC FACILITY
TOTAL BUILDING AREA	= 103,532 S.F.
PROPOSED BUILDING HEIGHT	= 31' (35' MAXIMUM)
PARKING REQUIRED	MIN. MAX.
PH1-TENNIS CNTR-10 EMP./6 COURTS	
1SPACE/2EMP.+4SPACES/COURT	= 29 SPACES
1SPACE/1EMP.+6SPACES/COURT	= 46 SPACES
PH2-INDOOR ATHLETIC CENTER	
34,000 S.F./300 S.F.	= 113 SPACES
34,000 S.F./200 S.F.	= 170 SPACES
TOTAL PARKING REQUIRED	= 142 SPACES 216 SPACES
TOTAL PARKING PROVIDED	= 210 SPACES (7 ACCESSIBLE SPACES INCLUDED)
REQUIRED BICYCLE PARKING	= 4 SHORT TERM/2 LONG TERM (PROVIDED INSIDE)
F.A.R.	= 0.30 (0.35 MAXIMUM PER OR ZONING)
TOTAL VEHICULAR USE AREA	= 79,600 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 5,970 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,460 S.F. (10%)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- All construction site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- All permanent site lighting shall conform with Land Development Code Section 4.1.3. requirements.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Property boundary, topography, and existing features are derived from LOIC and do not constitute a survey.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- A karst survey was conducted in general accordance with LDC Chapter 4, Part 9 by Kevin Young, R.I.A. (KY) during a site visit on March 29th, 2017.
- An evergreen hedge shall be provided along the western property line shared with Terraces Apartments, LLC per LDC Section 4.2.44.C.
- Site signage shall conform with building design standards for suburban form district as per LDC Section 4.2.44.D.
- Building design shall conform with LDC Section 5.6.1.
- Right-of-way dedication by Deed or Minor Plat must be recorded prior to construction plan approval by Transportation Planning.
- Construction Plans, Bonds and Permits are required by Transportation Planning prior to construction plan approval.
- Construction plans shall be reviewed and approved by the Middletown Fire District, prior to construction plan approval.
- Approved Construction Plans for a left turn lane on Factory Lane to serve this development, as described in the traffic study, are required prior to the issuance of a Building Permit for Phase II of the project. Full installation of the left turn lane is required prior to the issuance of the Phase II building permit.

MSD NOTES:

- Sanitary sewer service will be provided by septic field. Louisville Metro Health Department Approval is required.
- If sewer service becomes available sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FRM Map No. 211100021E 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.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- The final design of the 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD Drainage Bond required prior to construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPS) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPS plan must be reviewed and approved by MSD's private development review office. EPS BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

SITE ADDRESS:
13501 FACTORY LANE
LOUISVILLE, KY 40245
TAX BLOCK 15, LOT 24
D.B. W575, PG. 421

SITE ADDRESS:
13613 FACTORY LANE
LOUISVILLE, KY 40245
TAX BLOCK 15, LOT 142
D.B. W575, PG. 285

OWNER:
JAMES G. KLEMENZ
2321 CARMON CREEK RD.
CAMPBELLSBURG, KY 40011-7523

OWNER:
ESTATE OF LOUIS K. KLEMENZ
2321 CARMON CREEK RD.
CAMPBELLSBURG, KY 40011-7523

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - MIDDLETOWN

RECEIVED
JUL 25 2017
DESIGN SERVICES

CASE: 17CUP1020
RELATED CASE: NONE
WM# 11617

REVISIONS	
NO.	DESCRIPTION
1	REALIGNED ENTRANCE DRIVE
2	AGENCY REVIEW COMMENTS
3	ADD GEN NOTE 15 re: left turn in

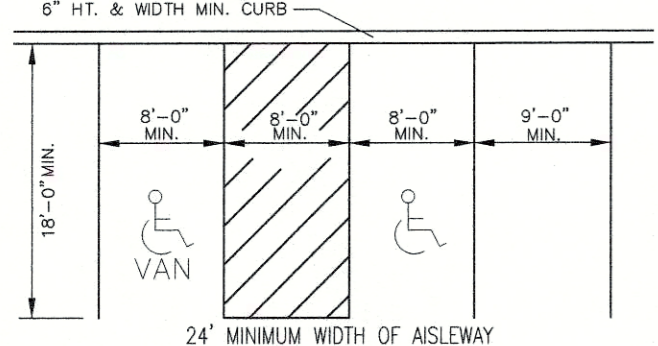
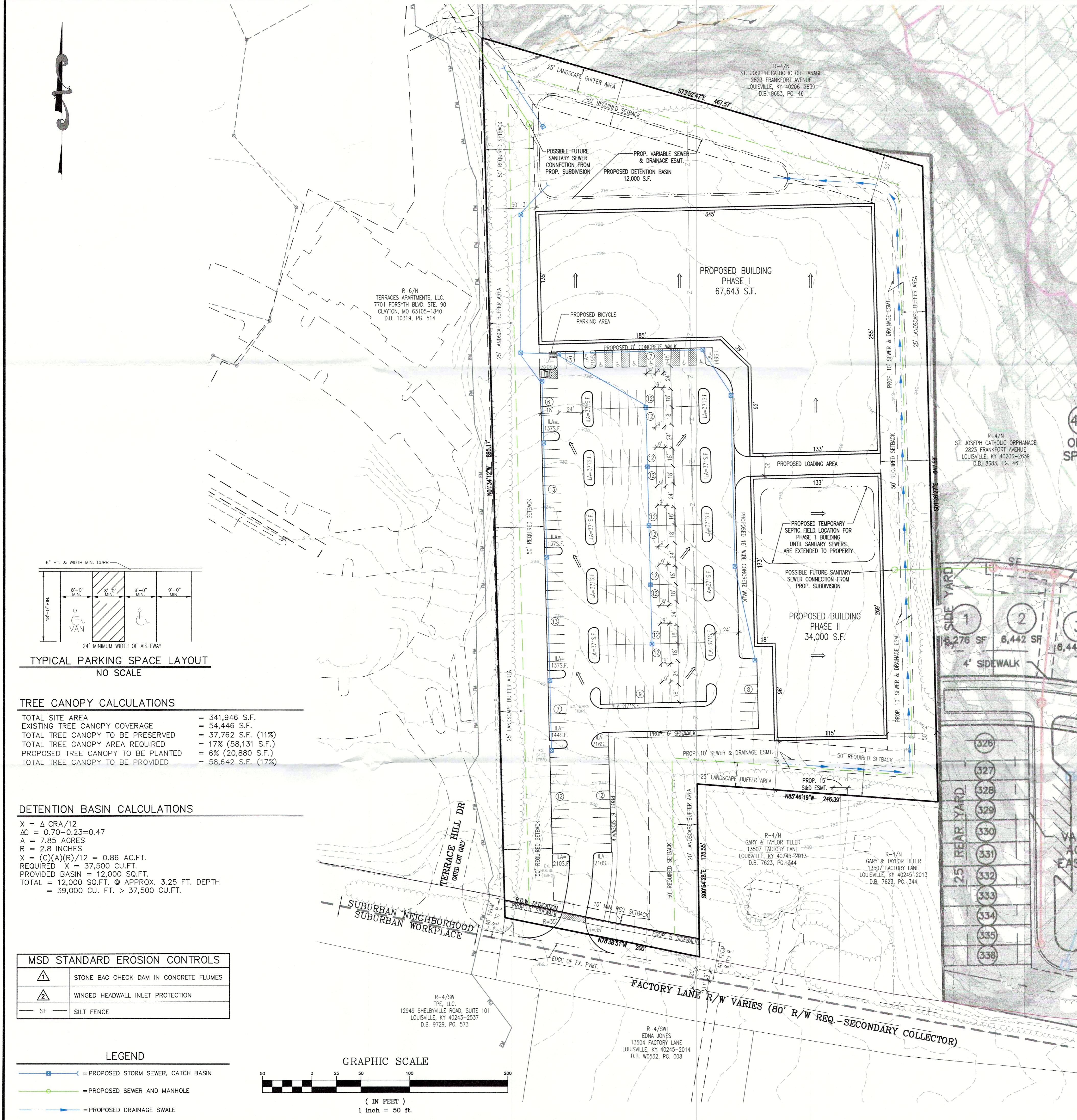
BY	DATE
SBS	4-12-17
SBS	5-2-17
AER	7-18-17

PROJECT DATA	
FILE NAME:	16166-CUP 7-18-17
SCALE:	AS SHOWN
CHECKED BY:	BY: SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1200 WASHINGTON AVENUE SUITE 100
LOUISVILLE, KY 40202
PHONE: 502.414.8714
FAX: 502.414.8715
WEB SITE: WWW.LD-D.COM

CONDITIONAL USE PERMIT PLAN
KROLL - FACTORY LANE
DEVELOPER
JOE KROLL
STREET
LOUISVILLE, KY
JOEKROLL18@GMAIL.COM

JOB NO. **16166**
SHEET **1** OF **1**



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 341,946 S.F.
EXISTING TREE CANOPY COVERAGE	= 54,446 S.F.
TOTAL TREE CANOPY TO BE PRESERVED	= 37,762 S.F. (11%)
TOTAL TREE CANOPY AREA REQUIRED	= 17% (58,131 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 6% (20,880 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 58,642 S.F. (17%)

DETENTION BASIN CALCULATIONS

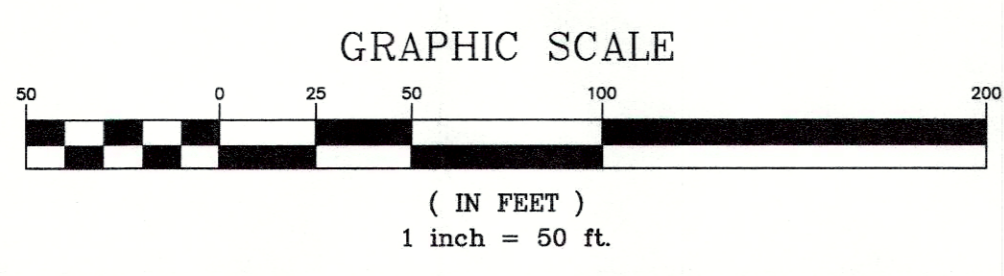
X = Δ CRA/12
ΔC = 0.70-0.23=0.47
A = 7.85 ACRES
R = 2.8 INCHES
X = (C)(A)(R)/12 = 0.86 AC.FT.
REQUIRED X = 37,500 CU.FT.
PROVIDED BASIN = 12,000 SQ.FT.
TOTAL = 12,000 SQ.FT. @ APPROX. 3.25 FT. DEPTH
= 39,000 CU. FT. > 37,500 CU.FT.

MSD STANDARD EROSION CONTROLS

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

LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE



R-4/SW
TPE, LLC.
12949 SHELBYVILLE ROAD, SUITE 101
LOUISVILLE, KY 40243-2537
D.B. 9729, PG. 573

R-4/SW
EDNA JONES
13504 FACTORY LANE
LOUISVILLE, KY 40245-2014
D.B. W0532, PG. 008

R-4/N
ST. JOSEPH CATHOLIC ORPHANAGE
2823 FRANKFORT AVENUE
LOUISVILLE, KY 40206-2639
D.B. 8683, PG. 46

R-4/N
ST. JOSEPH CATHOLIC ORPHANAGE
2823 FRANKFORT AVENUE
LOUISVILLE, KY 40206-2639
D.B. 8683, PG. 46