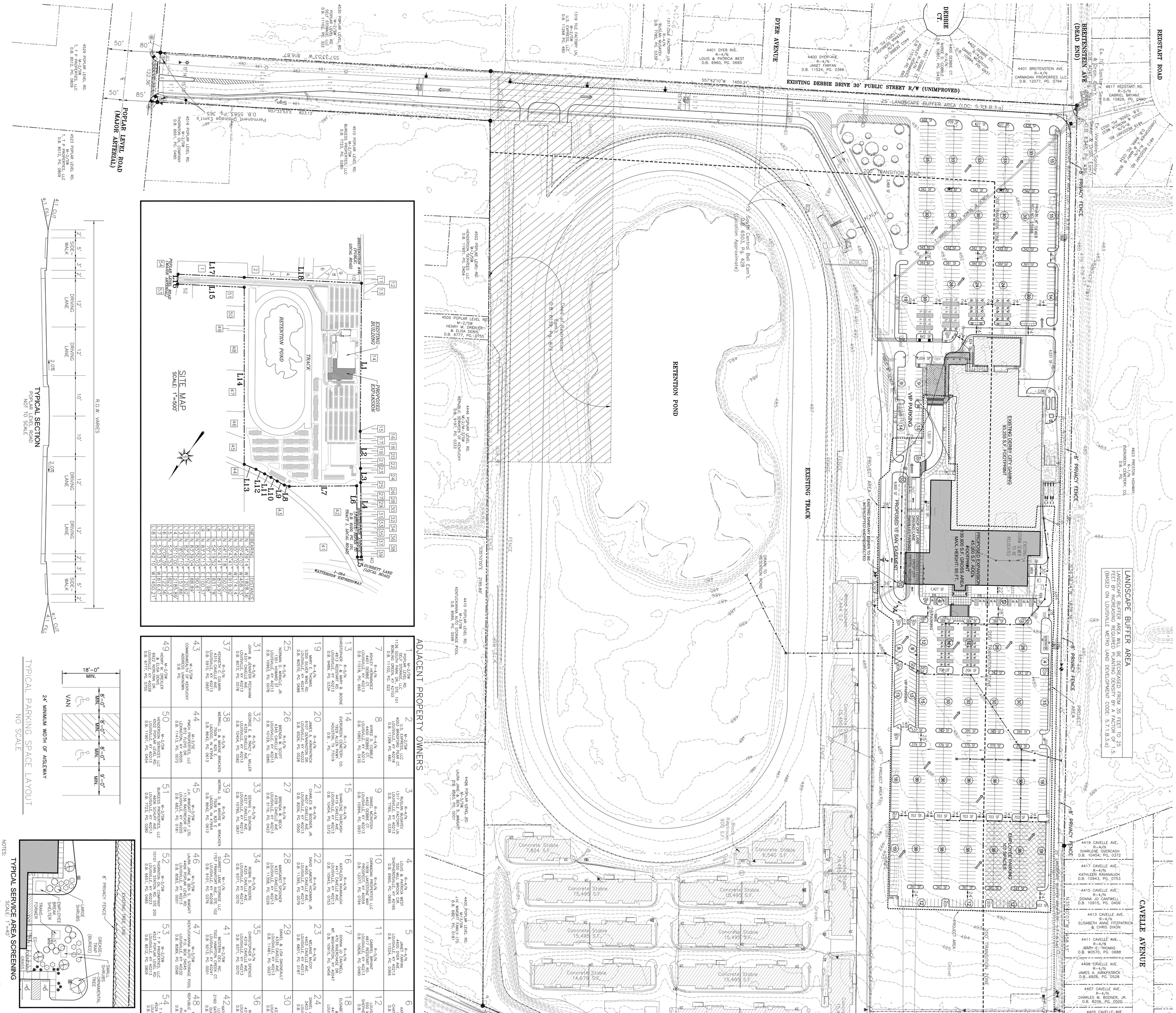


LANDSCAPE BUFFER AREA

LANDSCAPE BUFFER AREA WILL BE DECREASED FROM 35 FEET TO 25 FEET BY INCREASING REQUIRED PLANTING DENSITY BY A FACTOR OF 1.5. (BASED ON LOUISVILLE METRO LAND DEVELOPMENT CODE: 5.7.1.B.3.a)

ADJACENT PROPERTY OWNERS

1. POPLAR LEVEL RD. M-2/SW; SEVEN HILLS, LLC; 1136 SOUTH PARK DR., STE. 101; BOWLING GREEN, KY. 42103; D.B. 11742, PG. 0522
2. U.S. EXPRESS LLC; 4003 BRADFORD FEAR CT.; D.B. 11268 PG. 480
3. RUSLAN MUSAYEV; 1317 TILE FACTORY LN.; D.B. 7785, PG. 0339
4. LOUIS & PATRICIA WEST; 550 MILL BROOK CIR.; SPRINGFIELD, KY 40069; D.B. 6960, Pg. 0665
5. JANET FARFAN; 4400 DYER AVE.; LOUISVILLE, KY 40213; D.B. 11524, Pg. 0366
6. KATERINA SOLBAUGH; P.O. BOX 36103; CHARLOTTE, NC 28236; D.B. 11291, PG. 407
7. R-4/N; ASHLEY HERNANDEZ; 4403 DEBBIE CT.; LOUISVILLE, KY 40213; D.B. 11518, PG. 660
8. R-4/N; NYREE D. COBBLE; 4401 DEBBIE CT.; LOUISVILLE, KY 40213; D.B. 10801, PG. 0432
9. R-4/N; DANIEL MCINTOSH; 4405 DEBBIE CT.; LOUISVILLE, KY 40213; D.B. 10994, Pg. 0931
10. R-4/N; CARMADAN PROPERTIES LLC; 4401 BREITENSTEIN AVE.; PROSPECT, KY 40059; D.B. 12077, Pg. 0794
11. R-5/N; GABRIEL BRYANT; 4817 REDSTART RD.; LOUISVILLE, KY 40213; D.B. 10826, Pg. 0490
12. R-5/N; LOUIS & PATRICIA WEST; 4815 REDSTART RD.; SHEPHERDSVILLE, KY 40165; D.B. 10526, Pg. 0523
13. R-5/N; CHRISTOPHER B. BOONE; 4813 REDSTART RD.; LOUISVILLE, KY 40213; D.B. 9486, PG. 0334
14. R-1/N; EVERGREEN CEMETERY CO.; 1939 ALLEN PKWY.; HOUSTON, TX 77019; D.B. , PG.
15. R-4/N; SHARLENE OVERCASH; 4419 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 10454, PG. 0372
16. R-4/N; KATHLEEN KAVANAUGH; 4417 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 10943, PG. 0753
17. R-4/N; DONNA JO CANTWELL; 470 RIVERCHASE DR.; MT. WASHINGTON, KY 40047; D.B. 10915, PG. 0456
18. R-4/N; ELISABETH ANNE FITZPATRICK & CHRIS DIXON; 4413 CAVELLE AVE.; LOUISVILLE, KY 40213
19. R-4/N; MARY E. THOMAS; 4411 CAVELLE AVE.; LOUISVILLE, KY 40241; D.B. W0570, PG. 0688
20. R-4/N; JAMES A. KIRKPATRICK; 4409 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 6626, PG. 0528
21. R-4/N; CHARLES W. BONER, JR.; 4407 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 8206, PG. 0500
22. R-4/N; DAVID LAMONT HICKMAN, JR.; 4405 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 11395, PG. 0079
23. R-4/N; MELANIE McCOY; 4403 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 6801, PG. 0187
24. R-4/N; DANIEL & SHERYL WISKIEVICH; 3405 SHELLEYBEAN CT.; LOUISVILLE, KY 40241; D.B. 10946, PG. 0058
25. R-5/N; BERNARD C. HOWARD, JR.; 1551 HOWARD ST.; LOUISVILLE, KY 40213; D.B. 10953, PG. 0078
26. R-5/N; BRENDA W. SCOTT; 4345 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 10129, PG. 0980
27. R-5/N; BRENDA W. BECK; 4339 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 5119, PG. 0423
28. R-5/N; MARGARET SPOONER; 4337 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 11358, PG. 0226
29. R-5/N; DANIEL & LISA DAIGNEAULT; 4335 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 11481, PG. 0027
30. R-5/N; JOIE ROWLES; 4333 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 7959, PG. 0612
31. R-5/N; JOHN & JENNIFER PECKHAM; 4331 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 9023, PG. 0578
32. R-5/N; GEORGE E. & TRACY L. MILLER; 4329 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 10404, PG. 0582
33. R-5/N; DENNIS L. DUNGAN; 4327 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 10790, PG. 0831
34. R-5/N; ROBIN D. ROGERS; 4325 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 9371, PG. 0070
35. R-5/N; CHRISTOPHER D. SPENCE; 4319 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 9371, PG. 0070
36. R-5/N; RUTH M. BROWN; 4317 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 6434, PG. 0210
37. R-5/N; KENNETH C. COLMAN; 4315 CAVELLE AVE.; LOUISVILLE, KY 40213; D.B. 5915, PG. 0697
38. R-5/N; MERRILL D. & MAXINE M. BRACKEN; 4311 CAVELLE AVE.; LAGOGO, IN 47954; D.B. 8642, PG. 0613
39. R-5/N; MERRILL D. & MAXINE M. BRACKEN; 4309 CAVELLE AVE.; LAGOGO, IN 47954; D.B. 8642, PG. 0613
40. M-1/N; DURRETT LANE STORAGE, LLC; 1751 DURRETT LANE; LOUISVILLE, KY 40206; D.B. 9101, PG. 0376
41. M-2/SW; WESTERN DEV. INC; 7000 CLIFTON RD.; LOUISVILLE, KY 40241; D.B. 9213, PG. 0001
42. NATIONAL INDUSTRIAL LUMBER COMPANY; 2160 SATELLITE BLVD.; DULUTH, GA 30097; D.B. 9319, Pg. 0777
43. M-2/M-3/SW; REPUBLIC BANK & TRUST COMPANY OF KENTUCKY; P.O. BOX 358; LOUISVILLE, KY 40233; D.B. 9197, PG. 0333
44. M-3/SE; PNCH PROPERTIES, LLC; 4223 SOUTH 4TH ST.; LOUISVILLE, KY 40214; D.B. 8512, Pg. 0809
45. M-3/SW; J.H. WINSATT FAMILY LTD. PARTNERSHIP; 1135 EASTERNOR CIR.; LOUISVILLE, KY 40205; D.B. 6821, PG. 0181
46. M-3/SW; S. WINSATT KENTUCKIANA STORAGE POOL; P.O. BOX 34545; LOUISVILLE, KY 40232; D.B. 8561, PG. 0208
47. M-3/SW; KENTUCKIANA STORAGE POOL; P.O. BOX 34545; LOUISVILLE, KY 40232; D.B. 8561, PG. 0208
48. M-2/M-3/SW; REPUBLIC BANK & TRUST COMPANY OF KENTUCKY; P.O. BOX 358; LOUISVILLE, KY 40233; D.B. 9197, PG. 0333
49. M-2/SW; HENRY M. DREKLER & ELISA DENIS; 6922 NORLYNN DR.; LOUISVILLE, KY 40222; D.B. 6777, PG. 0755
50. M-2/SW; HENDERSON SERVICES LLC; 4502 POPLAR LEVEL RD.; LOUISVILLE, KY 40213; D.B. 11901, PG. 0454
51. M-2/SW; BURGESS PROPERTIES, LLC; 4510 POPLAR LEVEL RD.; LOUISVILLE, KY 40213; D.B. 7723, PG. 0280
52. M-2/SW; THORNTON OIL COMPANY; 10101 LINN STATION RD. STE 200; LOUISVILLE, KY 40223; D.B. 6651, PG. 0485
53. M-2/SW; T. T. P. PROPERTIES, LLC; 4523 POPLAR LEVEL RD.; LOUISVILLE, KY 40213; D.B. 8512, PG. 0809
54. M-2/SW; T. T. P. PROPERTIES, LLC; 4529 POPLAR LEVEL RD.; LOUISVILLE, KY 40213; D.B. 8512, PG. 0809

PARKING STATISTICS—GAMING & HOTEL

VEHICULAR PARKING REQUIRED	MINIMUM	MAXIMUM
GAMING[1]:	TBD	TBD
RESTAURANT AND BAR[2]:	35 SPACES	70 SPACES
	123 SPACES	185 SPACES
TOTAL:	**TBD**	**TBD**
BICYCLE PARKING REQUIRED	**LONG TERM**	**SHORT TERM**
GAMING:	4 SPACES	4 SPACES
RESTAURANT AND BAR:	2 SPACES	2 SPACES
HOTEL:	NONE	NONE
TOTAL:	**6 SPACES**	**8 SPACES**
VEHICULAR PARKING PROPOSED:	1,331 SPACES	
BICYCLE PARKING PROPOSED:	6 LONG TERM, 8 SHORT TERM	

1. BASED ON 1,400 GAMING MACHINES
   TBD SPACES/MACHINE (MIN.) – TBD SPACES/MACHINE (MAX.) PENDING APPROVAL FROM PLANNING DIRECTOR
2. BASED ON 17,400 S.F. (INCLUDES KITCHEN/BACK OF HOUSE) 1 SPACE/100 S.F. (MIN.) 1 SPACE/250 S.F. (MAX.)
3. BASED ON 200 ROOMS 1 SPACE/ROOM (MIN.) – 1.5 SPACES/ROOM (MAX.)

GAMING & HOTEL STATISTICS

EXISTING BUILDING:	**93,255 SF**
GAMING FLOOR:	31,100 SF
OUTDOOR GAMING:	10,900 SF
CASUAL/QUICK SERVE DINING:	3,800 SF
CENTER BAR:	1,900 SF
CAPACITY:	62 SEATS
MULTI-PURPOSE SPACE:	1,500 SF
REMAINDER:	*43,755 SF
PROPOSED ADDITION:	**139,800 SF**
GAMING FLOOR:	12,000 SF
SPORTS BAR/RESTAURANT:	3,800 SF
RESTAURANT/PRIVATE DINING:	3,500 SF
BAR:	1,800 SF
CAPACITY:	135 SEATS
	20 SEATS
HOTEL LOBBY/CHECK IN:	4,500 SF
HOTEL (FLOORS 2-5):	*123,400 SF
REMAINDER:	*13 ROOMS

*INCLUDES LOBBY, ADMINISTRATIVE, RESTROOMS, KITCHEN, HOUSEKEEPING, CAGE, BACK OF HOUSE, ELECTRICAL, MECHANICAL, SECURITY, ETC.

STATISTICS—HORSE TRACK FACILITIES

EXISTING BUILDING TYPE	TOTAL AREA
WOOD KITCHEN x1	7,444 S.F.
CONCRETE STABLE x13	168,497 S.F.
RESTROOM x2	1,800 S.F.
MAINTENANCE BUILDING x1	10,586 S.F.
STANDING	47 SPACES
TRAILER	20 SPACES

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	3,726,788 S.F.
*REQUIRED TREE CANOPY:	(17.5%) 652,188 S.F.
EXISTING TREE CANOPY TO BE PRESERVED:	(14.0%) 521,751 S.F.
PROPOSED TREE CANOPY TO BE PLANTED:	(3.5%) 130,437 S.F.

*LDC 10.1.2.B.2 REQUIRES 2 OF TREE CANOPY REQUIREMENTS FOR A BUILDING FOOTPRINT INCREASE BETWEEN 20%–50%

LOUISVILLE METRO LAND DEVELOPMENT CODE

APPLICABLE LOUISVILLE METRO LAND DEVELOPMENT CODE
- FROM MARCH, 2006 (AMENDED NOVEMBER 13, 2020)
- TREE CANOPY – 10.1.2.B.2

SITE STATISTICS

TOTAL SITE AREA:	**±85.6 AC. (3,726,788 SF)**
EXISTING ZONING:	R-1 (C.U.P.)
PROPOSED ZONING:	C-2 (C.U.P.)
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	TRAINING FACILITY AND RACETRACK, OFF-TRACK BETTING AND HOTEL
PROPOSED USE:	TRAINING FACILITY AND RACETRACK, OFF-TRACK BETTING AND HOTEL
TOTAL VEHICULAR USE AREA:	572,023 SF
REQ. INT. LANDSCAPE AREA:	42,902 SF
PROP. INT. LANDSCAPE AREA:	71,634 SF
EXISTING IMPERVIOUS AREA:	1,653,954 SF
PROPOSED IMPERVIOUS AREA:	1,651,996 SF
NET INCREASE IMPERVIOUS AREA:	(–.128") –1,958 SF

LEGEND

EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING TELEPHONE PEDESTAL
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING FENCE
EXISTING LIGHT POLE
PROPOSED STORM SEWER
PROPOSED EMPLOYEE PARKING AREA

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the State Highway encroachment permit will be required for the entrance.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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 be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching roads and neighboring properties.
9. Street trees required per Chapter 10 of Louisville Development Code.
10. Compatible utilities shall be placed in a common trench unless otherwise required by the responsible agencies.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0036F dated February 26, 2021.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. Final drainage pattern during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Site will be subject to MSD Regional Facilities Fee.
5. If the site has thru drainage an easement plat will be required prior to MSD approving the construction plans.
6. 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.
7. A Downstream Facilities Capacity Request will be submitted to MSD.
8. The final design of this project must meet all MS4 water quality regulations
9. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
10. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
11. A performance bond will be required on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
12. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

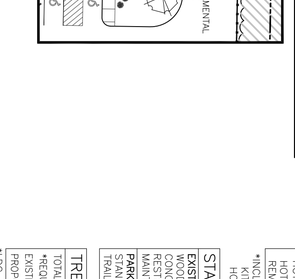
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance activity will or has temporarily ceased activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to discharge into MSD's storm system, swale or other receiving waters.
9. 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.

VICINITY MAP

SCALE: 1"=5000'

TYPICAL SERVICE AREA SCREENING

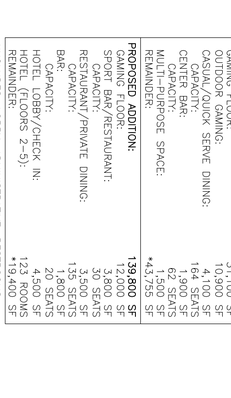
SCALE: 1"=40'



NOTES:
- SHRUBS MUST BE 1' ABOVE SCREENED STRUCTURE (LESS THAN 8')
- MIN. 5' FROM ELECTRICAL TRANSFORMER (10' FROM TRANSFORMER DOORS)

TYPICAL PARKING SPACE LAYOUT

NO SCALE



24' MINIMUM WIDTH OF AISLEWAY

GRAPHIC SCALE
0' 100' 200' 300' 400'
SCALE: 1" = 100'

COUNCIL DISTRICT – 21
BUECHEL FIRE PROTECTION
WASTE WATER TREATMENT
SERVICE AREA: MORRIS FORMAN

SITE ADDRESS:
4520 POPLAR LEVEL ROAD
TAX BLOCK 0614, LOT 0008
D.B. 6139, PG. 0868

PRELIMINARY DETAILED DISTRICT DEV. PLAN

DDDP

21-ZONE-0121
WM# 4001

JOB NO.

DATE: AUGUST 31, 2021
REVISED: SEPTEMBER 8, 2021
OCTOBER 1, 2021
OCTOBER 15, 2021

NOTES

HOTEL AND GAMING ADDITION
DERBY CITY
4520 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213
PRELIMINARY DETAILED DISTRICT DEVELOPMENT PLAN

OWNER/DEVELOPER:
CHURCHILL, DOWNS INC
600 N. HURSTBOURNE PARKWAY, STE 400
LOUISVILLE, KY 40222

VISION ENGINEERING
Water Resources, Civil Engineering, Geotechnical, Land Surveying, Materials Testing, and Construction Inspection Consultants
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