

**SITE DATA**

SITE ADDRESS	OWNER	TAX BLOCK & LOT	ZONING DISTRICT	FORM DISTRICT	EXISTING USE	PROPOSED USE	PARCEL AREA	DEED BOOK & PAGE
<b>CHECK-IN FACILITIES</b>								
3141 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 59	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.10	7146 x 680
3701 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 60	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.04	7206 x 13
3703 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 61	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.05	10308 x 961
3705 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 62	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	5738 x 756
3707 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 63	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	9371 x 88
3709 S 4TH ST.	LOUISVILLE METRO GOV.	TB 51E TL 64	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	7885 x 40
3711 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 65	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.09	7138 x 495
3713 S 4TH ST.	LOUISVILLE METRO GOV.	TB 51E TL 66	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	8033 x 370
3715 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 67	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.06	9710 x 593
3717 S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 68	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.08	9875 x 832
3717 R S 4TH ST.	CHURCHILL DOWNS INC.	TB 51E TL 69	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.33	9875 x 832
3712 S OAKDALE AVE.	CHURCHILL DOWNS INC.	TB 51E TL 92	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	9667 x 469
3716 S OAKDALE AVE.	CHURCHILL DOWNS INC.	TB 51E TL 71	C-2	TNFD	VACANT	SECURITY/CHECK IN	0.10	5738 x 756
3720 S OAKDALE AVE.	LOUISVILLE METRO GOV.	TB 51E TL 72	C-2	TNFD	VACANT	SECURITY/CHECK IN	0.05	7994 x 284
3722 S OAKDALE AVE.	LOUISVILLE METRO GOV.	TB 51E TL 73	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.05	8033 x 370
3724 S OAKDALE AVE.	LOUISVILLE METRO GOV.	TB 51E TL 74	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.11	8033 x 370
3728 S OAKDALE AVE.	CHURCHILL DOWNS INC.	TB 51E TL 103	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.05	8302 x 315
3730 S OAKDALE AVE.	LOUISVILLE METRO GOV.	TB 51E TL 76	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.05	7999 x 794
3732 S OAKDALE AVE.	LOUISVILLE METRO GOV.	TB 51E TL 94	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.06	7952 x 810
3734 S OAKDALE AVE.	LOUISVILLE METRO GOV.	TB 51E TL 78	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.06	7952 x 810
3736 S OAKDALE AVE.	AQ PROPERTIES LLC	TB 51E TL 99	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.06	10855 x 460
3738 S OAKDALE AVE.	AQ PROPERTIES LLC	TB 51E TL 100	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	10847 x 618
3740 S OAKDALE AVE.	CHURCHILL DOWNS INC.	TB 51E TL 81	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	5738 x 756
3742 S OAKDALE AVE.	CHURCHILL DOWNS INC.	TB 51E TL 82	R-7	TNFD	VACANT	SECURITY/CHECK IN	0.07	9541 x 545

**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.
  - SANITARY SEWER WILL BE BY EXISTING PSC AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WWTIC.
  - 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.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 455.54 AND LOWEST MACHINERY TO BE AT OR ABOVE 456.54.
  - 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**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR 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.
  - SIGNS SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS.
  - NO PERMANENT ALTERATIONS OR IMPROVEMENTS (CURBING, LANDSCAPING, PAVING, OR STRIPING) SHALL BE CONSTRUCTED WITHIN THE PORTION OF EXISTING S 4TH STREET OR OAKDALE TERRACE RIGHT-OF-WAY PROPOSED FOR CLOSURE APPLICATION 19STREETS1002 UNTIL FINAL ROAD CLOSURE IS APPROVED. ALL SITE DISTURBANCE, FOUNDATION AND BUILDING PERMITS, AS WELL AS UTILITY RELOCATIONS REQUIRED TO SUPPORT THE PROJECT, SHALL BE ALLOWED AND PERMITTED PRIOR TO FINAL CLOSURE OF S 4TH STREET AND OAKDALE TERRACE. TEMPORARY CLOSURES OF S 4TH STREET AND OAKDALE TERRACE SHALL ALSO BE PERMITTED BY METRO PERMIT FOR ANY AND ALL WORK WITHIN RIGHT-OF-WAY OCCURRING PRIOR TO FINAL ROAD CLOSURE.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - SIDEWALKS IN RIGHT-OF-WAY THAT ARE DAMAGED OR NOT ADA COMPLIANT SHALL BE REPLACED BY DEVELOPER PER METRO PUBLIC WORKS STANDARDS.
  - ALL EXISTING ENTRANCES TO BE REMOVED, CURB AND SIDEWALK TO BE RESTORED.

**BUILDING DATA**

PROPOSED BUILDING FOOTPRINT/GFA: 4,950 S.F.  
 PROPOSED FLOOR TO AREA RATIO: 0.06  
 PROPOSED BUILDING HEIGHT: 16'-4" (STABLE OFFICE); 18'-6" (SECURITY OFFICE)  
 (PER LDC 5.1.7.J STANDARDS)

**PARKING CALCULATIONS**  
 AGRICULTURAL, 200 EMPLOYEES  
 MINIMUM PARKING REQUIRED (1.5 SPACES/2 EMPLOYEES): 150 SPACES  
 MAXIMUM PARKING PERMITTED (1 SPACE/1 EMPLOYEE): 200 SPACES  
 PARKING PROVIDED: 4 + 2 VAN 187 SPACES  
 BIKE PARKING: 2 LONG TERM INDOORS, 2 SHORT TERM

**TREE CANOPY AND OPEN SPACE CALCULATIONS**  
 SITE AREA: TOTAL 1.9 ACRES (82,764 S.F.)  
 TREE CANOPY CATEGORY: CLASS A  
 EXISTING TREE COVERAGE: 0-40%  
 PRESERVED TREE CANOPY: 0% (0 S.F.)  
 REQUIRED NEW TREE CANOPY: 8,276 S.F. (10%)

**ILAVUA CALCULATIONS**  
 PROPOSED VUA: 86,114 S.F.  
 REQUIRED ILA (7.5%): 6,459 S.F.  
 PROVIDED ILA: 6,715 S.F.  
 ILA TREES REQUIRED/PROVIDED (1/4000 S.F. + 25%): 27 TREES

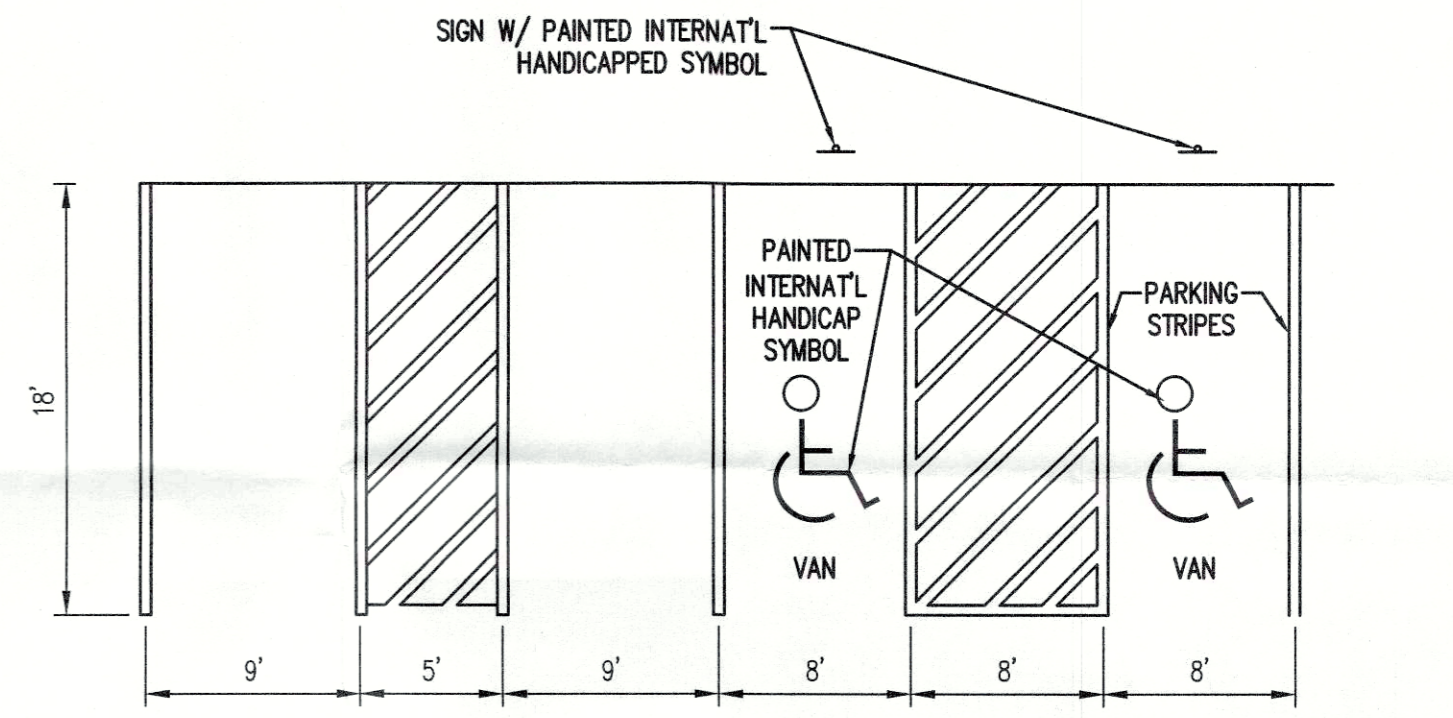
**FREESTANDING SIGNAGE**  
 MAXIMUM HEIGHT PERMITTED: 6' TALL  
 MAXIMUM AREA PERMITTED: 32 S.F.

**EPSC DATA**  
 EXISTING IMPERVIOUS AREA: 74,551 S.F.  
 PROPOSED IMPERVIOUS AREA: 92,589 S.F.  
 INCREASE IN IMPERVIOUS: 18,038 S.F. (24%)  
 SENSITIVE FEATURES: ASSUMED C  
 SOIL TYPE: URBAN LAND  
 HYDROLOGIC SOIL GROUP: 82,764 S.F.  
 SITE DISTURBANCE:

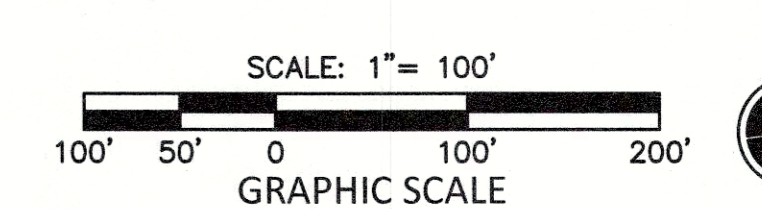
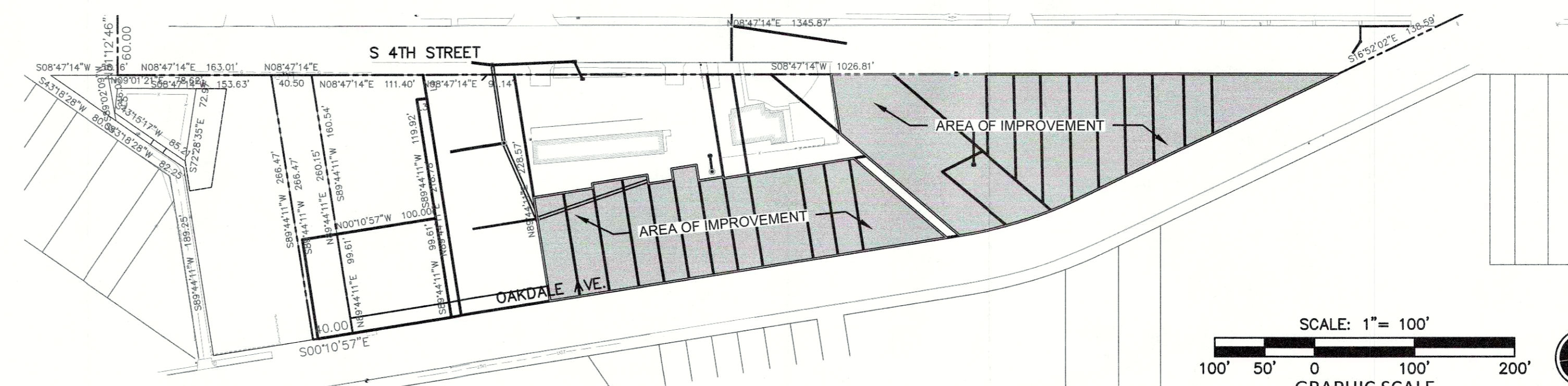
**WAIVERS & VARIANCES**

**WAIVERS**  
 5.5.1.A.3.a TO NOT PROVIDE A MASONRY, STONE OR CONCRETE WALL BETWEEN VUA AND RIGHT-OF-WAY  
 10.2.6 TO REDUCE VUA LBA  
 10.2.12 TO PARTIALLY WAIVE ILA REQUIREMENT

**VARIANCES**  
 5.5.2 VARIANCE OF 8' TO INCREASE MAXIMUM FRONT SETBACK FROM 25' TO 33' (SECURITY OFFICE)  
 4.4.3.A.1.a VARIANCE OF 4.5' (54") TO PERMIT 8' TALL PICKET FENCE IN FRONT YARD SETBACK



**ACCESSIBLE PARKING LAYOUT**  
**DETAIL**  
 SCALE: NONE  
 RECEIVED MAY 14 2019 PLANNING & DESIGN SERVICES



**PROPERTIES PLAN**

REV #	DATE	DESCRIPTION
1	04/29/2019	Agency Review
2	05/14/2019	Agency Review

Category 2B Plan  
 Job No: 18314.PH2  
 Date: March 18, 2019  
 Scale: 1" = 50'  
 Drawn By: AWB  
 Checked By: AWB  
 Drawing Title: Churchill Downs Barn Facilities Site Plan Category 2B Development Plan  
 Drawing No: 1 of 1

User: dbarney Plot Date: May 14, 2019 8:52 AM File Name: G:\18314.PH2 - Churchill Downs Backside PH2 Civil Site Drawings\Development Plans\18314.PH2-Cat.3\_DP-20190429.dwg

19VARIANCE1034/19DEVPLAN1070