

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. 21111 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 a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted for approval to the Middletown Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at the time of the bond release.
- An encroachment permit and bond will be required for all work done in the right-of-way prior to construction approval by Metro Works.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- City of Middletown approval required.
- MSD drainage bond will be required.
- An easement plat for the detention basin, thru drainage and include an easement for the Middletown recapture sanitary sewer will be required prior to construction approval.
- 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.
- Approval from the Corps of Engineers and Division of Water for work in the stream will be required.
- 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.
- Right-of-way dedication required prior to bond release by Metro Public Works.
- 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.
- 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 Indoor Soccer facility sewers to connect to the adjacent East Gate Village development / Fenwick Restaurant to connect to the existing force main system along English Station Road via private pump system. All sewer drainage to be handled by the Middletown Industrial Waste Station.
- 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.
- The Owner/Developer will maintain the transit stop on an as needed basis.
- If at the time of construction approval, sidewalks have not been constructed, then the developer is responsible for providing sidewalks per LDC along the frontage.

WAIVER GRANTED:

- 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:

- A Variance was granted on May 9, 2013 from 5.3.4 of the Louisville Land Development Code to allow the existing building with the proposed addition to encroach into the required front yard.

VARIANCE REQUESTED:

- A Variance is requested from 5.3.4 of the Louisville Land Development Code to allow the existing building with the proposed addition to encroach into the required front yard as shown by hatching.

PRELIMINARY APPROVAL

Condition of Approval:

Barry 5/28/14
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PROJECT DATA

TOTAL SITE AREA	= 13.9± AC.
ROW DEDICATION AREA	= 0.3± AC.
NET AREA	= 13.6± AC.
EXISTING ZONING	= R-4, M-2, M-3
EXISTING ORM DISTRICT	= SUBURBAN WORKPLACE NEIGHBORHOOD
PROPOSED FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED ZONING	= EZ-1/C-M
PROPOSED EZ-1 AREA	= 6.8± AC.
PROPOSED C-M AREA	= 6.8± AC.
EXISTING USE	= VACANT
PROPOSED USE	=
INDOOR SOCCER FACILITY	= 24,000 SF
AMPHITHEATER/VOLLEYBALL COURTS	= 30,900 SF
RESTAURANT	= 9,240 SF
RETAIL	= 1,500 SF
DECK	= 1,000 SF
TOTAL SF OF BUILDINGS	= 66,640 SF
PROPOSED IMPERVIOUS SURFACE AREA	= 249,240 SF
EXISTING IMPERVIOUS SURFACE AREA	= 65,277 SF

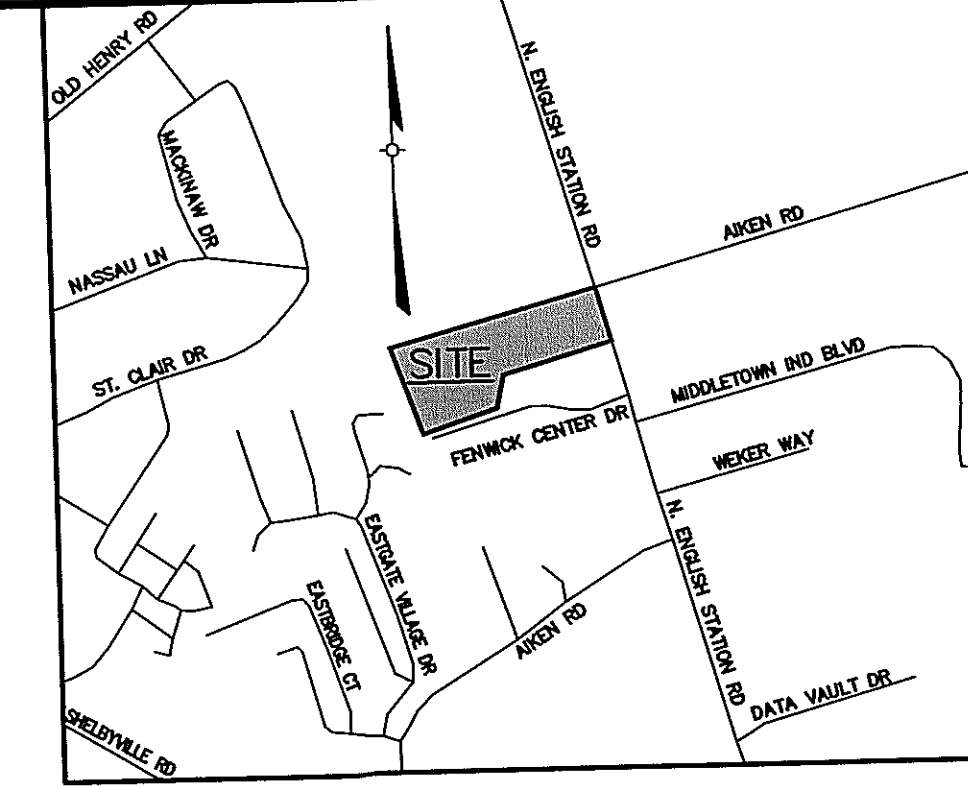
TRACT 1 PARKING		MIN.	MAX.
INDOOR SOCCER FACILITY	24,000/300 SF MIN. 24,000/100 SF MAX.	= 80 SP	240 SP
OUTDOOR SOCCER FIELDS	(PARKING LOT WILL BE SHARED WITH INDOOR SOCCER FACILITY)	= SHARED	SHARED
PARKING REQUIRED FOR SOCCER FACILITIES		= 80 SP	240 SP
PARKING PROVIDED		= 99 SP (INCLUDES 6 HC)	
TRACT 2 PARKING			
AMPHITHEATER	CAPACITY IS DETERMINED BY TABLE 1004.1.1 OF THE 2006 INTERNATIONAL BUILDING CODE. FUNCTION OF SPACE-ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS); FLOOR AREA IN SF PER OCCUPANT IS 15 NET' OR 12,000 SF/15 NET=800 OCCUPANTS		
800/4 SEATS MIN. 800/2.5 SEATS MAX.	= 200 SP	320 SP	
RESTAURANT	10,240/125 SF MIN. 10,240/50 SF MAX.	= 82 SP	205 SP
TOTAL PARKING REQUIRED		= 282	525
TOTAL PARKING PROVIDED		= 452 SPACES (INCLUDES 10 HC)	
BIKE PARKING REQUIRED & PROVIDED		= 16 SHORT TERM/8 LONG TERM	
PROPOSED VEHICULAR USE AREA		= 193,106 SF	
LA REQUIRED (7.5%)		= 14,483 SF	
LA PROVIDED		= 19,608 SF	

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Barry 5/28/14*
DATE: 5-28-14
LOUISVILLE/JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

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.



NO.	DATE	DESCRIPTION	BY	D.T.	D.T.	AER
1	10-19-12	REVISED AMPHITHEATER & REMOVE A PROPOSED INDOOR SOCCER FACILITY				
2	12-27-12	REVISED PER AGENCY COMMENTS				
3	1-29-14	REVISED AMPHITHEATER & PROPOSED ADDITION LAYOUT				
4	3-31-14	ADDED VARIANCE				

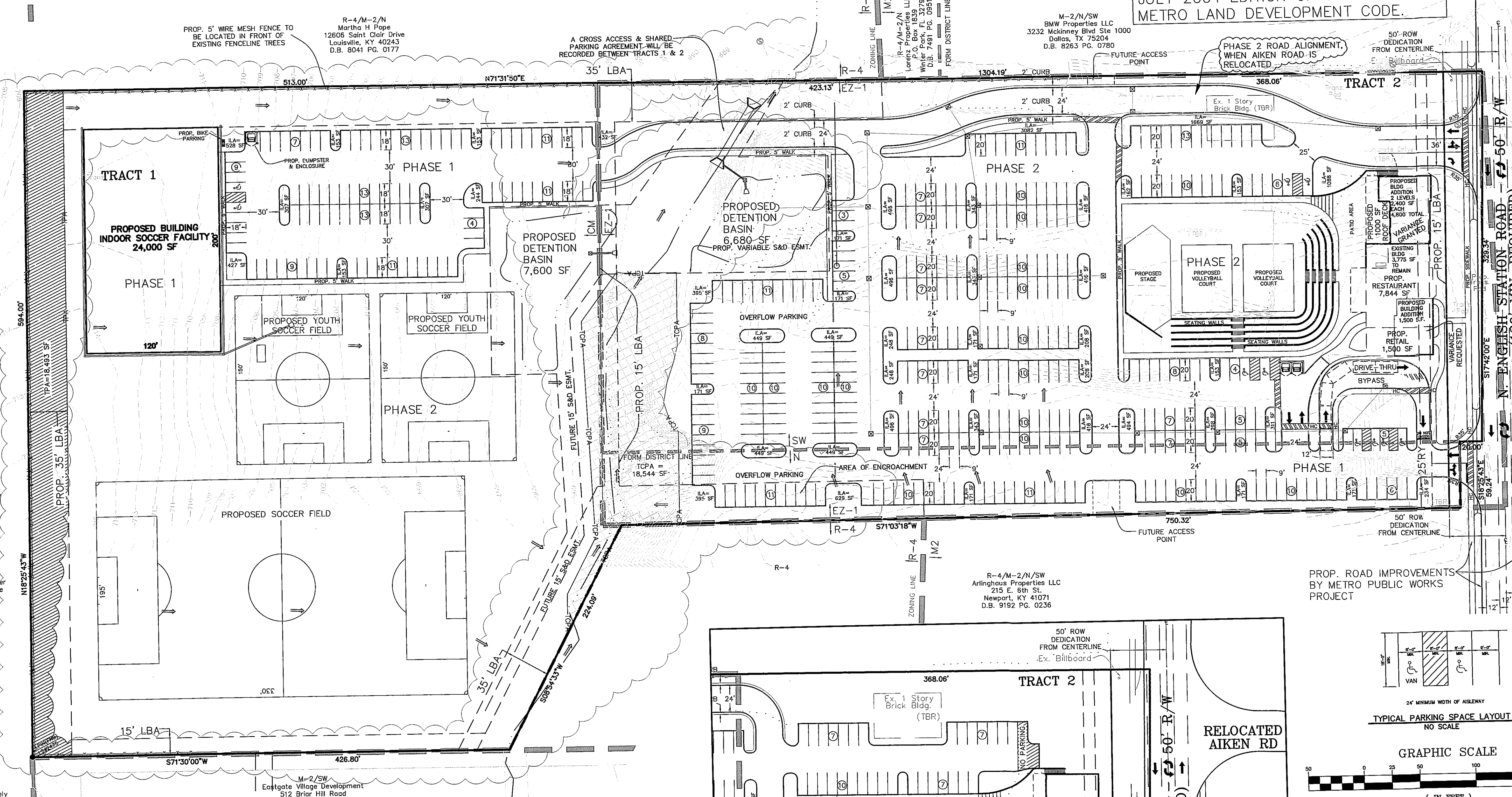
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DETENTION BASIN CALCULATIONS

X = A CRA/12
ΔC = 0.55-0.30=0.25
A = 13.9 AC.
R = 2.9 INCHES
X = (25)(13.9)(2.9)/12 = 0.84 AC.-FT.
REQUIRED X = 36,580 CU.FT.
PROVIDED BASIN = 14,280 SQ.FT.

TOTAL = 14,280 SQ.FT. @ APPROX. 3 FT. DEPTH
= 42,840 CU.FT. > 36,580 CU.FT.

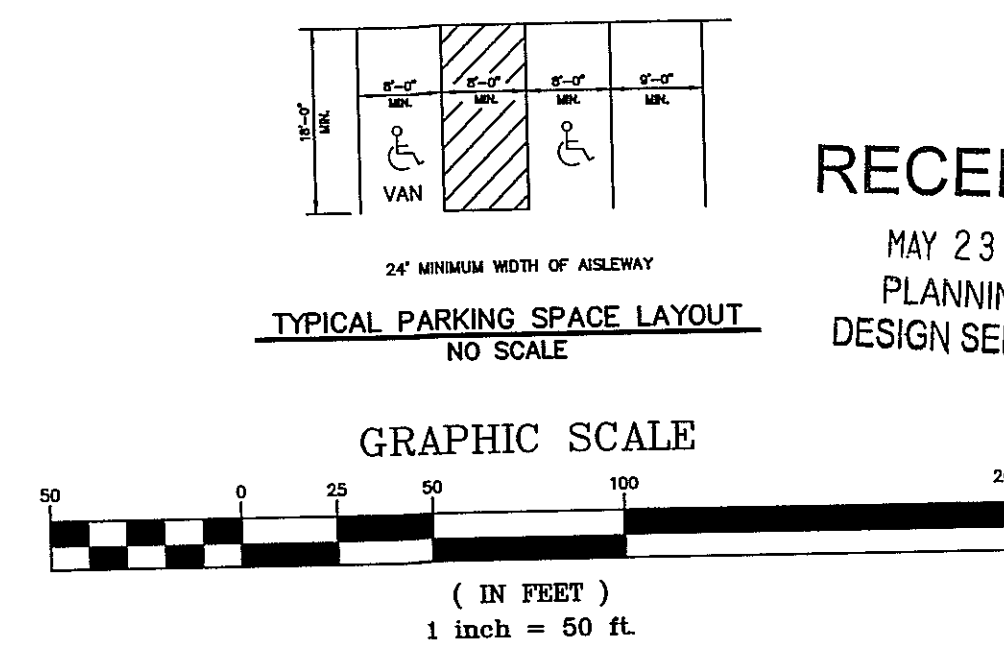
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 592,416 S.F.
EXISTING TREE CANOPY COVERAGE AREA	= 24% (140,514 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 19% (112,559 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 3% (18,544 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (94,320 S.F.)
TOTAL TREE CANOPY PROVIDED	= 19% (112,864 S.F.)

LEGEND

- () — PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- () — PROPOSED SEWER AND MANHOLE

— PHASE 1 ROAD ALIGNMENT



COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

SITE ADDRESS:
598, 600 N. ENGLISH STATION ROAD
TAX BLOCK 0023, LOT 0142, 0273, 0275, 0660
D.B. 9696, PG. 0361

14DEVPLAN1044
CASE#: 16739
WM #9943

JOB NO. 11059

SHEET 1 OF 1

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

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
605 WILSONVILLE ROAD, SUITE 400
LOUISVILLE, KY 40223
P.O. BOX 43669
LOUISVILLE, KY 40223
D.B. 4990 PG. 0257
PHONE 502.442.9714
FAX 502.442.9714
WEB SITE WWW.LD&D-INC.COM

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