

KING LOUIE'S PLACE
598 AND 600 N. ENGLISH STATION ROAD
CASE NO. 15DEVPLAN1067

Owner/ Applicant: Blind Squirrel, LLC

Representatives: Michael F. Tigue, Esq.
Kevin M. Young, ASLA

PRELIMINARY DESIGN

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of this site is within the 100 year flood plain per FIRM Map No. 21111-C-0235 dated December 9, 2008.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final determination of drainage pattern and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MDP and MUD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MUD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of road systems of trees to be preserved. The fencing shall enclose the area south of the centerline of the new driveway and remain in place during the construction of the driveway, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted for approval to the Madison Planning Commission for approval prior to beginning construction.
- All dumpsters and service vehicles shall be screened per Chapter 10.10 of the Louisville Water Company's rules and regulations.
- The Louisville Water Company will provide Domestic Water Service to this site. The sewer 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 areas.
- All street signs shall conform with the manual on uniform traffic control devices (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 approved 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.
- MUD drainage bond will be required.
- An easement plat for the detention basin, two drainage and the Madison restructure sanitary sewer has been recorded in D.B. 10182 PG. 118.
- On-site detention will be required. Post-developed peak flows will be limited to pre-developed peak flows 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 Allen Road widening project begin prior to installation 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. R/W dedication to North English Station Road by D.B. 10181 PG. 118.
- Use development or redevelopment of adjacent properties, a unified design and construction plan shall be developed for vehicle 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 southern entrance opposite Allen 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 owners to connect to the adjacent East Gate stage development / former property front 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 Water Station.
- The developer shall contribute up to 12% of the cost of the signal installation at Allen Road and North English Station Road, not to exceed \$7,500. 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 travel stop on or on needed bases.
- 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.
- Per the City of Middletown, the proposed entrance aligning with the proposed Allen Road extension cannot be built until the Allen Road extension has been completed.

WAIVER REQUESTED:

- A Waiver is requested from Section 10.3.4 of the Louisville Metro Land Development Code to allow the 15' Landscape Buffer Area adjacent to the internal C-WALK-1 parking line.

WAIVER GRANTED: (CASE #16739)

- A Waiver was granted on May 6, 2013 from 10.3.4 of the Louisville Land Development Code to allow the proposed parking lot to encroach into the 15' landscape buffer area.

VARIANCE GRANTED: (LAVARIANCE 009)

- A Variance was granted on June 16, 2014 from 3.3.4 of the Louisville Land Development Code to allow the existing building with the proposed addition to increase 15' into the required 25' front yard.

PROJECT DATA

TOTAL SITE AREA	= 13.66 AC.
EXISTING ZONING	= L2-V2-M
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING L2-1 AREA	= 4.80 AC.
EXISTING C-WALK AREA	= 6.84 AC.
EXISTING USE	= UNDER CONSTRUCTION
PROPOSED USE	= INDOOR SOCCER FACILITY, AMPHITHEATER/VALENTINE COURT, RESTAURANT
BUILDING AREA	= 34,800 SF
INDOOR SOCCER FACILITY	= 34,800 SF
AMPHITHEATER	= 3,200 SF
RESTAURANT	= 10,600 SF
TOTAL SF OF BUILDINGS	= 48,600 SF
F.A.R.	= 0.08 (C-WALK-1 - 5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 3F (50' MAX. ALLOWED)
INDOOR SOCCER FACILITY	= 3F (50' MAX. ALLOWED)
RESTAURANT	= 3F (50' MAX. ALLOWED)
PROPOSED IMPERVIOUS SURFACE AREA	= 243,130 SF
EXISTING IMPERVIOUS SURFACE AREA	= 85,277 SF
PROPOSED VEHICLE USE AREA	= 182,721 SF
LA REQUIRED (7.50)	= 13,704 SF
LA PROVIDED	= 21,060 SF

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 PARKING SUMMARY:

PARKING REQUIRED (TRACT 1)	= 118 SP 348 SP
PARKING REQUIRED (TRACT 2)	= 288 SP 534 SP
TOTAL PARKING REQUIRED	= 402 SP 882 SP
PARKING PROVIDED (TRACT 1)	= 96 SP (INCLUDES 4 HC SP)
PARKING PROVIDED (TRACT 2)	= 380 SP (INCLUDES 8 HC SP)
TOTAL PARKING PROVIDED	= 476 SP (INCLUDES 12 HC SP)
PHASE 1 PARKING PROVIDED	= 202 SPACES MIN.
PHASE 2 PARKING PROVIDED	= 202 SPACES (INCLUDES 12 HC SP)
ONE PARKING REQUIRED & PROVIDED	= 18 SHORT TERM/8 LONG TERM
TRACT 1 PARKING:	
INDOOR SOCCER FACILITY	MIN. MAX.
34,800/200 SF MIN./24,800/100 SF MAX.	= 118 SP 348 SP
(OUTDOOR & INDOOR SOCCER FIELDS WILL SHARE PARKING)	
PHASE 1 PARKING PROVIDED	= 118 SP 348 SP
PHASE 2 PARKING PROVIDED	= 96 SP (INCLUDES 4 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	= 15 NET OR 12,000 SF/75 NET-800 OCCUPANTS
800/4 SEATS MIN./800/2.5 SEATS MAX.	= 200 SP 320 SP
RESTAURANT	
10,600/225 SF MIN./10,600/50 SF MAX.	= 88 SP 274 SP
PARKING REQUIRED (TRACT 2)	= 288 SP 534 SP
PARKING PROVIDED (TRACT 2)	= 380 SPACES (INCLUDES 8 HC)

LOCATION MAP
NOT TO SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10-19-12	REVISED ANTICIPATE	D.T.
2	12-27-12	PER AGENCY COMMENTS	DT
3	1-29-14	REVISED LAYOUT	DT
4	3-31-14	ADDED VARIANCE	ADR
5	6-4-14	UPDATE TO SHM-PAGE OVERLAP	DT
6	6-29-15	REVISED PER AGENCY COMMENTS	JH

ENGINEER'S SEAL
SURVEYOR'S SEAL

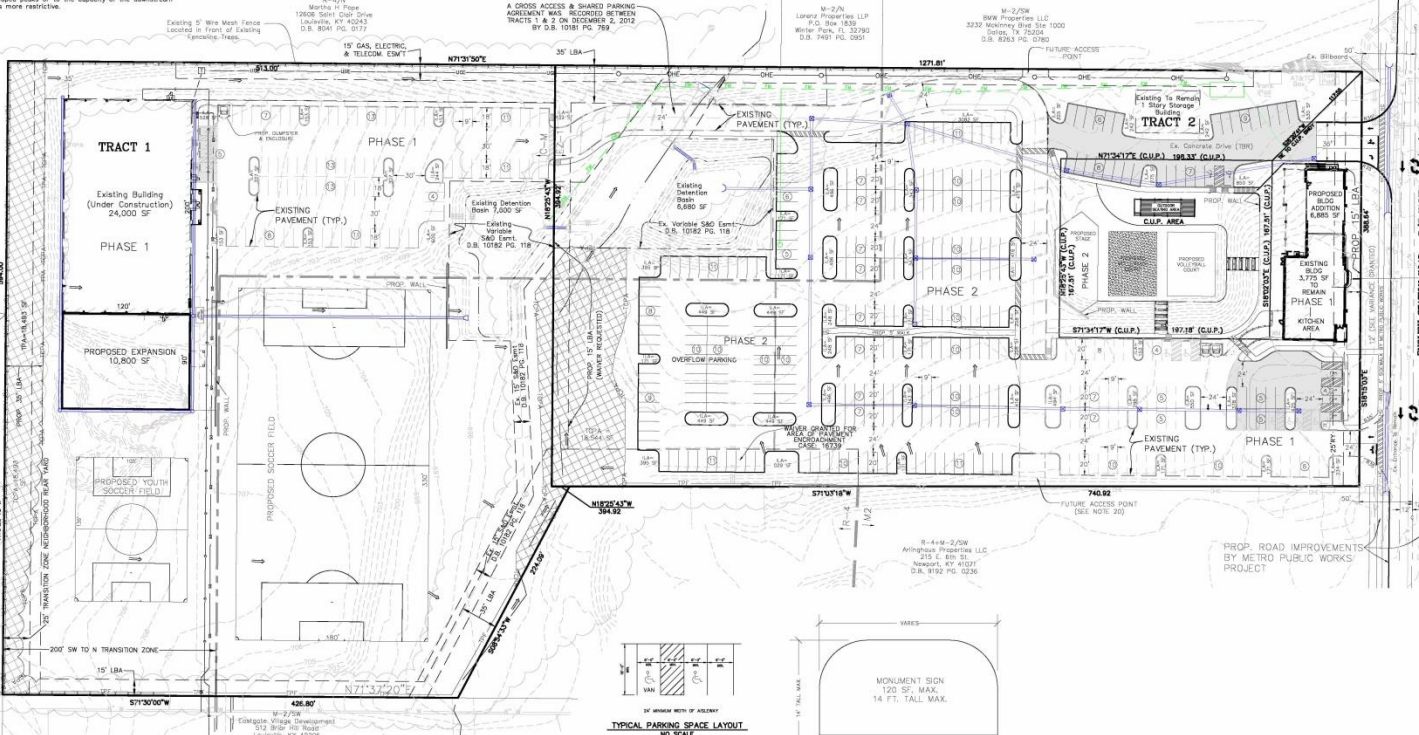
PROJECT DATA
FILE NAME: 1008-1009A
FILE: 3/7/14
CREATED BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 3/7/14

LD&D
LAND DESIGN & DEVELOPMENT, INC.
19405 CRYSTAL SPRINGS WAY
LOUISVILLE, KY 40245-5298
WWW.LD&D-INC.COM

508 and 600 NORTH ENGLISH STATION ROAD
MIDDLETOWN, KY 40108
BLIND SQUIRREL, LLC
19405 CRYSTAL SPRINGS WAY
LOUISVILLE, KY 40245-5298

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN
SITE ADDRESS:
508, 600 N. ENGLISH STATION ROAD
TAX BLOCK 0023, LOT 0142, 0273, 0275, 0680
D.B. 10181 PG. 0769 (MODIFICATION TO DEED)

CURRENT CASE: 1505DEVPLAN1067
RELATED CASES: 1405DEVPLAN1044
14VAR1029
167509
WM #9943



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN & INLET PROTECTION AND MANHOLE
- PROPOSED SIDEWALK
- PHASE 1 ROAD ALIGNMENT
- EXISTING PAVEMENT

DETENTION BASIN CALCULATIONS

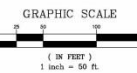
X = A CWA/72
AC = 0.55-0.30=0.25
A = 1.59 AC
R = 2.9 INCHES
REQUIRED X = 36,580 CU.FT.
PROVIDED BASIN = 14,280 SF.
TOTAL = 14,280 SF. @ APPROX. 3 FT. DEPTH
= 42,840 CU.FT. > 36,580 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 595,030 S.F.
EXISTING TREE CANOPY COVERAGE AREA = (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% (93,040 S.F.)
TOTAL TREE CANOPY PROVIDED = 19% (113,584 S.F.)

SHARED BUSINESS SIGN DETAIL

MONUMENT SIGN
120 SF. MAX.
14 FT. TALL MAX.
NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY.





BLIND SQUIRREL, LLC
15405 CRYSTAL SPRINGS WAY
LOUISVILLE, KENTUCKY 40245
(502) 664-1778

ENGLISH STATION SPORTS FACILITY

600 NORTH ENGLISH STATION
LOUISVILLE, KENTUCKY 40223
MAY 11, 2015

THE DESIGN CONCEPT
DEPICTED HERE-IN IS THE
PROPERTY OF BAYUS
DESIGN WORKS. USE OF
THE CONCEPT SHALL ONLY
BE DONE BY WRITTEN
PERMISSION FROM BAYUS
DESIGN WORKS.

BAYUS
design
WORKS

WORKS OF ARCHITECTURE
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