

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL, AND ALL CITY SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
2. WASTEWATER:
 - a. THE OWNER SHALL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
 - a. THE PROJECT IS TO BE PROTECTED BY SITE PER MM11374. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2-, 10, 25 AND 100 YEAR STORMS OR FLOW CUMULATIVE RAINFALL RATE OF 1.0 INCH PER HOUR (OR LESS) DOWNSTREAM (SEE ATTACHED MAP). THE DESIGN SHALL BE BASED ON THE FLOW (ARROWS) IS FOR THE CONCEPT PHASE ONLY. 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.
4. EROSION AND SILT CONTROL:
 - a. EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. THE SHORELINE OF THE SOUTHERN END OF THIS WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0034E & 2111C0021E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY CRITERIA ESTABLISHED BY THE CITY OF LOUISVILLE. THE DESIGN SHALL BE IN PHASE TWO TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. A CONSTRUCTION PLAT IS REQUIRED FOR THRU DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE PROJECT. DUE DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPEC" NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER 'KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' LATEST EDITION.
6. ALL ROADWAY AND ENTRANCE INTERSECTION SHALL MEET THE REQUIREMENTS FOR LANDSCAPE AREAS AS SET FORTH BY METRO PUBLIC WORKS.

VARIANCE (APPROVED PER 16ZONE1019)

1. A VARIANCE OF 5.3.1.C. & 5.3.4.0.4 OF THE LDC WAS APPROVED TO PERMIT THE BUILDING HEIGHT NOT TO EXCEED 53' IN BOTH THE NEIGHBORHOOD FORM DISTRICT AND SUBURBAN WORKPLACE FORM DISTRICT.

VARIANCE & WAIVER REQUEST:

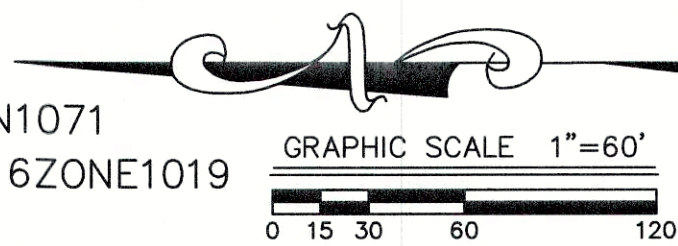
1. A VARIANCE OF SECTION 5.3.4.0.4 & 5.7. TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND ALLOW THE DRIVING RANGE ENCLOSURE STRUCTURE (POLES & NETTING) TO BE A HEIGHT
2. A LANDSCAPE WAIVER OF 10.4.2.B.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER PROPERTY BUFFER WITH AN EXISTING UTILITY EASEMENT ALONG THE WEST PROPERTY LINE.
3. A WAIVER OF 5.7.1.B.3.20. TO REDUCE THE 35' LANDSCAPE BUFFER WITHIN THE TRANSITION ZONE TO 20'.
4. A WAIVER OF 10.4.2.B.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF AN EXISTING EASEMENT AND TO ALLOW THE BUFFER AREA TO BE MADE UP ENTIRELY OF TYPE "C" TREES WITH THE REQUIRED 3' SCREEN.

C.U.P. RELIEF REQUEST:

1. RELIEF OF THE CUP REQUIREMENT OF SECTION 4.2.5.B.A OF THE LDC THAT ALL CUP DRIVING RANGE BUILDINGS AND STRUCTURES BE AT LEAST 30' FROM ANY PROPERTY LINE AND TO PERMIT THE DRIVING RANGE ENCLOSURE TO BE LOCATED 10' SHORT ABOVE THE 30' SETBACK.
2. RELIEF OF THE CUP REQUIREMENT OF SECTION 4.2.5.B.D OF THE LDC THAT THE CUP DRIVING DIRECTION SHALL BE AWAY FROM ANY STREET, HIGHWAY OR RESIDENTIAL AREA.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE
NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE
DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING
COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING
ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR
DEMOLITION. THE FENCING SHALL BE ADEQUATE TO PROTECT TREES TO
BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE TREE
DIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL
CONSTRUCTION IS COMPLETED. CONSTRUCTION OF LARGE OR CONSTRUCTION
ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE
PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. ALL DEVELOPMENT LINES SHALL BE SET BACK FROM EXISTING EASEMENTS,
ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT
CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS
RESIDENTIAL USES OR PUBLIC AREAS (E.G. CONCENTRATION EASEMENTS,
TRAILWAYS OR PARKWAYS) OR ADJACENT OR NEARBY PARCELS, OR CREATE
GLARE PERCEPTIBLE ON OTHER TREES AND RIGHT-OF-WAYS PER CHAPTER
4.1.3. OF THE LDC.
6. ALL SIGNAGE, LIGHTS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE
SCREENED PER CHAPTER 10 OF THE LDC.
7. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE
MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING
CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND
NEIGHBORHOODS.
10. IN ADDITION TO CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS
PERFORMED BY MARK SITES ON JUNE 19, 2016 AND NO KARST TOPOGRAPHY
WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY
GEOL. SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT
PROPERTY.




CASE #18DEVPLAN1071
RELATED CASE #16ZONE1019
MSD WM #11779

OWNER/DEVELOPER
JDC, 1849 LLC
320 WHITTINGTON PARKWAY STE.
LOUISVILLE, KY 40222

DETAILED DISTRICT DEVELOPMENT &
C.U.P. 4, 2.58 GOLF DRIVING RANGE PLAN
TERRA CROSSING
GOLF ENTERTAINMENT CENTER
3050 TERRA CROSSING BLVD. LOUISVILLE, KENTUCKY 40245
TRACT 3 OF MAJOR MINOR PLAT P.B. 57 PG. 3-4
TAX BLOCK 15, LOT 635;
DEED BOOK 10944, PAGE 771

[illegible]

 **MINDEL SCOTT**
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ► MindelScott.com