

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
7. SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
10. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
11. A KARST SURVEY WAS PERFORMED BY GRANT HESS WITH ECS ON APRIL 12, 2021. KARST FEATURES WERE NOT OBSERVED ON SITE, HOWEVER, A CLOSED DEPRESSION WAS OBSERVED NEAR THE EXISTING SEPTIC TANK AS INDICATED ON THE PLAN.
12. A MINIMUM OF ONE TREE FOR EVERY 50' OF ROADWAY FRONTAGE WILL BE PROVIDED WITHIN THE 50' FTRO SCENIC CORRIDOR BUFFER ALONG S. ENGLISH STATION ROAD.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AN STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0086F DECEMBER 5, 2006)
3. SANITARY SEWER SERVICE IS NOT AVAILABLE, SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. DRAINAGE / STORM WATER DETENTION: 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.
5. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
6. 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 PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
7. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
8. KDOV APPROVAL AND ACOE APPROVAL MAY BE REQUIRED FOR THE PROPOSED FUTURE DRIVEWAY CROSSING PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. FOR THE FUTURE CARRIAGE HOUSE MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
10. FOR THE FUTURE CARRIAGE HOUSE BOH APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDD AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDD, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

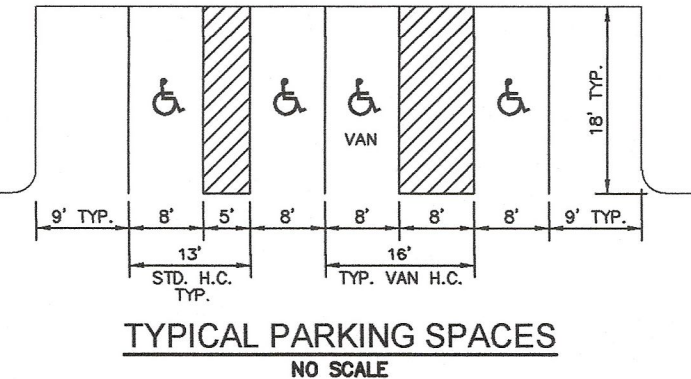
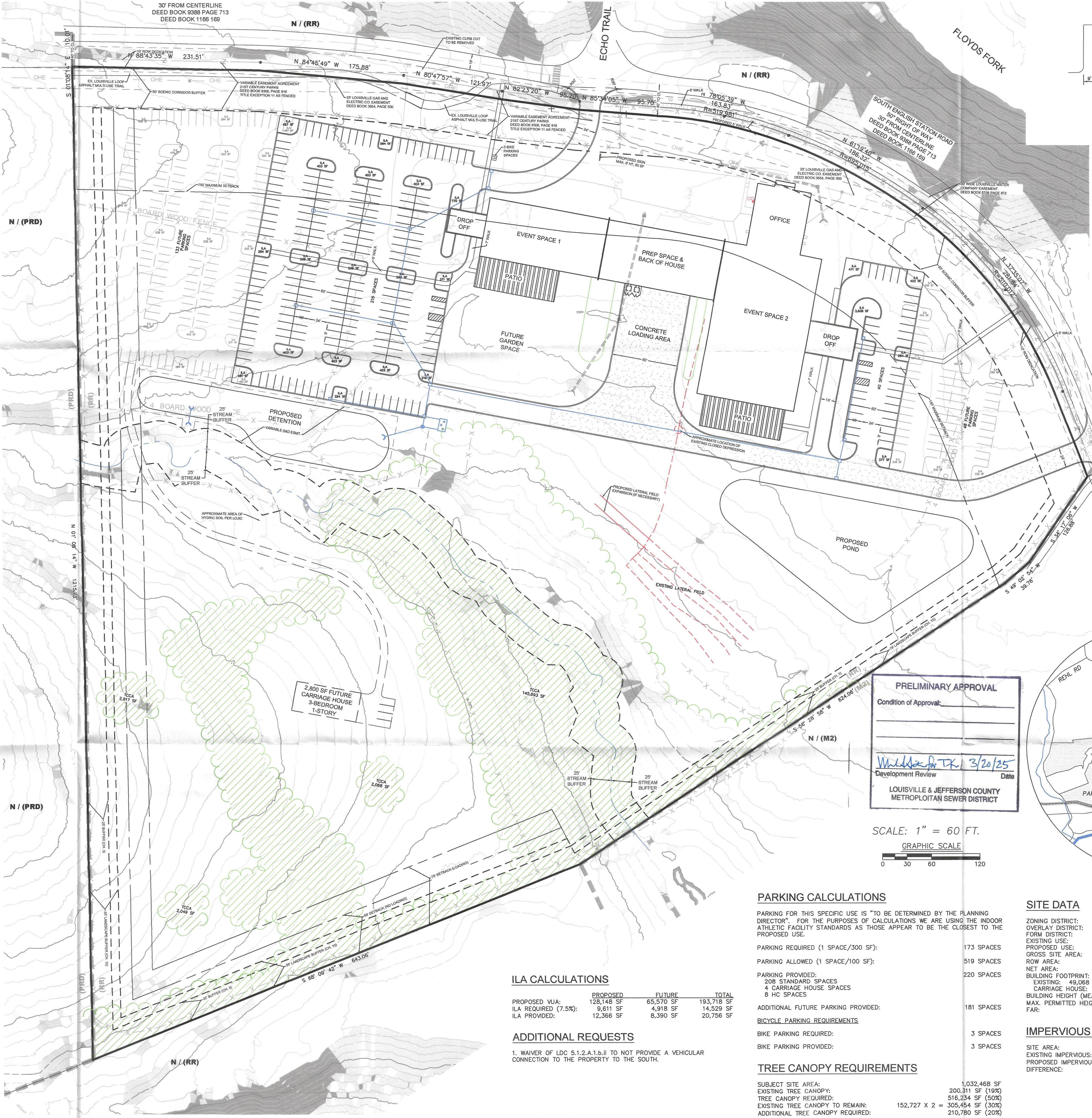
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTE

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-362-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



- LEGEND
- EX. STORM SEWER
  - PROP. STORM SEWER
  - EX. SEPTIC
  - PROP. SEPTIC
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - PROP. FLOW ARROW
  - PROP. TREE PRESERVATION
  - 20-30% SLOPES
  - 30%+ SLOPES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

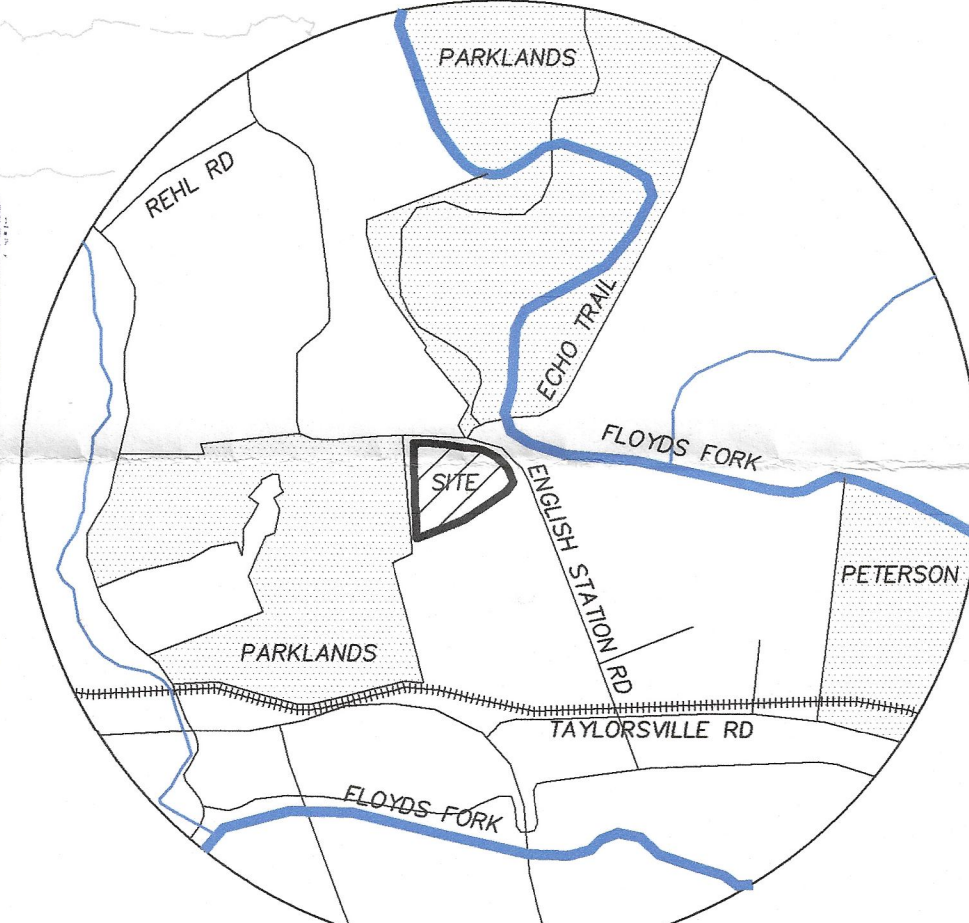
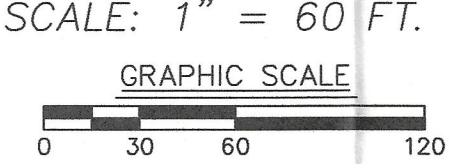
BY: *Chris M. [Signature]*  
DATE: 3/24/25  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

*Waiver for TK* 3/20/25  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



RECEIVED

LOCATION MAP NOT TO SCALE

MAR 20 2025

OFFICE OF PLANNING

SITE DATA

ZONING DISTRICT: (RR)  
OVERLAY DISTRICT: FLOYD'S FORK  
FORM DISTRICT: NEIGHBORHOOD  
EXISTING USE: VACANT HORSE FARM  
PROPOSED USE: EVENT SPACE  
GROSS SITE AREA: 24.04 AC (1,047,020 SF)  
ROW AREA: 0.33 ACS (14,552 SF)  
NET AREA: 23.70 ACS (1,032,468 SF)  
BUILDING FOOTPRINT: 51,868 SF  
EXISTING: 49,068 SF  
CARRIAGE HOUSE: 2,800 SF  
BUILDING HEIGHT (MEAN PER LDC 5.1.7.J): 30'  
MAX. PERMITTED HEIGHT: 35'  
FAR: 0.05

IMPERVIOUS AREA CALCULATIONS

SITE AREA: 1,047,020 SF (24.04 ACS)  
EXISTING IMPERVIOUS: 79,388 SF (1.82 ACS)  
PROPOSED IMPERVIOUS: 200,295 SF (4.60 ACS)  
DIFFERENCE: +120,907 SF (2.78 ACS)

PARKING CALCULATIONS

PARKING FOR THIS SPECIFIC USE IS TO BE DETERMINED BY THE PLANNING DIRECTOR. FOR THE PURPOSES OF CALCULATIONS WE ARE USING THE INDOOR ATHLETIC FACILITY STANDARDS AS THOSE APPEAR TO BE THE CLOSEST TO THE PROPOSED USE.

PARKING REQUIRED (1 SPACE/300 SF): 173 SPACES  
PARKING ALLOWED (1 SPACE/100 SF): 519 SPACES  
PARKING PROVIDED: 220 SPACES  
208 STANDARD SPACES  
4 CARRIAGE HOUSE SPACES  
8 HC SPACES

ADDITIONAL FUTURE PARKING PROVIDED: 181 SPACES

BICYCLE PARKING REQUIREMENTS

BIKE PARKING REQUIRED: 3 SPACES  
BIKE PARKING PROVIDED: 3 SPACES

TREE CANOPY REQUIREMENTS

SUBJECT SITE AREA: 1,032,468 SF  
EXISTING TREE CANOPY: 200,311 SF (19%)  
TREE CANOPY REQUIRED: 516,234 SF (50%)  
EXISTING TREE CANOPY TO REMAIN: 305,454 SF (30%)  
ADDITIONAL TREE CANOPY REQUIRED: 210,780 SF (20%)

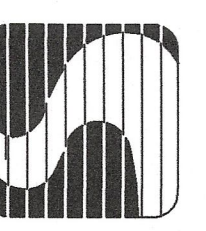
ILA CALCULATIONS

	PROPOSED	FUTURE	TOTAL
PROPOSED VJA:	128,148 SF	65,570 SF	193,718 SF
ILA REQUIRED (7.5%):	9,611 SF	4,918 SF	14,529 SF
ILA PROVIDED:	12,366 SF	8,390 SF	20,756 SF

ADDITIONAL REQUESTS

1. WAIVER OF LDC 5.1.2.A.1.b.ii TO NOT PROVIDE A VEHICULAR CONNECTION TO THE PROPERTY TO THE SOUTH.

SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202  
(502) 564 - 6271



NO.	REVISION	DATE
1	REVISED FOR FORMAL TILING	02/10/25
2	REVISED PER AGENCY COMMENTS	03/03/25
3	REVISED PER AGENCY COMMENTS	03/14/25

CONDITIONAL USE PERMIT PLAN

PROPOSED EVENT SPACE

2612 S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299  
TAX LOT 41, & LOT 137 / D.B. 11879, PG. 952  
2NDS IN BUILDING MATERIALS, INC.  
6052 LEE HIGHWAY, CHATTANOOGA, TN 37421

SHEET TITLE:

PROJECT TITLE:

OWNER:

JOB NO. 3283

SCALE: 1"=60'

DATE: 01/06/25

DRAWING NO:

CUP

SHEET 1 OF 1

25-CUP-0030