

| LOT STANDARDS & YARD REQUIREMENTS FOR I-1 ZONING    |   |
|---|---|
| MIN. LOT SIZE:                                      | 10,000 SF WITH SAN. SEWERS<br>43,560 SF WITHOUT SAN. SEWERS                         |
| MIN. LOT WIDTH:                                     | 150'  |
| FRONT & STREET SIDE YARD SETBACK:                   | 100' FOR STRUCTURES<br>50' PER PLAT OF RECORD - P6, PG 105<br>35' FOR PARKING AREAS |
| SIDE YARD SETBACK:                                  | 35'   |
| REAR YARD SETBACK:                                  | 25'   |
| MAX. DENSITY/INTENSITY:                             | 1.0   |
| BUILDING HEIGHT:                                    | 50' MAX.  |
| MAX. LOT COVERAGE FOR STRUCTURES:                   | 75% OF LOT AREA   |
| MAX. IMPERVIOUS STRUCTURES<br>INCLUDING STRUCTURES: | 90% OF LOT AREA   |

AREA OF DISTURBANCE = 1.633 ACRES

### GENERAL NOTES

1. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21185C0120D DATED MARCH 23, 2021.
2. LAND-DISTURBING AREA GREATER THAN ONE (1) ACRE SHALL OBTAIN A KYR10 PERMIT FROM THE KENTUCKY DIVISION OF WATER (KYDOW) AND AN OLDHAM COUNTY STORMWATER QUALITY MANAGEMENT AND EROSION CONTROL (SQMCEC) PERMIT FROM THE OLDHAM COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH OLDHAM COUNTY CONSTRUCTION SITE RUNOFF AND POST-CONSTRUCTION RUNOFF ORDINANCES
3. STORMWATER DETENTION IS PROVIDED BY AN EXISTING DOWNSTREAM BASIN THAT WAS CONSTRUCTED BY THE SUBDIVISION DEVELOPER TO ACCOMMODATE ADDITIONAL STORMWATER RUN-OFF FROM THE LOTS WITHIN THE C & W PARK RECORD PLAT.

VARIANCE REQUESTED

1. A VARIANCE IS REQUESTED FROM THE OLDHAM COUNTY COMPREHENSIVE ZONING ORDINANCE DIVISION 190 I-1 LIGHT INDUSTRIAL DISTRICT DEVELOPMENT REGULATIONS SECTION 190-020. THE APPLICANT REQUESTS A VARIANCE TO ALLOW THE PROPOSED BUILDING TO ENCROACH 15.0 FEET INTO THE REQUIRED 35' SIDE YARD SETBACK ALONG THE SOUTH PROPERTY LINE OF LOT #3 OF C & W PARK RECORD PLAT AS SHOW HEREON.

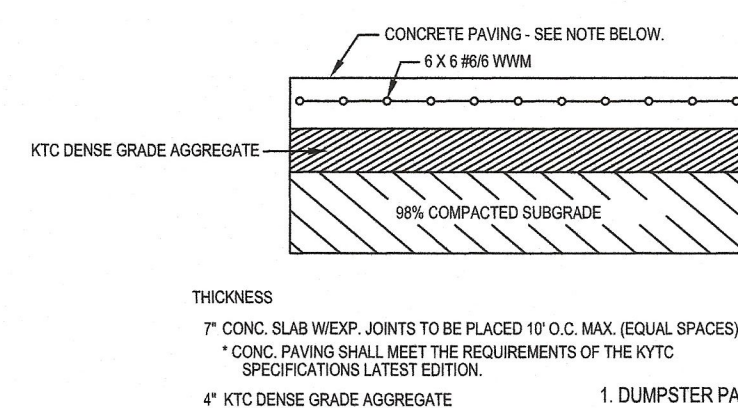
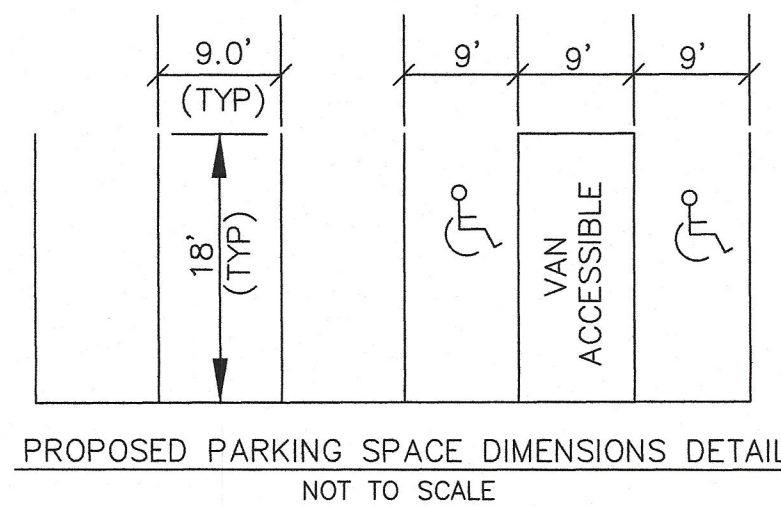
LEGEND

|   |  |
|---|--|
| EXISTING SEWER LINE AND MANHOLE         |  |
| EXISTING WATER VALVE                    |  |
| EXISTING GUY WIRE                       | VPM HOLDINGS LLC<br>C/O JAMES LAW              |
| EXISTING GUY POLE                       | 6502 ARBOR RIDGE<br>CRESTWOOD, KY, 40004       |
| FIRE HYDRANT                            | D.B.I 118, PG. 85<br>IPD ZONING                |
| WATER METER                             | TAX PARCEL 39-07-02<br>SITE ADDRESS: 1807 BUTT |
| EXISTING WATER LINE                     |  |
| EXISTING GAS LINE                       |  |
| EXISTING UNDERGROUND ELECTRIC           |  |
| EXISTING UNDERGROUND TELECOMMUNICATIONS |  |

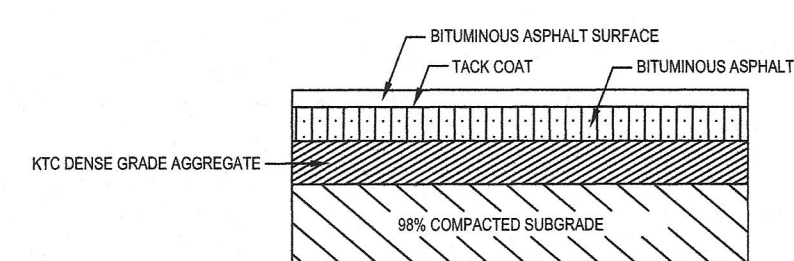
VPM HOLDINGS LLC  
C/O JAMES LAW  
6502 ARBOR RIDGE DR  
CRESTWOOD, KY. 40014  
D.B.1118, PG. 85  
IPD ZONING  
TAX PARCEL 39-07-02-25  
SITE ADDRESS: 1807 BUTTON CT

## SITE RECAPITULATION

- |                             |                                     |                                     |
|-----------------------------|-------------------------------------|-------------------------------------|
| 1. EXISTING ZONING          | I-1                                 |                                     |
| 2. EXISTING USE             | VACANT                              |                                     |
| 3. PROPOSED USE             | INDOOR SPORTS FACILITY (PICKLEBALL) |                                     |
| 4. LAND AREA                | 1.928 ACRES / 83,983.68 SQ. FT.     |                                     |
| 5. PROPOSED BUILDING        | 24,869 SQ. FT.                      |                                     |
| 6. PROPOSED BUILDING HEIGHT | 22'                                 |                                     |
| 7. FAR                      | 0.296                               |                                     |
| 8. VUA                      | 23,163 SQ. FT.                      |                                     |
| 9. ILA                      |                                     |                                     |
| REQUIRED (5% OF VUA)        | 1,158 SQ. FT.                       |                                     |
| PROVIDED                    | 2,060 SQ. FT.                       |                                     |
| 10. IMPERVIOUS AREA         |                                     |                                     |
| EXISTING                    | 0 SQ. FT.                           |                                     |
| PROPOSED                    | 49,516 SQ. FT.                      |                                     |
|                             | TOTAL                               | 49,516 SQ. FT. (59.0% LOT COVERAGE) |
| 11. PARKING                 |                                     |                                     |
| A. REQUIRED SPACES BY USE   |                                     |                                     |
| TENNIS CENTER (PICKLEBALL)  | <u>MINIMUM</u>                      |                                     |
| 8 COURTS                    | 4 SPACES / COURT                    | (32 SPACES)                         |
| 2 EMPLOYEES                 | 1 SPACE / EACH 2 EMPLOYEES          | (1 SPACE)                           |
| SPECTATOR SEATING - 700 SF  | 1 SPACE / 50 SF                     | (14 SPACES)                         |
| TOTAL REQUIRED SPACES       | 47 SPACES                           |                                     |
| B. PROVIDED                 | 50 SPACES                           |                                     |



HEAVY DUTY RIGID PAVEMENT SECTION  
NOT TO SCALE



THICKNESS

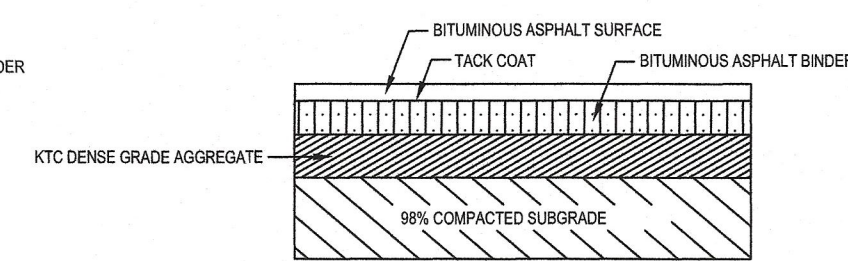
1 1/2" SURFACE:  
COMPACTED ASPHALT CONCRETE SURFACE, CLASS 2, OR  
EQUIVALENT 0.1 GALLON PER SQUARE YARD SS-1H TACK COAT.

4" BASE:  
COMPACTED ASPHALT BINDER, CLASS 2, OR EQUIVALENT.

8" MINERAL AGGREGATE BASE COURSE COMPACTED TO AT  
LEAST 98% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557).

HEAVY DUTY FLEXIBLE PAVEMENT SECTION

NOT TO SCALE



THICKNESS

1 1/2" SURFACE:  
COMPACTED ASPHALT CONCRETE SURFACE, CLASS 2, OR  
EQUIVALENT 0.1 GALLON PER SQUARE YARD SS-1H TACK COAT.

3" BASE:  
COMPACTED ASPHALT BINDER, CLASS 2, OR EQUIVALENT.

8" MINERAL AGGREGATE BASE COURSE COMPACTED TO AT  
LEAST 98% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557)

LIGHT DUTY FLEXIBLE PAVEMENT SECTION


NOT TO SCALE



SEVEN COUNTIES SERVICES INC  
101 W MUHAMMAD ALI BLVD  
LOUISVILLE, KY. 40202  
D.B. 913, PG. 533  
I-1 ZONING  
TAX PARCEL 39-09A & J-00-9&10  
SITE ADDRESS: 2141 SPENCER CT.

M & H OC PROPERTIES LLC.  
2121 SPENCER CT. UNIT #5  
LAGRANGE, KY. 40031  
D.B.1286, PG. 510  
I-1 ZONING  
TAX PARCEL 39-09A & J-00-11  
SITE ADDRESS: 2121 SPENCER CT

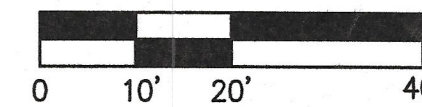
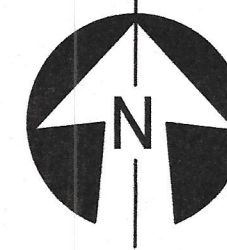
SANITARY MANHOLE  
RIM = 767.70  
I.E. = 759.19



# Engineering

Building Partnerships

Louisville, KY.  
(502) 899-9611  
LJBinc.com  
info@LJBinc.com



SCALE: 1" = 20'

OWNER/DEVELOPER

2120 SPENCER LLC  
7407 SUNSET LANE  
CRESTWOOD, KY. 40015  
D.B. 1211, PG. 377  
TAX PARCEL: 39-09A & J-00-3

PROJECT

**PURE PICKLE**  
**INDOOR PICKLEBALL CENTER**  
2120 SPENCER COURT  
LAGRANGE, KY. 40031

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|          |     |                           |
|----------|-----|---------------------------|
| DESIGNED | KAL | JOB NUMBER<br>0131115A.01 |
| DRAWN    | KAL |                           |
| CHECKED  | FWH | DATE<br>7/18/2025         |

SHEET TITLE

## SITE DEVELOPMENT PLAN

SHEET NUMBER

## D1.0