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:
   A 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 CONSTRUCTION ACTIVITIES–PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE 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. THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
6. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. 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 PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN, PE ON 3/11/2021 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
14. ALL LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM SURROUNDING RESIDENTIAL PROPERTIES.
15. THE CONCESSION/FIELD HOUSE SHALL HAVE AN EMERGENCY PHONE.
16. THE DUMPSTER SHALL NOT BE EMPTIED BETWEEN THE HOURS OF 10 P.M. AND 7 A.M.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK AZIBH2601–2001 (#2) NAVD 1988 ELEV. 475.69

FROM THE INTERSECTION OF NEWBURG ROAD AND CHAMPIONS TRACE LANE, TRAVEL EAST ALONG CHAMPIONS TRACE LANE 0.25 MILES TO A BRIDGE AND THE STATION IS ON THE RIGHT NEAR A GUARD RAIL.

BM #1424 NAVD 1988 ELEV. 474.91

BEING A SQUARE CUT IN THE CONCRETE SIDEWALK LOCATED ON THE NORTHWEST SIDE OF CHAMPIONS TRACE LANE APPROXIMATELY 775' SOUTHWEST FROM MALL ROAD, 64' NORTHEAST FROM ENTRANCE TO THE NORTHERN MOST SOCCER FIELD AND 24' FROM THE EDGE OF PAVEMENT.

NOTE:
ENCROACHMENT OF EXISTING PARKING INTO REAR 35' LBA APPROVED WITH WAIVER PER APPROVED CASE #16949.

MSD NOTES:

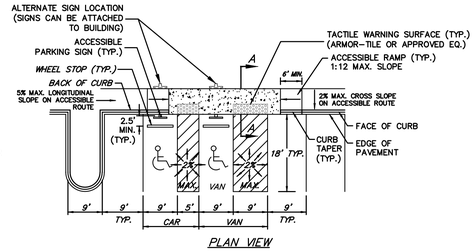
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
4. INCREASED RUNOFF VOLUME X 1.5 SHALL BE PROVIDED ONSITE BELOW THE FEMA FLOODPLAIN ELEVATION IN LIEU OF ONSITE DETENTION.
5. EROSION AND 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.
6. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 060E).
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
8. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
9. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 474.3 AND LOWEST MACHINERY TO BE AT OT ABOVE 475.3.
11. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
12. ALL PROPOSED PARKING SHALL MEET OR EXCEED THE LOUISVILLE METRO FLOODPLAIN ORDINANCE.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT–OF–WAY.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT–OF–WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
10. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL 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.

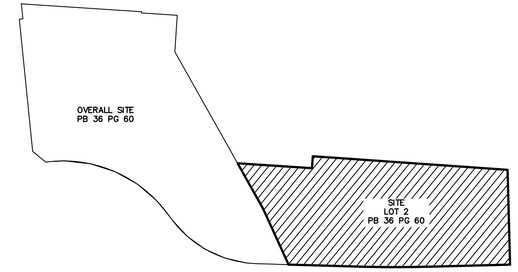
ALL UTILITIES SHOWN HEREON WERE DERIVED FROM UTILITY MAPPING AND/OR FIELD OBSERVATIONS.

THE CONTOURS SHOWN HEREON WERE DERIVED FROM FIELD OBSERVATIONS.



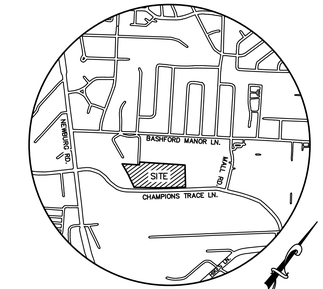
TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE



SITE KEY

NO SCALE

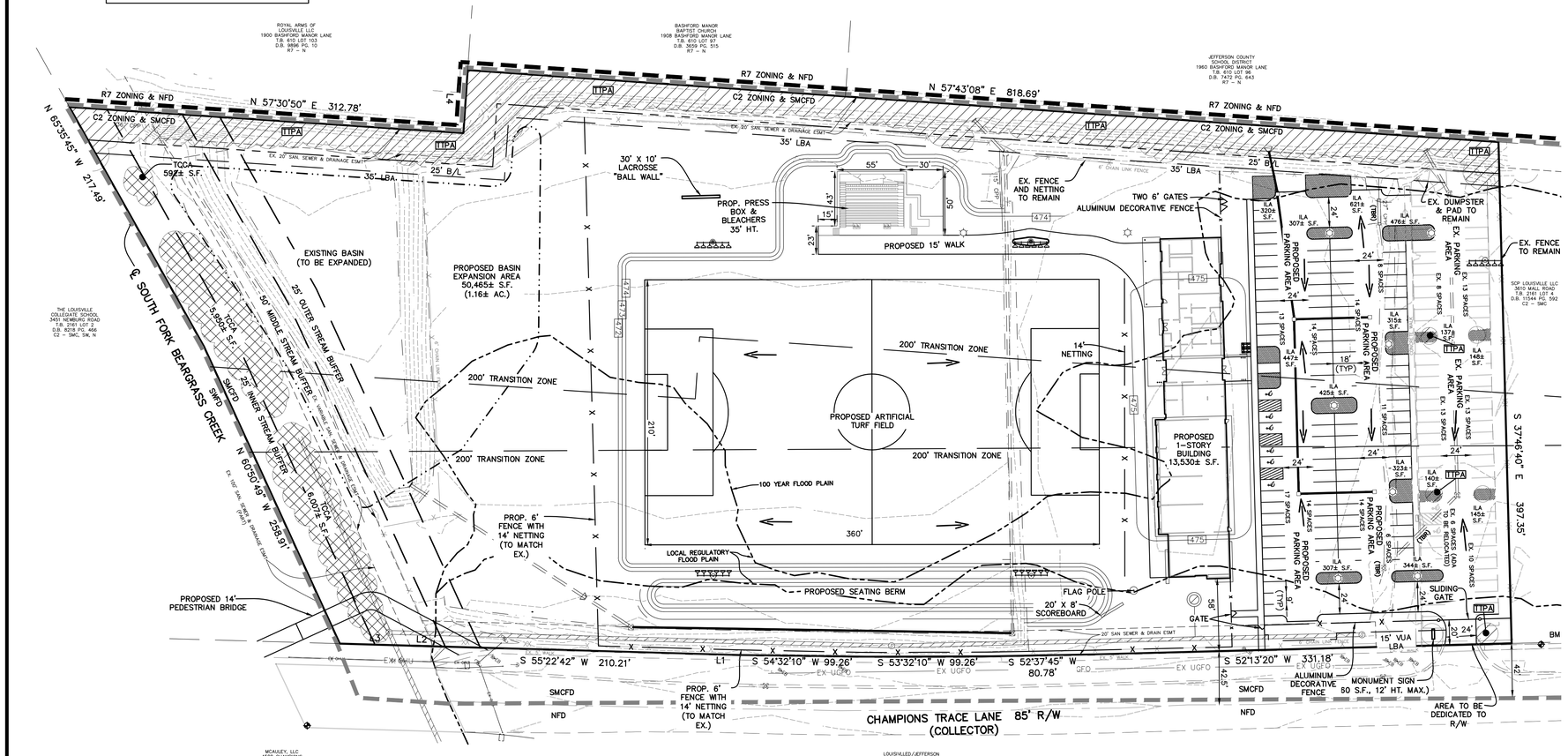


LOCATION MAP

NO SCALE

WAIVER REQUEST:

A WAIVER IS REQUEST OF 5.5.2.A.1 OF THE LDC TO OMIT AN ENTRANCE AND WINDOWS AFFORDING VIEWS INTO THE BUILDING FROM THE FACADE FACING A PUBLIC STREET.



LINE	BEARING	DISTANCE
L1	S 55°12'26" W	33.98'
L2	N 55°22'42" E	18.33'
L3	S 55°22'42" W	55.74'
L4	N 32°20'42" W	50.00'

GRAPHIC SCALE 1"=50'
0 25 50 100

RELATED CASE # 21–DDDP–0017
MSD WM # 8188

LEGEND

XXX	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING TREE
X X	EXISTING FENCE
	EXISTING GUARDRAIL
	EXISTING HANDICAP SPACE
	EXISTING WHEEL STOP
EX OHU	EXISTING OVERHEAD UTILITIES
EB	EXISTING ELECTRIC BOX
	EXISTING UTILITY POLE
	EXISTING DOWN GUY
EX UGFO	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
	EXISTING STORM MANHOLE W/PIPE
	EXISTING HEADWALL W/PIPE
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE/DITCH
	EXISTING SANITARY MANHOLE W/PIPE
XXX	PROPOSED CONCEPTUAL CONTOUR
	PROPOSED TREE MASS
X X	PROPOSED FENCE
	PROPOSED HANDICAP SPACE
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
	PROPOSED 6" PROPERTY SERVICE CONNECTION
TTPA	TEMPORARY TREE PROTECTION AREA
TCCA	PROPOSED TREE CANOPY CREDIT AREA
(TBR)	TO BE REMOVED
	EXISTING ZONING LINE
	EXISTING FORM DISTRICT LINE
	PROPOSED DRAINAGE FLOW ARROW
	PROPOSED LIGHT POLE

SITE DATA:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C2
PROPOSED ZONING	C2
EXISTING LAND USE	ATHLETIC FIELDS/PARKING
PROPOSED LAND USE	ATHLETIC FACILITY
TOTAL LAND AREA	10.07± AC. (438,505± S.F.)
BUILDING AREA	
FIELD HOUSE	13,530± S.F.
PRESS BOX & BLEACHERS	5,500± S.F.
TOTAL	19,030± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.043
BUILDING HEIGHT (MAX. ALLOWED 60')	
FIELD HOUSE	30'
PRESS BOX & BLEACHERS	35'
PARKING REQUIRED	
MINIMUM	TO BE DETERMINED BY PLANNING DIRECTOR
MAXIMUM	TO BE DETERMINED BY PLANNING DIRECTOR
PARKING PROVIDED	
CAR PARKING (INCLUDES 6 ACCESSIBLE SPACES)	174 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	6 SPACES
LONG TERM	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	438,505± S.F.
EXISTING TREE CANOPY	41,628± S.F. (9%)
EXISTING TREE CANOPY TO BE PRESERVED	12,550± S.F. (2.8%)
TOTAL TREE CANOPY REQUIRED	153,477± S.F. (35%)
TOTAL TREE CANOPY TO BE PROVIDED	153,477± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LANDSCAPE DATA:

V.U.A.	57,750± S.F.
I.L.A. REQUIRED (7.5%/ V.U.A.)	4,331 S.F.
I.L.A. PROVIDED	4,455± S.F. (7.71%)

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	23,258± S.F.
PROPOSED IMPERVIOUS AREA	100,982± S.F.
NET IMPERVIOUS AREA	77,724± S.F.

DETENTION CALCULATIONS

2.9/12 (0.45–0.25) (10.07) = .49 AC–FT
0.49 AC–FT (1.5) = 0.74 AC–FT
(RUNOFF TO BE MITIGATED AT A 1.5:1 RATIO)

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

OWNER/DEVELOPER
THE LOUISVILLE COLLEGIATE SCHOOL
2427 GLENMARY AVE
LOUISVILLE, KY 40204
(502) 479–0343

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
LOUISVILLE COLLEGIATE SCHOOL
ATHLETIC FACILITY
3451 NEWBURG ROAD, LOUISVILLE, KY 40218
TAX BLOCK 2161, LOT 2
DEED BOOK 8218, PAGE 0466

Revisions	
3/28/22	AGENCY COMMENT
3/28/22	ADDED WAIVER REQUEST PER PDS COMMENT

Vertical Scale: N/A

Horizontal Scale: 1"=50'

Date: 2/28/2021

Job Number: 3745

Sheet 1 of 1

M:\3745\LOUISVILLE COLLEGIATE ATHLETIC FIELDS\DWG\PLANNING\3745-RDDDP-2022-04-28(FILED).dwg, 4/28/2022 10:02:24 AM, DWG To PDF.pc3