

LOCATION MAP
NO SCALE
SITE DATA

ZONING:	M3/ E21
FORM DISTRICT:	TRADITIONAL WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	ATHLETIC FIELD
GROSS SITE AREA:	7.4 ACS (322,583 SF)
BUILDING FOOTPRINT:	5,000 SF
GROSS BUILDING AREA:	5,000 SF
FAR:	0.015
BUILDING HEIGHT:	25'

PARKING SUMMARY

SEATING PROVIDED = 300	STAFF = 10 EMPLOYEES	TEAMS = 40 (PLAYERS, COACHES, STAFF) PER GAME
MIN. PARKING REQUIRED:	4 SPACES PER 4 SEATS (300 SEATS) = 75	4 PEOPLE AT MAX CAPACITY (1000) = 250
MAX. PARKING ALLOWED:	1 SPACE PER 2.5 SEATS (300 SEATS) = 120	2.5 PEOPLE AT MAX CAPACITY (1000) = 400
PARKING PROVIDED:	OFF-STREET PARKING = 30	(INCLUDES 4 HC SPACES)
	ON-STREET PARKING = 26	

*NOTE: REQUIRED SPACES AFTER 30% PARKING REDUCTIONS PER LDC CHAPTER 9.1.3.F - APPLICABLE REDUCTIONS #1 & #9 (1&4).

LDC CHAPTER 10 REQUIREMENTS

THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 OR 10.2 BECAUSE THE INCREASE IN BUILDING FOOTPRINT, VUA AND IMPERVIOUS AREA IS LESS THAN 20%.

BICYCLE PARKING CALCULATIONS

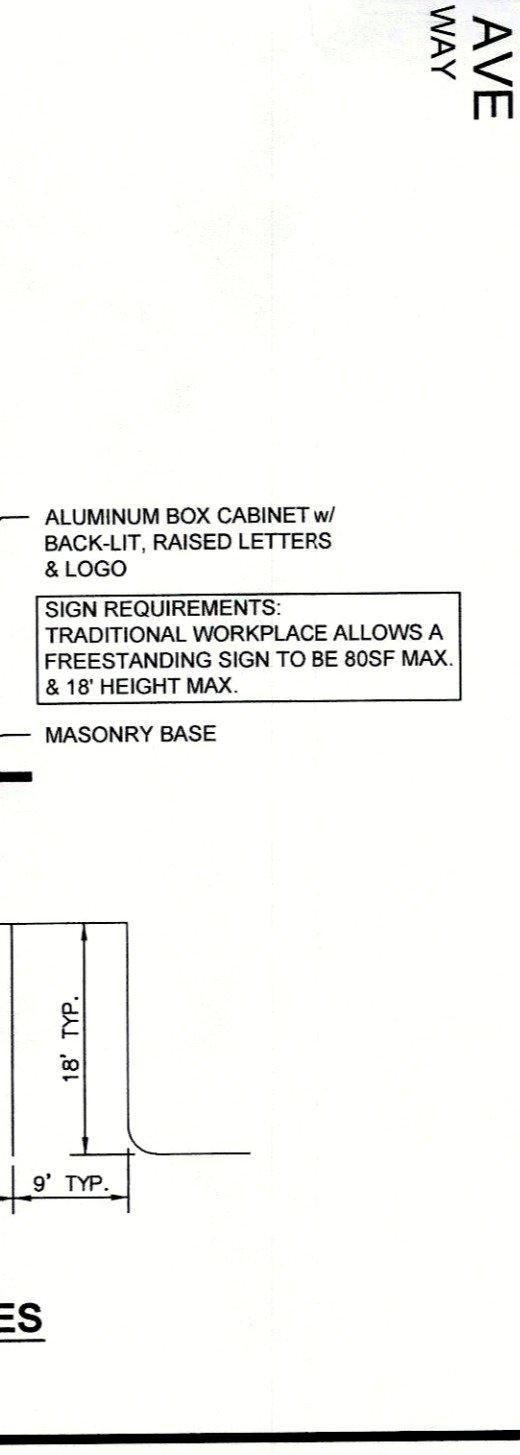
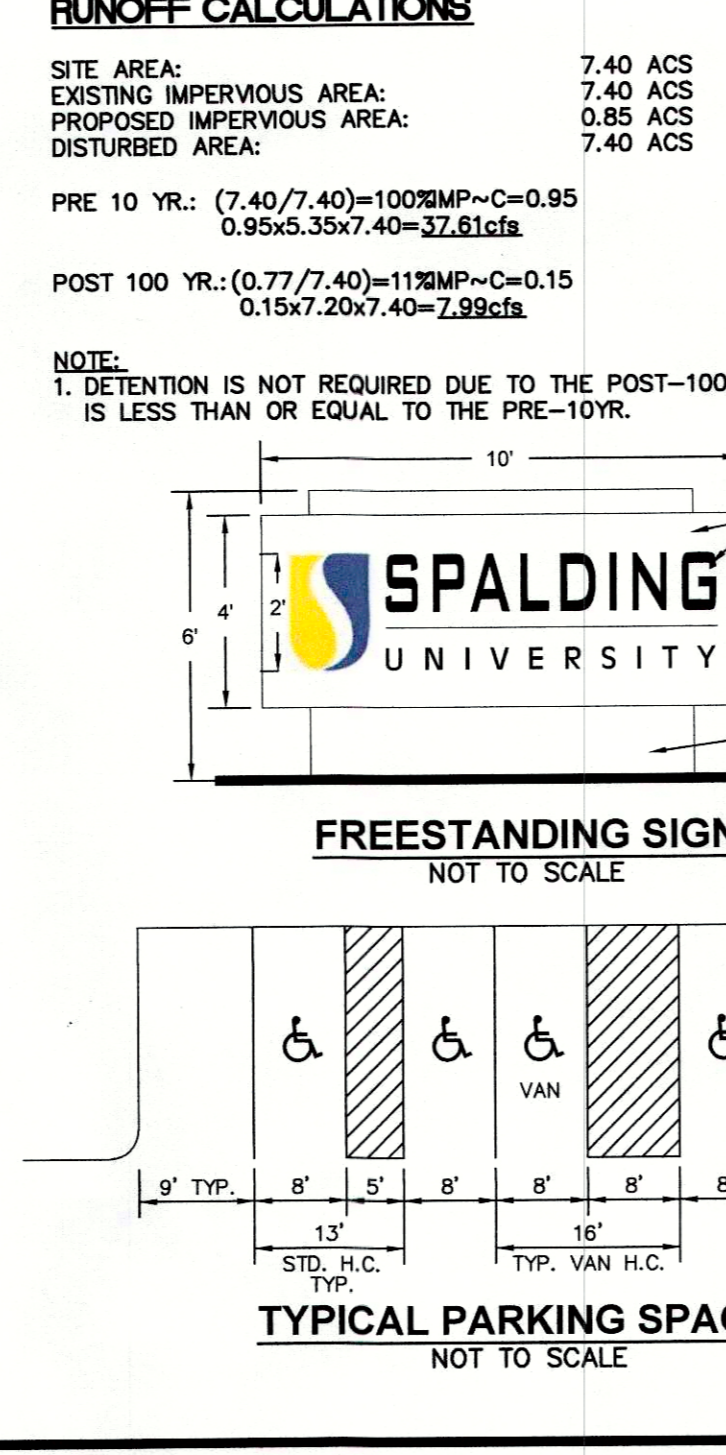
LONG TERM PARKING REQUIRED:	(2 OR 1 PER 50 EMPLOYEES)	2 SPACES
SHORT TERM PARKING REQUIRED:	(8 OR 1 PER 500 SEATS)	8 SPACES
LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502.	WWW.CYCLESAFE OR APPROVED EQUAL	
SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-I.		

YARD REQUIREMENTS

FRONT YARD MINIMUM:	0
FRONT YARD MAXIMUM:	25'
SIDE YARD:	0'
REAR YARD:	0'
MAX. BLDG. HEIGHT AT STREET:	45' OR 3 STORY

- GENERAL NOTES**
- SANITARY SEWER - NO NEW SANITARY SEWER SERVICE WILL BE REQUIRED. THE INTENT OF THE DESIGN IS TO RE-USE AN EXISTING SERVICE CONNECTION ON 8TH STREET.
 - 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.
 - ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
 - SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
 - THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100015E, DECEMBER 5, 2006).
 - CONSTRUCTION PLANS, BOND AND KYTC REVIEW WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - MOSQUITO CONTROL SHALL BE IN PLACE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
 - NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - 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 MANAGEMENT PRACTICES.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
 - A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERTFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE DETERMINED DURING THE CONSTRUCTION PHASE.
 - A GENERAL CROSS OVER AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING UR-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 NO 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 CONSTRUCTION ENTRANCE
 - INSTALL SILT FENCE
 - INSTALL INLET PROTECTION ON ALL EXISTING INLETS WITHIN THE AREAS OF CONSTRUCTION.
 - STABILIZE ANY DENUDEED AREAS LAYING DORMANT FOR MORE THAN 14 DAYS.
- IMPERVIOUS AREA CALCULATIONS**
- | | |
|--------------------------|----------------------|
| TOTAL SITE AREA | 7.40 AC (322,583 SF) |
| EXISTING IMPERVIOUS AREA | 7.40 AC (322,583 SF) |
| PROPOSED IMPERVIOUS AREA | 0.85 AC (37,147 SF) |
| PERCENT DECREASE | 89% |



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Mack*
DATE: 4-5-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
MAR 30 2017
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval: _____
Tommy Mack 4-5-17
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

GRAPHIC SCALE: 0 10 20 40 80

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY LOUISVILLE, KENTUCKY 40202
(502) 584-6271

DATE: 3/29/17

NO. REVISION: 1
ASPECT COMMENTS:

SHEET TITLE: **CONDITIONAL USE PERMIT**

PROJECT TITLE: **SPALDING UNIVERSITY - ATHLETIC FIELDS**
916 S 8TH STREET & 939 S 9TH STREET, LOUISVILLE, KY 40203

JOB NO.: 3003
SCALE: 1"=40'
DATE: 3/6/17
DRAWING NO.: **CUP**
SHEET 1 OF 1

OWNER/DEVELOPER: SPALDING UNIVERSITY, INC.
845 S 3RD ST
LOUISVILLE, KY 40203
TX BK 029E/LOT 0090, TX BK 029E/LOT 0107
DB 10204/PG 301, DB 10204/PG 304

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