

MSD NOTES

1. THE PREDOMINANT SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS BEASLEY SILT LOAM, HYDROLOGIC SOIL GROUP "C".
2. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
3. 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.
4. PUBLIC SANITARY SEWER SYSTEM IS NOT AVAILABLE FOR THIS SITE. SUBJECT TO BOARD OF HEALTH APPROVAL FOR AN ONSITE SANITARY SEWER SYSTEM.
5. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
6. TREES LOCATED WITHIN THE 25' STREAM SIDE ZONE BUFFER ARE NOT PERMITTED TO BE CUT DOWN TO ACCOMMODATE CONSTRUCTION OF THE STORM SEWER.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. ACOE APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. SITE EVALUATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED.

EROSION PREVENTION AND SEDIMENT CONTROL

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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

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

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 DAYS AFTER THE ACTIVITY HAS CEASED.

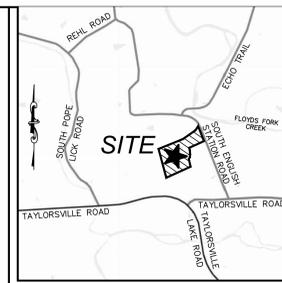
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
2. ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
3. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
5. ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

SITE SUMMARY

EXISTING ZONING DISTRICT: M-2, R-R
 FORM DISTRICT: NEIGHBORHOOD
 COUNCIL DISTRICT: 20
 FIRE PROTECTION DISTRICT: ANCHORAGE
 MIDDLETOWN
 TAX BLOCK 0048, LOT NO. 44
 D.B. 10944, PG. 892
 D.B. 10975, PG. 371
 EXISTING USE: VACANT
 PROPOSED USE: ATHLETIC FACILITY
 PROPOSED BUILDING AREA: 42,900 + 9,360 = 52,260 S.F.
 FLOOR AREA RATIO: 0.04
 HEIGHT: 34'-4" (35' MAX. HEIGHT ALLOWED)
 SITE AREA: 29 AC. (1,263,240 S.F.)



Vicinity Map
Not To Scale

LEGEND

- EMH EX. ELECTRIC MANHOLE
- SMH EX. SANITARY MANHOLE
- EP EX. EDGE OF PAVEMENT
- HIP EX. HANDPUMP
- MB EX. MAIL BOX
- CRST EX. CRUSHED STONE
- LP EX. LIGHT POLE
- EX. GUY WIRE
- GM EX. GAS METER
- AC EX. AIR CONDITIONER UNIT
- WM EX. WATER METER
- UP EX. UTILITY POLE
- EX. CATV PEDESTAL
- EX. STORM MANHOLE
- EX. CONCRETE
- EX. TREE LINE
- EX. WIRE FENCE
- EX. BOARD FENCE
- EX. CONTOURS (1' INTERVAL)
- EX. TO BE REMOVED
- EX. UTILITY POLE
- EX. ELECTRIC BOX
- TYP TYPICAL
- EX. TREE WITH SIZE
- EX. STORM LINE
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND FIBER OPTIC
- EX. WATER
- EX. PROPERTY LINE (REMOVED)
- EX. FLOW ARROWS

PARKING SUMMARY

PROPOSED BUILDING = 52,260 S.F.
 PARKING REQUIREMENTS (MINIMUM)
 ATHLETIC FACILITY:
 1 PARKING SPACE PER 300 S.F. = 174 SPACES
 PARKING REQUIREMENTS (MAXIMUM)
 ATHLETIC FACILITY:
 1 PARKING SPACE PER 100 S.F. = 523 SPACES
 PARKING PROVIDED = 167 SPACES AT BUILDING
 57 SPACES AT ATHLETIC FIELD
 56 SPACES AT FUTURE FIELDS
 280 TOTAL SPACES

DRAINAGE SUMMARY

SITE AREA 29 AC. (1,263,240 S.F.)
 HYDROLOGIC SOIL GROUP "B", "C" and "D"
 EXISTING IMPERVIOUS AREA = 20,193 S.F.
 EXISTING PERVIOUS AREA = 1,243,047 S.F.
 PROPOSED IMPERVIOUS AREA = 199,812 S.F.
 PROPOSED PERVIOUS AREA = 1,063,430 S.F.
 IMPERVIOUS AREA NET INCREASE = 179,617 S.F.

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 VEHICULAR USE AREA (VUA) = 132,950 S.F.
 INTERIOR LANDSCAPE AREA (ILA) = 132,950 X 0.075 (7.5%)
 ILA REQUIRED = 9,971 S.F.
 ILA PROPOSED = 10,306 S.F.

LBA: REQUIRED	50'	50'	50'	100'
PROVIDED	50'	50'	50'	100'

TREE CANOPY CALCULATIONS

SITE AREA: 29 AC. (1,263,240 S.F.)
 EXISTING TREE CANOPY COVERAGE: 42% (528,296 S.F.)
 TREE CANOPY PRESERVED: 32% (402,144 S.F.)
 TOTAL TREE CANOPY REQUIRED: 35% (442,134 S.F.)
 TREE CANOPY TO BE PROVIDED: 6% (78,240 S.F.)
 TOTAL TREE CANOPY PROPOSED: 38% (480,384 S.F.)

GENERAL SITE NOTES

1. TOPOGRAPHIC INFORMATION SHOWN IS PER LOJIC.
2. PROPERTY BOUNDARY LINES ARE BASED ON AVAILABLE RECORD DOCUMENTS. A SURVEY HAS NOT BEEN PERFORMED. SITE IS SUBJECT TO A BOUNDARY SURVEY.
3. THE PROPOSED SITE CONFIGURATION IS CONCEPTUAL.
4. THIS SITE IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF FEMA FIRM NO. 21111C0066F, DATED 2/26/21.

PRELIMINARY SEWAGE FLOWS

SPORTS FACILITY (WITH FOOD SERVICE): 7 GPD/PERSON
 AVERAGE DAILY ATTENDANCE: 160 PERSONS/DAY
 TOTAL DAILY FLOW: 7 GPD/PER * 160 PER/DAY = 1120 GPD

PRELIMINARY DRAINAGE CALCULATIONS

OVERALL SITE AREA: 1,263,240 SF (29.00 AC.)
 WEST DRAINAGE AREA: 992,060 SF (22.77 AC.)
 EAST DRAINAGE AREA: 271,339 SF (6.23 AC.)

COMPOSITE "C" FACTORS FOR SOIL GROUP "C"
 WEST DA PRE-DEV: 0.28
 WEST DA POST-DEV: 0.30
 EAST DA PRE-DEV: 0.39
 EAST DA POST-DEV: 0.63

PRELIMINARY DETENTION VOLUME ESTIMATES
 $V = (C_{POST} - C_{PRE}) (2.8) (AREA) / 12$
 WEST DA: (0.02)(2.8)(22.77)/12 = 0.11 AC-FT = 4,792 CF
 WEST DA PROPOSED BASIN VOLUME = 5,482 CF > 4,792 CF
 EAST DA: (0.33)(2.8)(6.23)/12 = 0.48 AC-FT = 20,896 CF
 EAST PROPOSED BASIN VOLUME = 14,433 CF
 PROPOSED BIOSWALE VOLUMES = 9,072 CF
 TOTAL EAST BASIN & BIOSWALE VOLUME = 23,505 > 20,896 CF



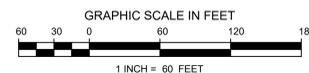
UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-8007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). 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.

**SITE PLAN FOR
CONDITIONAL USE PERMIT**



- AREA OF POTENTIAL STEEP SLOPES
- AREA OF POTENTIAL HYDRIC SOILS.



PE PROJ. # 222006-E2

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THE JUNCTION ATHLETIC FACILITY

2800 S. ENGLISH STATION ROAD
LOUISVILLE, KENTUCKY 40299

NO.	REVISIONS	DESCRIPTION	DATE
1	AGENCY COMMENTS & PLAN REVISIONS		1/7/2023
2	MSD COMMENTS & PLAN REVISIONS		2/24/2023
3	PEO COMMENTS & PLAN REVISIONS		7/5/2023

OWNER/DEVELOPER:
 SERENIDITY KY, LLC
 PROJECT # 2022-0001

AUGUST 1, 2022

CUP SITE PLAN

SP1.0

WM # 12470

22-FFO-0008

22-CUP-0365