

**OWNERS AND SITE DATA**

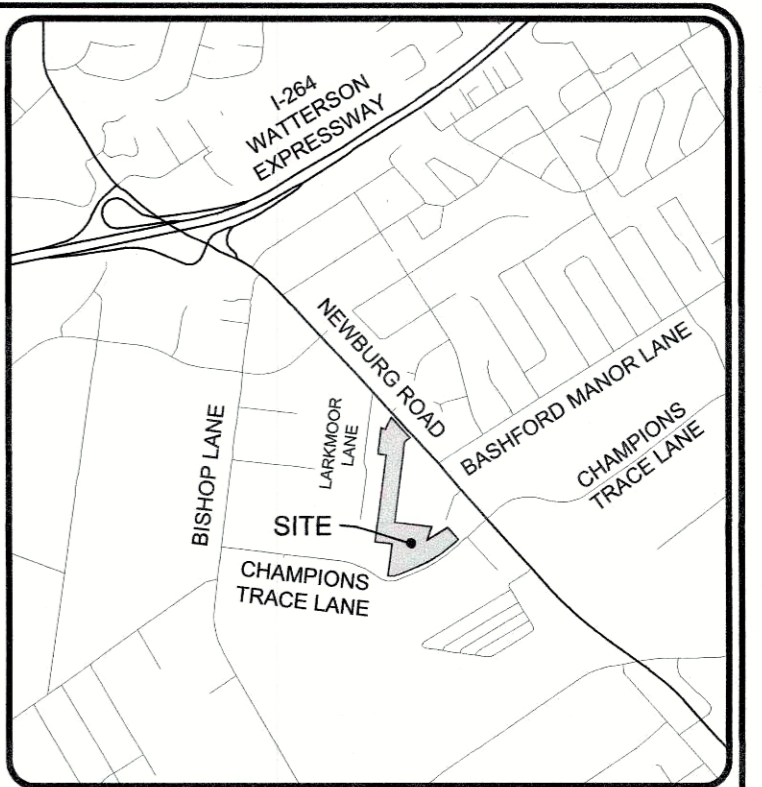
OWNER 1 (3408 NEWBURG ROAD)  
BELLARMINI UNIVERSITY, INC.  
2001 NEWBURG ROAD  
LOUISVILLE, KY 40205  
D.B. 10507, PG. 777  
TAX BLOCK 609, LOT 28

OWNER 2 (3420 NEWBURG ROAD)  
BELLARMINI UNIVERSITY, INC.  
2001 NEWBURG ROAD  
LOUISVILLE, KY 40205  
D.B. 10507, PG. 777  
TAX BLOCK 616, LOT 28

OWNER 3 (3416 NEWBURG ROAD)  
BELLARMINI UNIVERSITY, INC.  
2001 NEWBURG ROAD  
LOUISVILLE, KY 40205  
D.B. 10507, PG. 777  
TAX BLOCK 609, LOT 34

OWNER 4 (3430 NEWBURG ROAD)  
WMC2, LLC  
3430 NEWBURG ROAD  
LOUISVILLE, KY 40218  
D.B. 10153, PG. 313  
TAX BLOCK 609, LOT 14

OWNER 5 (4300 CHAMPIONS TRACE LANE)  
ELECTRIC COOPERATIVES, INC.  
4515 BISHOP LANE  
LOUISVILLE, KY 40218  
D.B. 7413, PG. 504 (LOT 2 - D.B. 7938, PG. 440)  
TAX BLOCK 616, LOT 38



**SETBACK DATA**

MIN. FRONT YARD	65' FRONT C/L
MAX. FRONT YARD	275' FROM C/L
STREET SIDE YARD	30' FROM C/L
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	50'

**PARKING SUMMARY**

TEAM / LOCKER FACILITIES	24,590 SF
TOTAL BUILDING AREA	2,000 SF
MINIMUM PARKING PERMITTED (1 SPACE/200 SF)	6 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	10 SPACES
FIELD HOUSE AREA	37,500 SF
MINIMUM PARKING PERMITTED (1 SPACE/200 SF)	120 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	120 SPACES
STADIUM AREA	41,500 SEATS
MINIMUM PARKING PERMITTED (1 SPACE/4 SEATS)	375 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/2.5 SEATS)	600 SPACES
TENNIS COURTS	6 COURTS
MINIMUM PARKING PERMITTED (4 SPACES/TENNIS COURT)	24 SPACES
MAXIMUM PARKING PERMITTED (6 SPACES/TENNIS COURT)	36 SPACES
TOTAL MINIMUM PARKING REQUIRED	530 SPACES
TOTAL MINIMUM PARKING PROVIDED (WITH 10% TRAC REDUCTION)	477 SPACES
TOTAL MAXIMUM PARKING PERMITTED	1,021 SPACES
PARKING PROVIDED ON-SITE (INCLUDING 30 ADA SPACES)	307 SPACES
PARKING PROVIDED OFF-SITE AT 3430 NEWBURG ROAD	391 SPACES
TOTAL PARKING PROVIDED	698 SPACES

\*NOTE: STADIUM SEATING CAN NOT BE CONSTRUCTED UNTIL SUCH TIME AS A SHARED PARKING AGREEMENT IS PROVIDED WITH THE ADJOINING OFFICE CONDO BUILDING OWNER OR SOME OTHER NEARBY PROPERTY WITH EXCESS PARKING.

**BICYCLE SUMMARY**

SHORT TERM REQUIRED	4 SPACES OR 1/25,000 SF	4 SPACES
LONG TERM REQUIRED	2 SPACES OR 1/50,000 SF	2 SPACES
TOTAL SHORT/LONG TERM PROVIDED	6 SPACES	6 SPACES

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA	484,509 S.F. (11,123 AC.)
CANOPY COVERAGE CLASS	CLASS C (0% TO 40%)
TOTAL TREE CANOPY REQUIRED	87,212 S.F. (18%)
TREE CANOPY TO BE PRESERVED	29,070 S.F. (6%)
TREE CANOPY PLANTED	58,141 S.F. (12%)
TOTAL TREE CANOPY PROVIDED	87,211 S.F. (18%)

**LANDSCAPE DATA**

EXISTING V.U.A.	65,727 S.F.
PROPOSED V.U.A.	27,008 S.F.
TOTAL V.U.A.	115,848 S.F.
I.L.A. REQUIRED (7.5%)	8,689 S.F.
I.L.A. PROVIDED	8,992 S.F.

**IMPERVIOUS AREA**

PRE	204,036 S.F.
POST	250,729 S.F.
PERCENTAGE OF CHANGE	22.9%

**WAIVER REQUEST**

- 1) WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4.4 - TABLE 10.2.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG A PORTION OF THE WESTERN PROPERTY LINE TO ALLOW ENCRoACHMENT OF THE EXISTING BUILDING.
- 2) WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4.4 - TABLE 10.2.1 OF THE LAND DEVELOPMENT CODE TO WAIVE ENTIRELY THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER AREA AND REQUIRED PLANTINGS ALONG THE WESTERN PROPERTY LINE ADJACENT TO THE M-1/M-3 ZONED PROPERTY TO ALLOW FOR THE ENCRoACHMENT OF THE PROPOSED PARKING AND TENNIS COURTS.
- 3) WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.10 - TABLE 10.2.6 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED PROPERTY PERIMETER AND VEHICLE USE AREA LANDSCAPE BUFFER AREA ALONG NEWBURG ROAD AND A PORTION OF THE PROPERTY LINE ADJACENT TO OR-3 PROPERTY TO ALLOW ENCRoACHMENT OF PARKING AND SIDEWALKS.
- 4) WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.10 - TABLE 10.2.6 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED PROPERTY PERIMETER AND VEHICLE USE AREA LANDSCAPE BUFFER AREA ALONG A PORTION OF THE EASTERN PROPERTY LINE ADJOINING THE R-7 PROPERTY TO ALLOW ENCRoACHMENT OF PARKING AND A PROPOSED PLAZA.

**NOTES**

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE CAMP TAYLOR FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0060E REV. DECEMBER 5, 2008).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS AND WILL COMPLY WITH LDC REQUIREMENTS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE PLACED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) CONSTRUCTION PLANS, BOND AND KYTC PERMIT REQUIRED BY MPW PRIOR TO CONSTRUCTION PLAN APPROVAL AND ISSUANCE OF MPW ENCRoACHMENT PERMIT.
- 10) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 11) ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOW WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 13) ACCESS EASEMENTS SHALL CONFORM TO ORDINANCE 187, SERIES 2003 AS AMENDED.
- 14) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 15) CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY MPW.
- 16) DOWNSREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 17) KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 18) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 19) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

**LEGEND**

- EX. PROPERTY LINE
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER
- PR. SANITARY SEWER
- PR. SAN. CONNECTION
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. BUILDING
- EX. BUILDING
- DEMO OF EX. BUILDING

**EROSION CONTROL 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S 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.

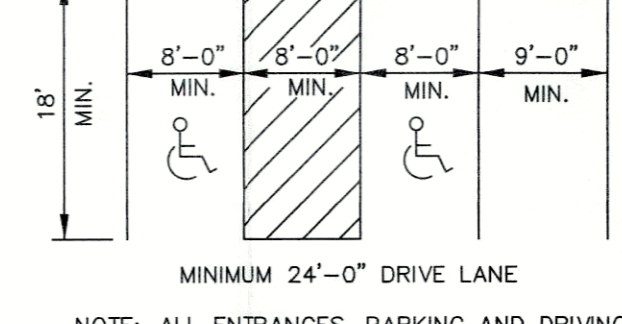
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

**DETENTION CALCULATIONS**

$X = \Delta C / (R \cdot 12)$   
 $\Delta C = 0.95 - 0.30 = 0.65$   
 $A = 220,438 \text{ S.F. (NEW IMPERVIOUS ACREAGE AREA)}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.65)(220,438) / (2.8 \cdot 12) = 33,433 \text{ CUBIC- FEET}$   
 REQUIRED  $X = 33,433 \text{ CU.FT.}$   
 BASIN AREA = 13,400 S.F.  
 TOTAL = 13,400 S.F. @ APPROX. 2.5 FT. DEPTH = 33,500 CU.FT. > 33,433 CU.FT.



NOTE: ALL ENTRANCES, PARKING AND DRIVING LANES ARE ASPHALT OR CONCRETE.

**TYPICAL PARKING SPACE LAYOUT**

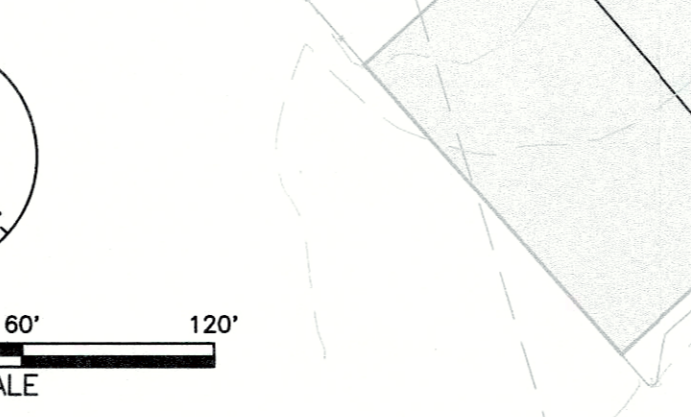
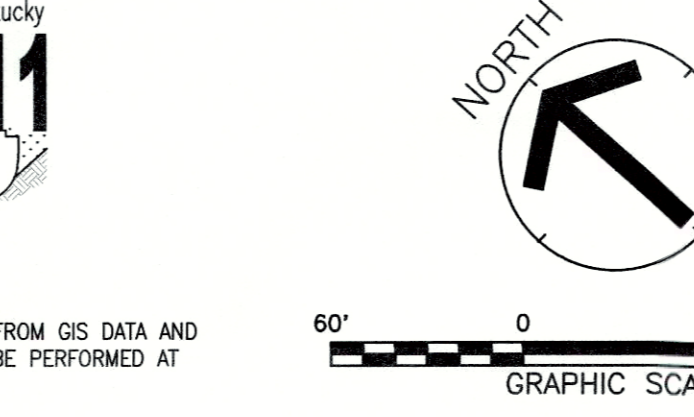
**UTILITY NOTE:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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 WIRES, GAS, AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**OWNER AND REZONING KEYMAP**  
NOT TO SCALE

Revision	Date	Description	Detailed by	Chk'd by	Approved By
2	8/12/16	AGENCY COMMENTS	JDC		
1	6/8/16	AGENCY COMMENTS	JDC		

The New Look For Digging Safely in Kentucky  
**Kentucky 811**  
 Call 811 Before You Dig



**HERITAGE ENGINEERING, LLC**  
 642 South 4th Street  
 Louisville, KY 40202  
 (502) 562-1412  
 jefferson@heriteage.com  
 (502) 562-1413 Fax

**BELLARMINI UNIVERSITY**  
 IN VERITATIS ANORE

**RECEIVED**  
 AUG 15 2016  
 PLANNING & DESIGN SERVICES

**REVISION / DETAILED DISTRICT DEVELOPMENT PLAN FOR BELLARMINI SPORTS PARK NEWBURG ROAD / CHAMPIONS TRACE LANE LOUISVILLE, KENTUCKY**

JOB NO: 15062  
 HORIZ. SCALE: 1"=60'  
 VERT. SCALE: N/A  
 DESIGNED BY: JDC  
 DETAILED BY: JDC  
 CHECKED BY: SWH  
 DATE: MAY 4, 2016

SHEET  
**C09**

X:\AA-Projects-2015\15062 - Bellarmine Sports Park - Development\Planning - Plot DATE: August 12, 2016 - 2:04pm

16ZONE1022