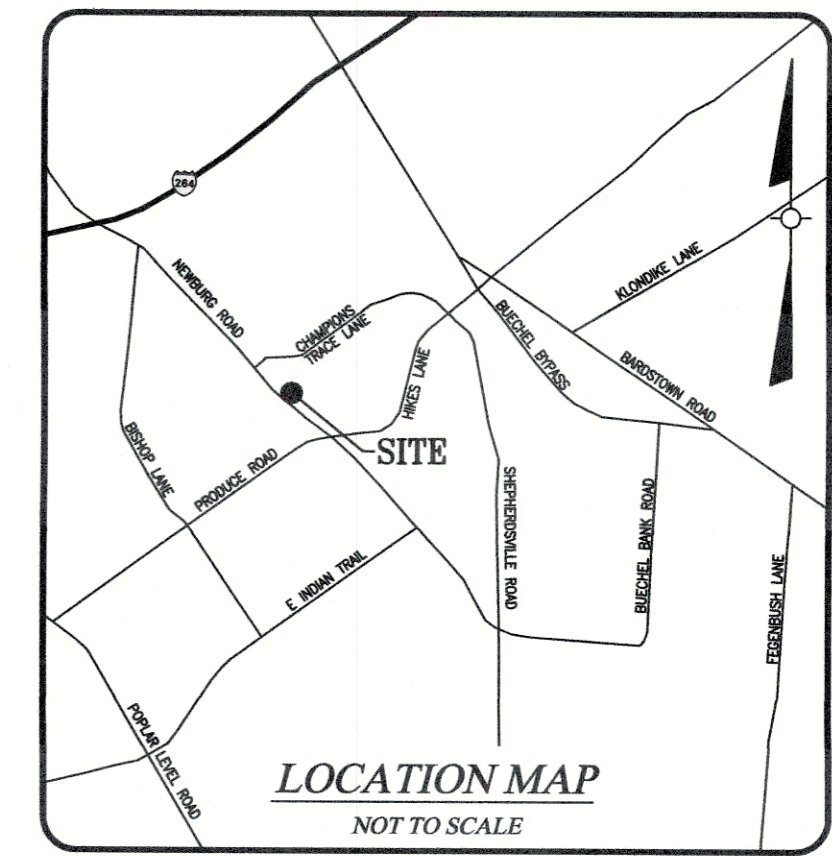


OWNER
 MCAULEY LLC
 2170 TYLER LANE
 LOUISVILLE, KY 40205

SITE DATA
 4500 CHAMPIONS TRACE LANE
 LOUISVILLE, KY 40218
 D.B. 8299, PG. 0420
 TAX BLOCK 610, LOT 129

TOTAL SITE AREA	±11.99 ACRES
FORM DISTRICT	NEIGHBORHOOD
ZONING	C-2
EX. LAND USE	ATHLETIC FIELDS
PR. LAND USE	ATHLETIC FIELDS
EX. BUILDING FOOTPRINT TOTAL	10,398 SF
PR. BUILDING FOOTPRINT TOTAL	4,970 SF
BUILDING HEIGHT	24' HEIGHT
FLOOR AREA RATIO	0.03 F.A.R.
EX. IMPERVIOUS	164,723 SF
PR. IMPERVIOUS	169,693 SF
CHANGE	+2.9%



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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENTS 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 SEED, MULCH, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

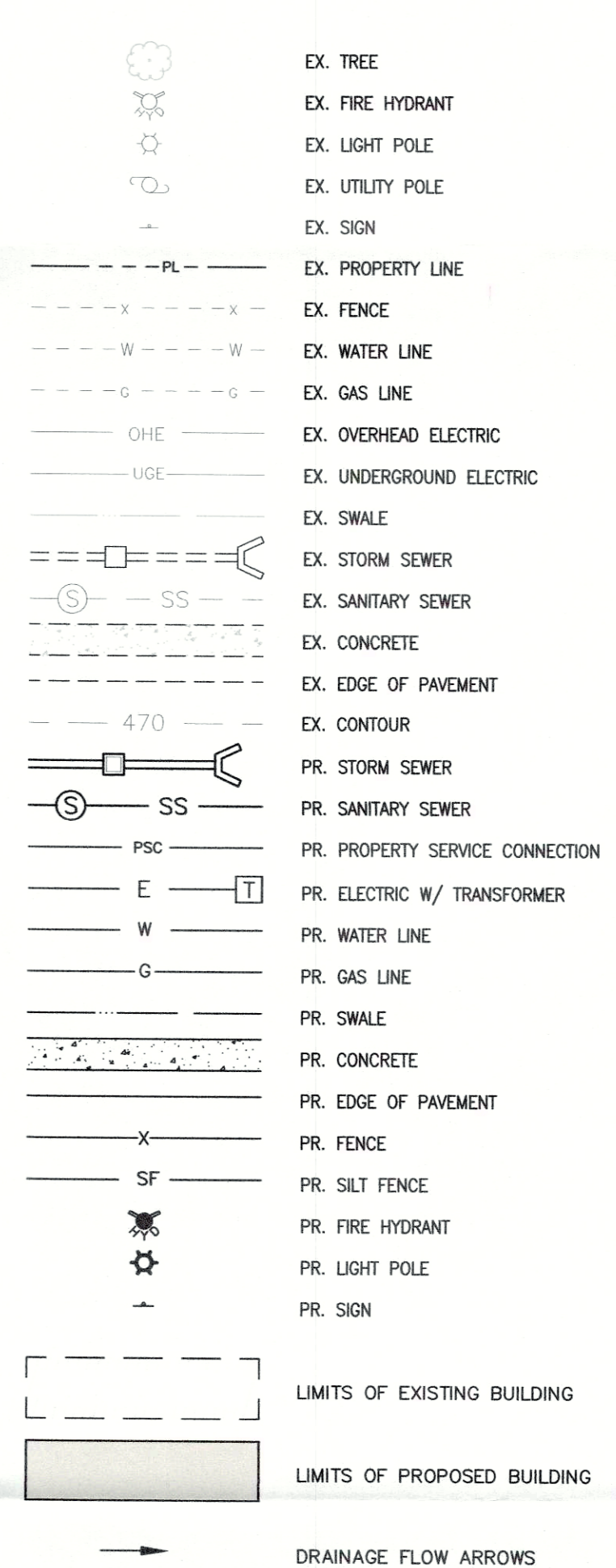
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAL WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE 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 LOUISVILLE BUECHEL FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C00606 REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED 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) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 10) THIS SITE IS LOCATED IN A KARST AREA ALTHOUGH, KARST FEATURES ARE NOT VISIBLY OBSERVED ON SITE PER VISUAL INSPECTION CONDUCTED BY HERITAGE ENGINEERING 6/27/19.
- 11) THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE IMPERVIOUS AREA OF DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT ±0.19 ACRES.
- 12) 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.
- 13) KDOA APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 14) LOWEST FINISHED FLOOR TO BE AT OR ABOVE 473.80 AND LOWEST MACHINERY TO BE AT OR ABOVE 474.80.
- 15) SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE.
- 16) ANY REQUIRED FILL IN FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
- 17) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED / PERMITTED BY APPROPRIATE AGENCIES.

LEGEND

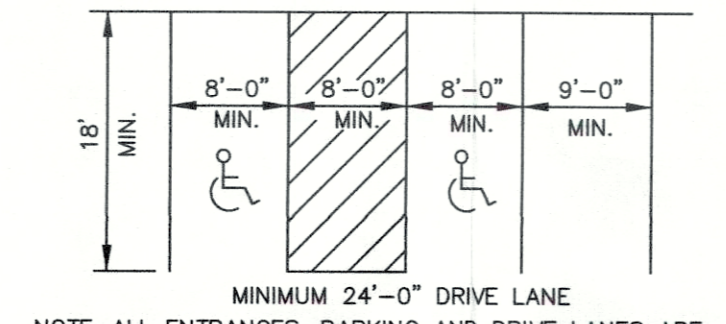


DISTURBANCE AREA = 0.19 ACRES
 NOTE: THIS DISTURBANCE AREA CALCULATION INCLUDES THE 600 SF OF DISTURBANCE APPROVED ON 9-19-14.

WAIVER REQUESTED

1. A WAIVER IS REQUESTED TO NOT PROVIDE THE 5' SIDEWALK IN THE ADJUTING RIGHT OF WAY ALONG THE REMAINING PORTION OF THE PROPERTY THAT FRONTS CHAMPIONS TRACE LANE.

RECEIVED
 JUL 15 2019
 DESIGN SERVICES



MINIMUM 24'-0" DRIVE LANE
 NOTE: ALL ENTRANCES, PARKING AND DRIVE LINES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT
 NOT TO SCALE



PARKING SUMMARY (PER CASE # 9-10-04 VW)

PARKING REQUIRED PER CODE	
1SP./5 BLEACHER SEATS (OO BLEACHER SEATS) = 140 SEATS	140 SPACES
TOTAL PARKING PROVIDED	140 SPACES
BICYCLE PARKING REQUIRED PER CODE (INCLUDES 7 ADA SPACES)	
LONG TERM BICYCLE PARKING SPACES	2 SPACES
SHORT TERM BICYCLE PARKING SPACES	4 SPACES
TOTAL REQUIRED BICYCLE PARKING SPACES	6 SPACES

NOTE: TWO (2) LONG TERM BICYCLE PARKING SPACES WILL BE PROVIDED INDOORS AT THE MAIN BUILDING

BUILDING CALCULATIONS

EXISTING BUILDING	17,000 SF
PROPOSED BUILDING	4,970 SF
PERCENT CHANGE	29%

TREE CANOPY CALCULATIONS (PER CASE # 9-10-04 VW)

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

CODE REQUIREMENT CALCULATION:
 GROSS SITE AREA: 522,284 S.F.
 EXISTING TREE CANOPY: 71,820 S.F. (14%)*
 EXISTING TREE CANOPY PRESERVED: 71,820 S.F. (14%)*

* WAIVER GRANTED PER CASE # 9-10-04 VW TO WAIVE 6% OF THE REQUIRED TREE CANOPY.

VUA CALCULATIONS (PER CASE # 9-10-04 VW)

TOTAL V.U.A.	56,870 SF
I.L.A. REQUIRED (7.5%)	4,265 SF
I.L.A. PROVIDED	4,500+ SF

VARIANCE GRANTED (PER CASE # 9-10-04 VW)

1. A VARIANCE WAS GRANTED TO ALLOW THE NEIGHBORHOOD FORM DISTRICT MAXIMUM FRONT AND STREET SIDE SETBACKS FOR THE PROPOSED BUILDING AS SET FORTH IN TABLE 5.4.2

WAIVER GRANTED (PER CASE # 9-10-04 VW)

1. A WAIVER WAS GRANTED TO WAIVE THE 3 FOOT SCREEN AND TREES REQUIRED PER TABLE 10.2.2, 10.2.3, AND 10.2.4 ALONG THE PROPERTY LINE ADJACENT TO THE LOUISVILLE AUTO AUCTION.
2. A WAIVER WAS GRANTED TO WAIVE THE 15 FT LANDSCAPE BUFFER AREA AND THE REQUIRED LANDSCAPE PER TABLE 10.2.2, 10.2.3, AND 10.2.4 ALONG THE PROPERTY LINE ADJACENT TO BLUEGRASS CREEK.
3. A WAIVER WAS GRANTED TO NOT PROVIDE THE 5' SIDEWALK FROM THE SECOND ENTRANCE TO THE PROPERTY CORNER.
4. A WAIVER WAS GRANTED TO WAIVE 6% OF THE REQUIRED TREE CANOPY.



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.

Revision	Date	Description	Detailed by	Chk'd by	Approved By
02	07/15/2019	Revisions per Agency Comments	CGH		
01	07/01/2019	Revisions per Agency Comments	CGH		

HERITAGE ENGINEERING, LLC
 603 North Shore Drive
 Jeffersonville, IN 47130
 Louisville, KY 40202
 (502) 561-3404

MAC CONSTRUCTION
 1908 UNRUH COURT NEW
 ALBANY, INDIANA 47150
 PHONE: 812-941-7895

REVISED DISTRICT DEVELOPMENT PLAN FOR ASSUMPTION FIELDS 4500 CHAMPIONS TRACE LANE LOUISVILLE, KY

JOB NO: 19036
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: N/A
 DESIGNED BY: CGH
 DETAILED BY: CGH
 CHECKED BY:
 DATE: JUNE 3, 2019

C02