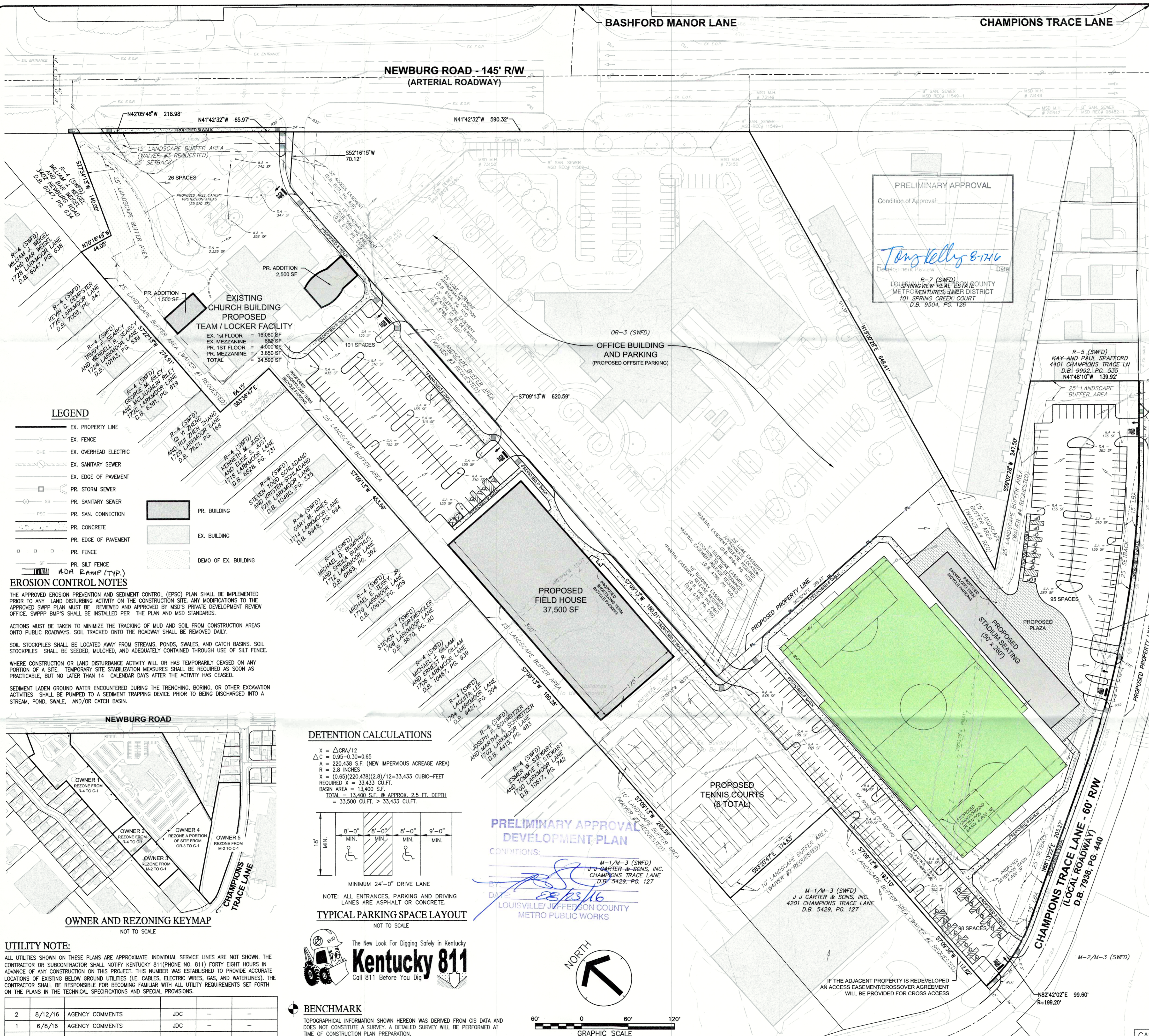


BASHFORD MANOR LANE

CHAMPIONS TRACE LANE

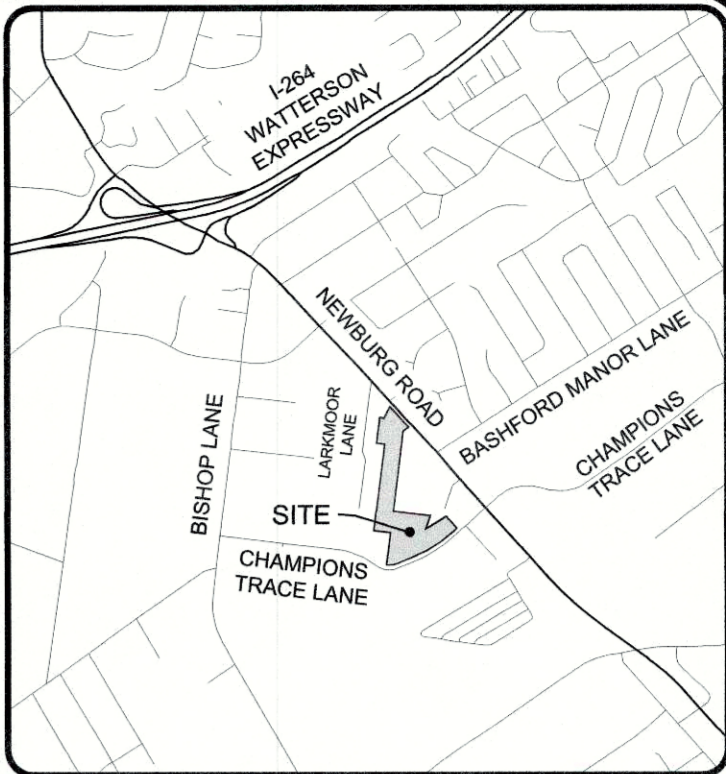
NEWBURG ROAD - 145' RW  
(ARTERIAL ROADWAY)



PRELIMINARY APPROVAL  
Condition of Approval:  
*Tony Kelly 8-11-16*  
LO SPRINGVIEW REAL ESTATE COUNTY  
METRO DISTRICT  
101 SPRING CREEK COURT  
D.B. 9504, PG. 126

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



LOCATION MAP  
NOT TO SCALE

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

SETBACK DATA

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

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  
TOTAL BUILDING AREA 24,500 SF  
OFFICES 2,000 SF  
MINIMUM PARKING REQUIRED (1 SPACE/200 SF) 122 SPACES  
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF) 10 SPACES  
FIELD HOUSE AREA 37,500 SF  
MINIMUM PARKING REQUIRED (1 SPACE/200 SF) 187 SPACES  
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF) 129 SPACES  
STADIUM AREA 41,500 SEATS  
MINIMUM PARKING REQUIRED (1 SPACE/4 SEATS) 10,375 SPACES  
MAXIMUM PARKING PERMITTED (1 SPACE/2.5 SEATS) 600 SPACES  
TENNIS COURTS 6 COURTS  
MINIMUM PARKING REQUIRED (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% TARIFF 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 PRODUCED WITH THE ADJOINING OFFICE CONDO BUILDING OWNER OR SOME OTHER NEARBY PROPERTY WITH EXCESS PARKING.

BICYCLE SUMMARY

RECREATION CENTERS 4 SPACES  
STADIUM 8 SPACES  
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 CALCULATIONS 6 SPACES

TREE CANOPY CALCULATIONS

GROSS SITE AREA 484,509 S.F. (11.123 AC.)  
CANOPY COVERAGE CLASS CLASS C (0% - 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.I.U.A. 65,727 S.F.  
PROPOSED V.I.U.A. 27,008 S.F.  
TOTAL V.I.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.A - 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.A - 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 AREAS 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 AREAS 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, (21111C00606 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 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) 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 FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF 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) DOWNSTREAM 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.

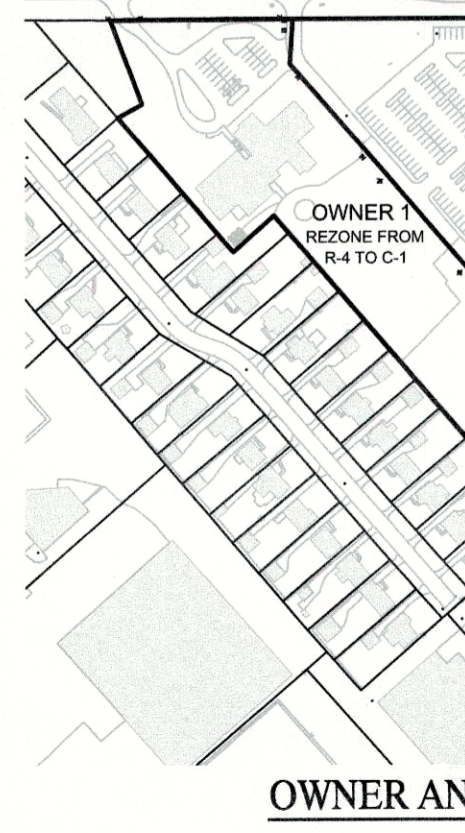
LEGEND

- 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
- ADA RAMP (TYP.)
- 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 SWPP 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.

OWNER AND REZONING KEYMAP



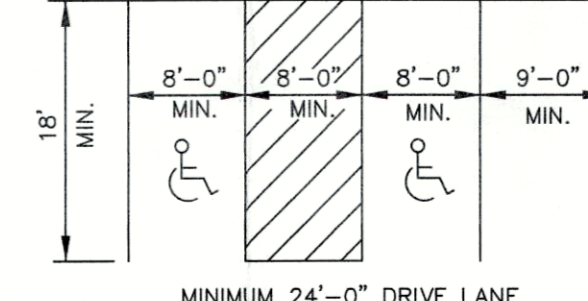
UTILITY NOTE:

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 WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Table with 5 columns: Revision, Date, Description, Detailed by, Chk'd by, Approved By. Row 1: 2, 8/12/16, AGENCY COMMENTS, JDC, -, -. Row 2: 1, 6/8/16, AGENCY COMMENTS, JDC, -, -.

DETENTION CALCULATIONS

X = ΔCBV/12  
ΔC = 0.95-0.30=0.65  
A = 220,438 S.F. (NEW IMPERVIOUS ACREAGE AREA)  
R = 2.8 INCHES  
X = (0.65)(220,438)/(2.8) = 50,333 CUBIC-FOOT  
REQUIRED X = 33,433 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.

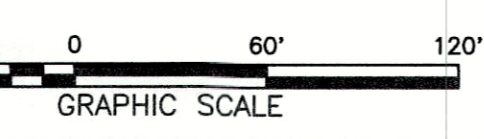


TYPICAL PARKING SPACE LAYOUT

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
M-1/M-3 (SWF)  
J J CARTER & SONS, INC.  
CHAMPIONS TRACE LANE  
D.B. 5429, PG. 127  
DATE: 8/23/16  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



HERITAGE ENGINEERING, LLC  
642 South 4th Street  
Louisville, KY 40202  
(502) 562-1412  
jeffersonville, IN 47130  
(812) 280-8201  
(812) 280-8281 Fax

BELLARMINI UNIVERSITY  
IN VERITAS VIBORUM

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

RECEIVED  
AUG 15 2016  
PLANNING & DESIGN SERVICES

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