VICINITY MAP

CASE NUMBER: 15DEVPLAN1108

1. NOTES:

SEE TITLEBLOCK FOR ADDRESS AND NAMES OF OWNER AND DESIGN TEAM

TAX BLOCK AND LOT NUMBER:
PARCEL ID: 008J00010000
DEEDBOOK/PAGE #: 10718/PG. 757

PROPERTY ZONE:
EZ1-TRADITIONAL WORKPLACE

EXISTING USE: VACANT/UNUSED
PROPOSED USE: ATHLETIC FACILITIES

2. PARKING CALCULATIONS:

BASED ON A 150,400 GROSS SQ.FT. FACILITY
MINIMUM SPACES: 1 PER 300 SQ.FT.
150,400 / 300 = 501
MAXIMUM SPACES: 1 PER 100 SQ.FT.
150,400 / 100 = 1,504
SPACES PROVIDED: 762 (INCLUDES 13 HANDICAP & 3 VAN HANDICAP)

3. SITE/BUILDING CALCULATIONS:

GROSS FLOOR AREA OF ALL BUILDINGS: 153,400 SQ.FT.
GROSS ACREAGE OF SITE: 23.86 AC
NET ACREAGE OF SITE: 20.80 AC
EXISTING IMPERVIOUS SURFACE: 636,847 SQ.FT.
PROPOSED IMPERVIOUS SURFACE: 727,285 SQ.FT.
NET INCREASE IN IMPERVIOUS SURFACE: 90,438 SQ.FT

4. ILA/VUA CALCULATIONS:

TOTAL VUA SQ.FT. = 293,193 SQ.FT

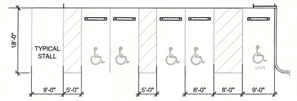
ILA:
ILA REQUIRED (7.50%) = 21,989 SQ.FT
ILA PROPOSED (11.4%) = 33,435 SQ.FT

VUA:
VUA REQUIRED (1 LARGE TREE PER 4,000 SQ.FT.)
293,193 SQ.FT. / 4,000 SQ.FT. = 73 TREES
VUA PROPOSED = 82 TREES

5. TREE CANOPY CALCULATIONS:

CLASS "C" WITH 0-40% COVERAGE.
20% COVERAGE REQUIRED = **207,868 SF**
207,868 SQ.FT. OF CANOPY NEEDED
PHASE 1 - 265 'A' TYPE TREES (1.75-3"CAL)
PHASE 2 - 39 'A' TYPE TREES (1.75-3"CAL)
304 TREES TOTAL
304 X 720 = **218,880 SQ.FT. PROPOSED COVERAGE**

6. TYPICAL PARKING DETAIL:



7. BICYCLE PARKING CALCULATIONS:

RECREATION CENTER =
LONG TERM SPACES = 2 OR 1PER 50 EMPLOYEES
TOTAL SPACES PROPOSED = 2

SHORT TERM SPACES = 4 OR 1 PER 25,000SF GFA
TOTAL SPACES PROPOSED = 4

8. AMENITY AREA CALCULATIONS:

AMENITY AREA REQUIREMENT = 12,160 SF
AMENITY AREA PROPOSED = 18,364 SF

REQUIRED SEATING = 61 SEATS
PROPOSED SEATING = 84 SEATS

9. MSD NOTES

9A. EPSC :
AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

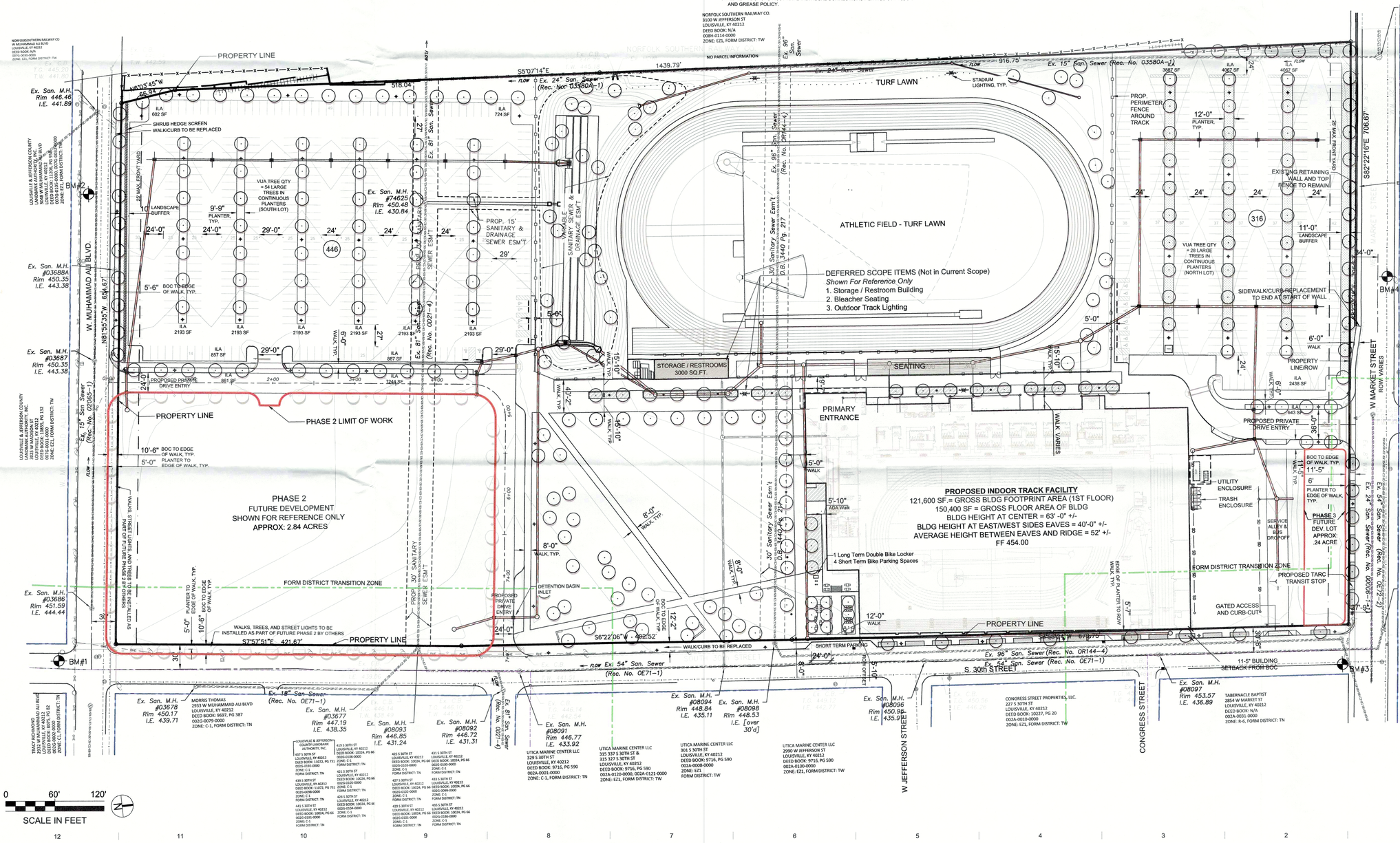
9B. PRELIMINARY DETENTION:
TOTAL SITE AREA = 23.86 AC.
EX. IMPERVIOUS = 14.62 AC.
PRE CONSTRUCTION CN = 90.6 (14.62 @ 98, 9.24 @ 79)
PROPOSED IMPERVIOUS = 16.70 AC.
POST CONSTRUCTION CN = 92.6 (16.70 @ 98, 7.76 @ 74)
POST 100 YR VOLUME = 418,423 CF
PRE 10 YR VOLUME = 269,948 CF
APPROXIMATE REQUIRED STORAGE = 148,475 CF

9C. GENERAL NOTES:

1. THIS PROPERTY IS NOT LOCATED IN \ 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0024E, DECEMBER 5, 2006;
2. SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CINCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. 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.
4. ALL CONSTRUCTION AND SALES TFAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. CONSTRUCTION PLANS, BOND & PE'MIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
7. 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. (NOTE REMOVED)
9. THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #1 FIRE DISTRICT. A STATEMENT ON THE ADEJUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
10. SIDEWALKS AND ROADWAY PAVEMEN' WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LANC DEVELOPMENT CODE.
11. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
13. AN EASEMENT PLAT FOR DEDICATION OF A 30' MSD EASEMENT OVER THE PROPOSED 81" & EXISTING 96" COMBINED SEWER THRU THE SITE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
14. 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 MGMT. PRACTICES.
15. THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
16. ALL FREESTANDING SIGNS WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
17. MSD DRAINAG BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
18. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

LEGEND

- PERIMETER FENCE
- EXISTING CHAIN-LINK FENCE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING TREE-LINE
- EXISTING POWER POLE
- EXISTING GUY SUPPORT POLE
- EXISTING SIGNAL POLE
- EXISTING SIGNAL POLE
- PROPOSED PARKING LOT LIGHTING
- PROPOSED PEDESTRIAN LIGHTING
- PROPOSED STREET LIGHTING
- PROPOSED SPORTS FIELD LIGHTING
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- PROPOSED SIGN
- PROPOSED DETECTABLE WARNING STRI
- ROW / PROPERTY LINE
- FORM DISTRICT TRANSITION ZONE
- FORM DISTRICT BOUNDARY
- PROPERTY SETBACK
- SANITARY SEWER & DRAINAGE ESMT
- FUTURE PHASE LIMIT OF WORK
- ROW opposite side of street



MKSK

LANDSCAPE ARCHITECTURE + URBAN PLANNING

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CHECK SET

Not For Construction

revision	date	issued
2	05.13.2019	RESUBMITTAL
1	04.04.2019	CATEGORY 3 PLAN SET

seal

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issue date 04.04.2019

project number K17339.01

sheet name
CATEGORY 3 PLAN

sheet number
1 of 2

WM#8239

19 Dev plan 1058

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