

Request

Waiver #1:

Waiver from Land Development Code Section 4.1.3.B.2.b.ii to allow the proposed stadium lighting to exceed the maximum 20 foot mounting height.

Fixture Locations	Requirement	Request	Waiver
Fixtures A1 & A2	20 ft.	70 ft.	50 ft.
Fixture B1	20 ft.	80 ft.	60 ft.
Fixture B2	20 ft.	90 ft.	70 ft.
Fixture C1	20 ft.	80 ft.	60 ft.
Fixture C2	20 ft.	70 ft.	50 ft.
Fixtures F1	20 ft.	80 ft.	60 ft.
Fixtures F2	20 ft.	70 ft.	50 ft.

Waiver #2

Waiver from Land Development Code Section 4.1.3.B.11.a to allow light trespass to exceed 0.5 foot-candles at the property line.

Waiver #3

Waiver from Development Code Section 4.1.3.B.2.c.i to not fully-shield the light fixtures.

Zoning/Form Districts

Subject Property:

Existing: Commercial C-1 & C-2/ SMC

Proposed: Commercial C-1 & C-2/ SMC

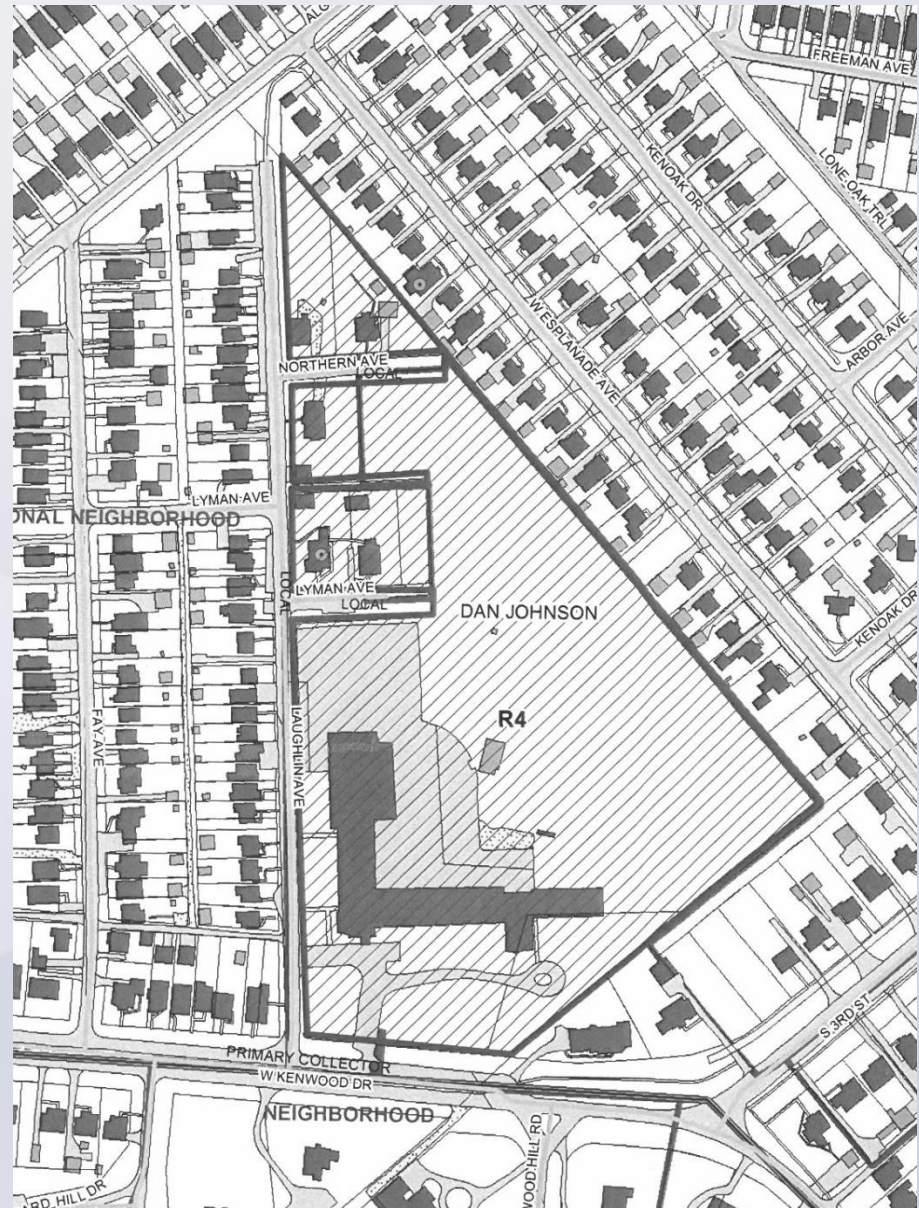
Adjacent Properties:

North: Commercial, Office, Vacant, & Multi-family residential C-2, R4, & R7/ SMC & N

East: Single family residential R-7, R-4 / N

South: Commercial, multi-family residential C-2 & R-7/ SMC & N

West: Commercial C-2/SMC



Aerial Photo/Land Use

Subject Property:

Existing: Commercial C-1 & C-2/ SMC

Proposed: Commercial C-1 & C-2/ SMC

Adjacent Properties:

North: Commercial, Office, Vacant, & Multi-family residential C-2, R4, & R7/ SMC & N

East: Single family residential R-7, R-4 / N

South: Commercial, multi-family residential C-2 & R-7/ SMC & N

West: Commercial C-2/SMC



Site Plan

IN THE AREA, EITHER IN SERVICE OR
JAL 811-TOLL FREE PHONE NO.
JAL 505-288-5133

PLAN

REDUCE FIELD MEETING WITH MSD AND ALL
SUBCONTRACTORS PRIOR TO INITIATING
SITE.

CONSTRUCTION ENTRANCE FOR PHASE 1
STRUCTURE AT NORTH END OF SITE OFF
AREA OF PROPPARKING AREA.

2. HEADWALL PROTECTION AND INLET
NAME 1 WORK AREA. BEGIN GRADING
IN BASIN AREA FOR USE AS SEDIMENT
E AND PHASE 2 CONSTRUCTION. INSTALL
AND CONTROL STRUCTURES.

GRADING AND DRAINAGE. INSTALL STORM
STRUCTURES, DITCHES AND DITCHES.
SEAL AREAS AS THEY ARE COMPLETED.

3. HEADWALL PROTECTION AND INLET
UT END OF SITE PRIOR TO INITIATING

4. SOUTH DETENTION BASIN FOR USE AS
JUMP PHASE 2 CONSTRUCTION. INSTALL
INTROL STRUCTURES.

TE AND INSTALL STORM DRAINAGE PIPE
S AND DITCHES. REVEGETATE DISTURBED
COMPLETED.

AND TEMPORARY SILT LADEN DITCHES TO
SOM PHASE 2 CONSTRUCTION TO NORTH

ON FIELD AND REMAINDER OF SITE.
DO, SED & MUD ON PLANT MATERIAL IN
4. APPROVED LANDSCAPE PLAN.

FROM DETENTION BASINS. REGRADE AS
KEET. DOSEIN BASIN VOLUMES AND

CONTROL MEASURES ONCE VEGETATION IS
1. SITE. THE CONTRACTOR IS RESPONSIBLE
SITUATION IN STORM SEWERS THAT ARE
INSTRUCTION ACTIVITIES.

JESTS

0.210 TO ELIMINATE THE REQUIRED VIA
D FOR THE SMALL EXISTING PARKING LOT
IVE AND EXISTING LOADING AREA ALONG

1. 5.5.1 TO ALLOW PARKING IN FRONT OF
THE 3' MASONRY WALL BETWEEN
D THE ROADWAY.

6.2.1 TO MAKE A PORTION OF THE
OULIN STREET.

0.24 TO ELIMINATE THE 6' CONTINUOUS
PROPERTY FORMER LANDSCAPE BUFFER.

2. TABLE 5.2.2 TO ALLOW PARKING TO
REQUIRED SETBACK.

TABLE 5.2.2 TO ALLOW THE BUILDING TO
AN SETBACK BY 30' ALONG LAUGHLIN
ING KENWOOD DRIVE.

5.5.1 TO ALLOW THE BUILDING TO BE SET
HIER OF LAUGHLIN STREET AND KENWOOD

4) CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.

5) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND
REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.

6) CONSTRUCTION STAGING SHALL BE DONE BY CONTRACTOR.

7) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD
AREA. (FEMA MAP 21110C0074E, DECEMBER 5, 2006)

8) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY
THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH
CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

9) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH
CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

10) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE
DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING
EXISTING ROADS AND NEIGHBORING PROPERTIES.

11) CONSTRUCTION PLANS, BOND & PAYMENT ARE REQUIRED BY METRO
PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

12) AN MSD DRAINAGE BOND WILL BE REQUIRED.

13) ONSITE DETENTION WILL BE REQUIRED. THE POST-DEVELOPED
100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE
PRE-DEVELOPED 10-YEAR RATE.

14) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER
QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY
CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OF GREEN
BEST MANAGEMENT PRACTICES.

15) SANITARY SEWERS ARE AVAILABLE BY PRIVATE SEWER CONNECTION
TO EXISTING PUBLIC SANITARY SEWERS ON ESPRANQUE AVE. AND
LAUGHLIN AVE. NO INCREASE IN SANITARY SEWER FLOW IS
ANTICIPATED. ADDITIONAL FLOW FROM NEW FIVEHOUSE SANITARY
FACILITIES OFFSET BY REMOVAL OF 5 HOMES ON NORTH END OF SITE.

NEW CONSTRUCTION CALCULATIONS

EXISTING BUILDING FOOTPRINT 40,200 SF
TOTAL NEW BUILDING FOOTPRINT 51,480 SF
PERCENT INCREASE 28%

EXISTING VUA 52,347 SF
TOTAL PROPOSED VUA 103,555 SF
PERCENT INCREASE 12%

EXISTING IMPERVIOUS AREA 164,208 SF
TOTAL PROPOSED IMPERVIOUS AREA 225,758 SF
PERCENT INCREASE 37%

DETENTION CALCULATION

EXISTING C = 0.47
PROPOSED C = 0.53
SECTION 5.2.2.1
14.374 / (0.53 - 0.47) = 0.31 ACF

EXISTING PARKING (INCLUDING 8 H.C. SPACES)

* A 10% REDUCTION IS AVAILABLE BECAUSE THIS SITE IS WITHIN 200'
OF A TARG ROUTE.

TRREE CANOPY CALCULATIONS

SITE AREA 625,740 SF
EXISTING TREE CANOPY 28,148 SF (4%)
EXISTING TREE CANOPY TO REMAIN 0 SF (0%)
REQUIRED NEW TREE CANOPY (66 TYPE "X" TREES AT 1-3/4" CAL.) 48,631 SF (7.8%)

* PER LOC 10.1.2 WITH AN INCREASE IN BUILDING AREA AND
IMPERVIOUS SURFACE OF MORE THAN 20 AND LESS THAN 50% THEY
ARE REQUIRED TO MEET 50% OF THE REQUIRED TREE CANOPY FOR
THE SITE.

ILA / VUA CALCULATIONS

PROPOSED VUA AREA 103,555 SF
ILA REQUIRED 7,767 SF
9,214 SF
28 TREES

PROPOSED VUA AREA 103,555 SF
ILA REQUIRED 7,767 SF
9,214 SF
28 TREES

238 SPACES

EX. FENCE

EX. SANITARY SEWER

PROP. SANITARY SEWER

EX. STORM SEWER

PROP. STORM SEWER

AREA OF WATER

AREA OF VARIANCE

SEDIMENT BASIN

SILT FENCE

EXISTING BUILDING 76,300 SF

NEW ADDITION 13,000 SF

BASISBALL FIELD HOUSE 4,500 SF

VISITOR FIELD HOUSE 1,800 SF

FOOTBALL PRESS BOX 420 SF

BASISBALL PRESS BOX 160 SF

FAR. BLDG. HEIGHT: 0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

36'

0.17

RY APPROVAL PMENT PLAN

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

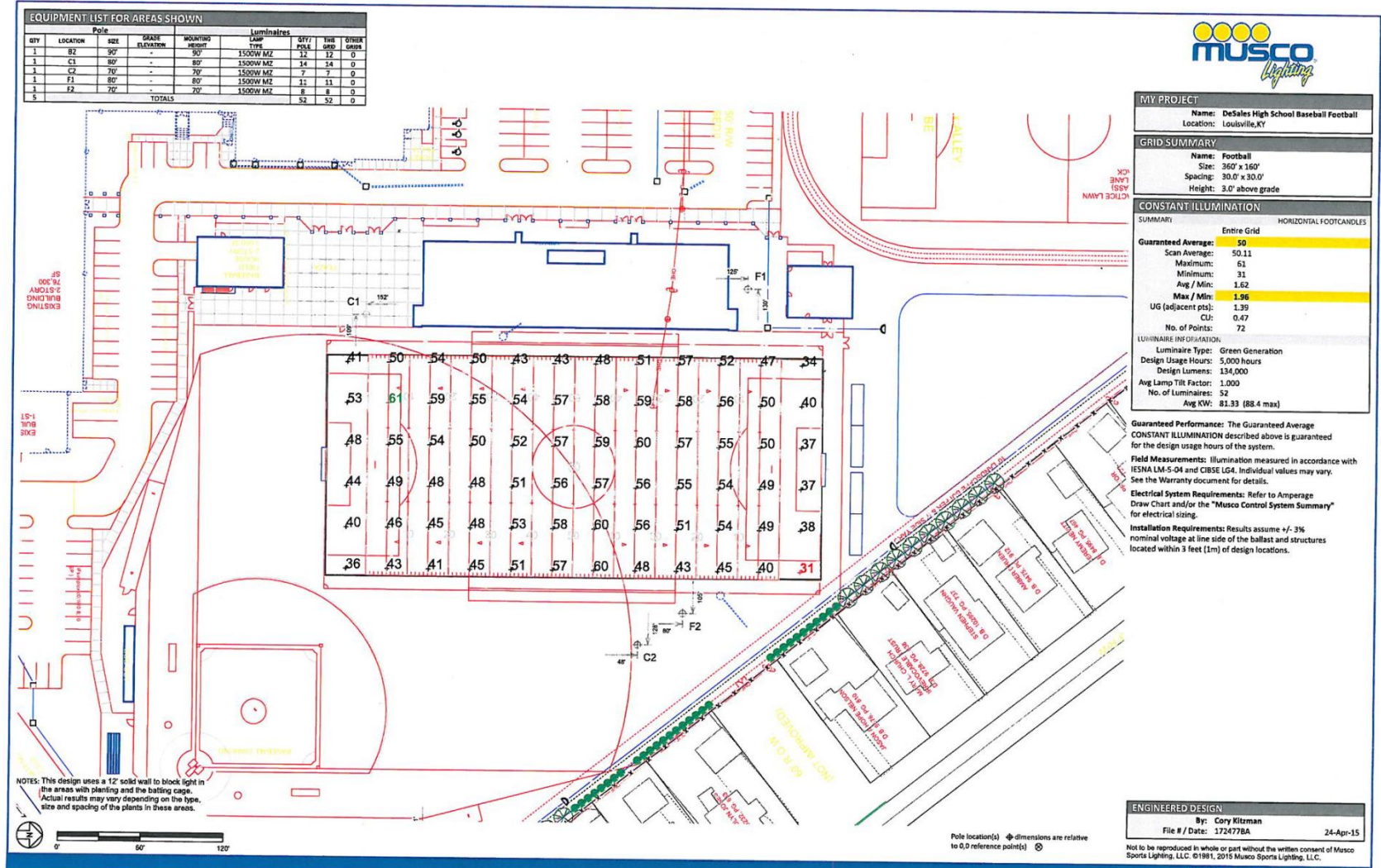
EFFERSON COUNTY
PUBLIC WORKS

EFFERSON COUNTY
PUBLIC WORKS

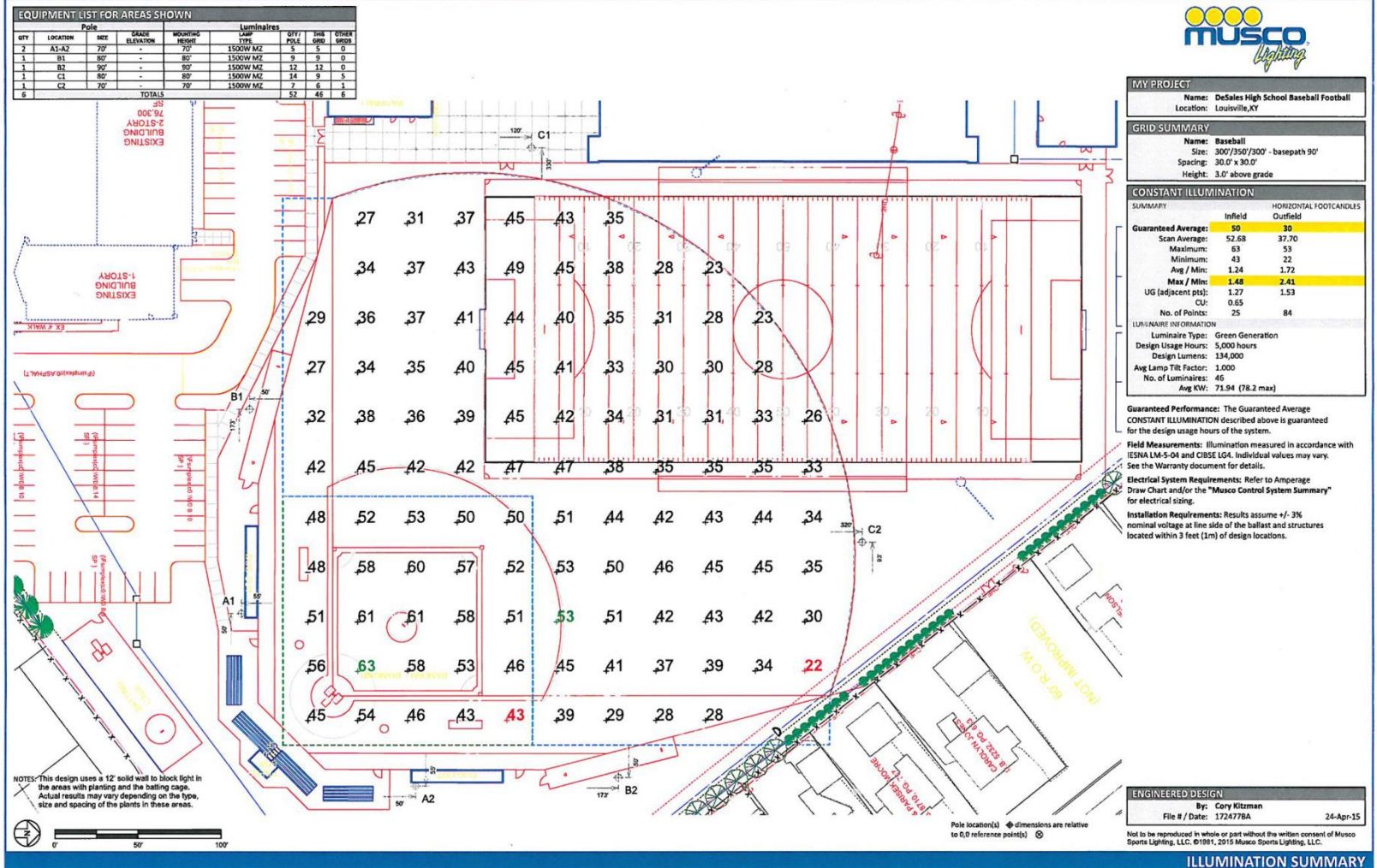
RECEIVED
HAR 2 9 11
PLANNING
DESIGN SERV

W 473
CASE # 170000
TAX BLOCK 816, LOTS
27, 28, & 29

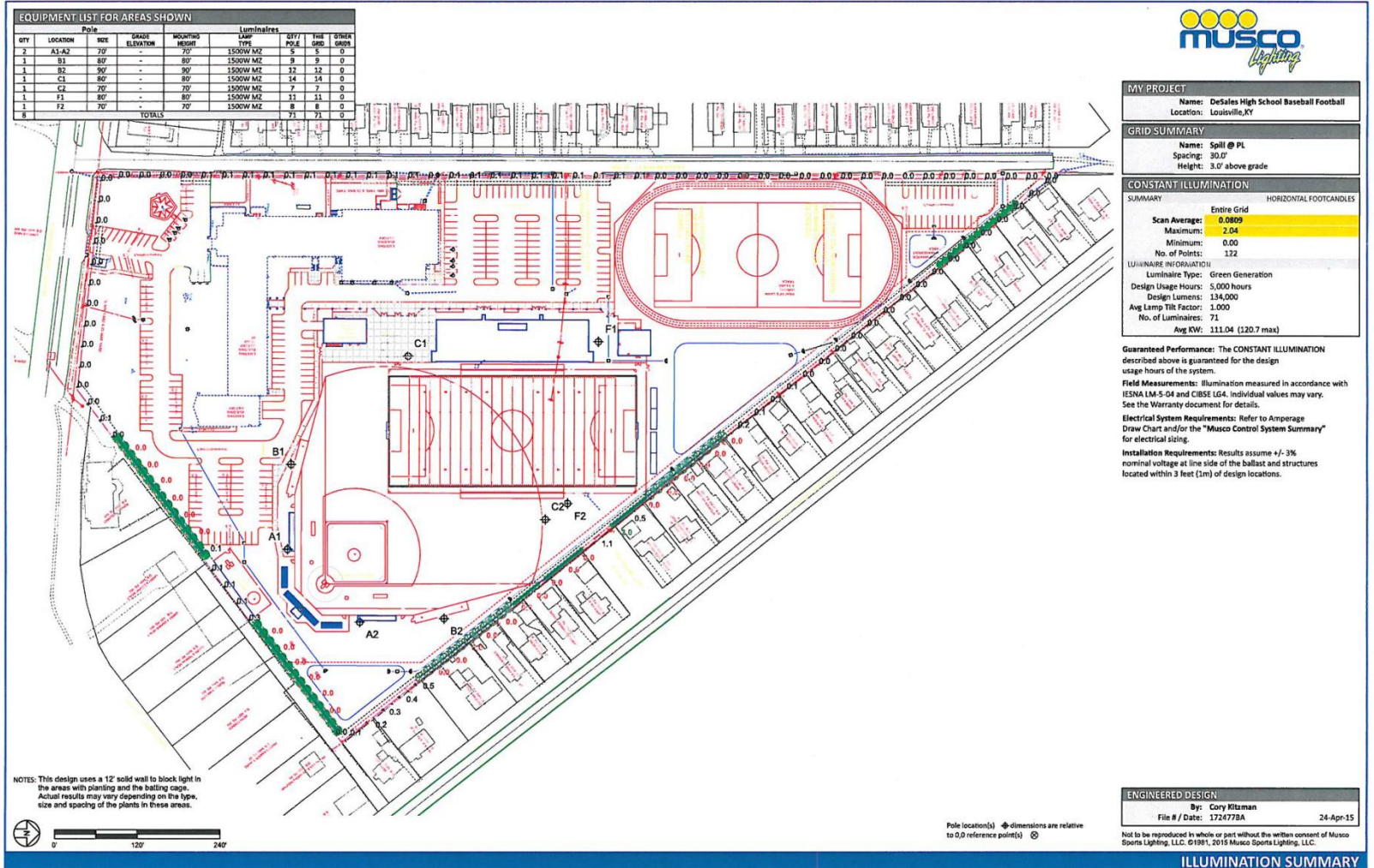
Lighting Plan



Lighting Plan



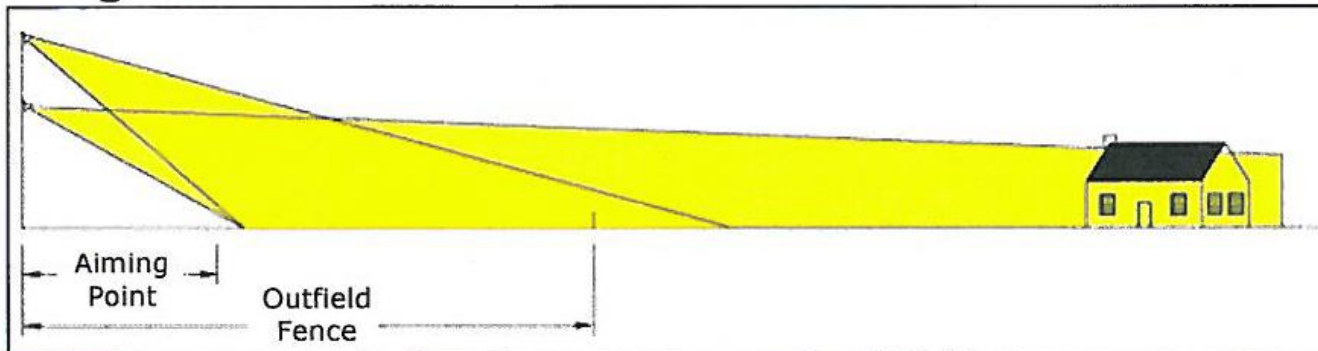
Lighting Plan





Mounting Heights

Appropriate mounting heights or additional poles allow for optimum aiming angles:



Southeastern perimeter looking northeast



Southeastern perimeter looking northeast



Southeastern perimeter looking northeast



Southeastern perimeter looking southwest



Northeastern perimeter looking northwest



Northeastern perimeter looking southeast



Northeastern perimeter looking southeast



Northeastern perimeter looking northwest



Concept Landscape Plan

