

GENERAL NOTES

- (=) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE KYTC RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWERS BY LATERAL EXTENSION, SUBJECT TO FEES AND APPLICABLE CHARGES.
- NO INCREASE IN STORM WATER RUN OFF TO ADJACENT PROPERTIES.
- 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 MANAGEMENT PRACTICES.

TREE CANOPY CALCULATIONS

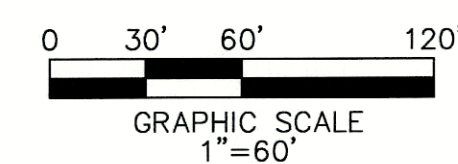
CLASS: C
SITE AREA: 11.38 AC. (495,859 S.F.)
EXISTING TREES PRESERVED: 0 S.F. (0%)
REQUIRED NEW TREE CANOPY: 99,172 S.F. (20%)
TREE CANOPY TO BE PLANTED: 99,172 S.F. (20%)
83 TYPE A TREES (83x1200=99,600 S.F.)

FLOOD PLAIN NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0107E, D, DATED DEC. 5, 2006.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS = 58,843 S.F.
PROPOSED IMPERVIOUS = 53,484 S.F.
DECREASE IMPERVIOUS = 5,359 S.F.
TOTAL AREA OF DISTURBANCE = 11 AC.±



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *James M. Smith*
DATE: *8-2-17*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PROJECT SUMMARY

EXISTING FORM DISTRICT	N
EXISTING ZONE	R-4
EXISTING USE	VACANT - FORMERLY MOBILE HOME PARK
PROPOSED ZONE	R-4 WITH C.U.P.
GROSS ACREAGE	11.41 AC. (497,131 S.F.)
TO BE DEDICATED TO R/W	0.03 ACRES (1,272 S.F.)
NET ACREAGE	11.38 ACRES (495,859 S.F.)
PROPOSED USE	ATHLETIC FIELDS, RELATED STRUCTURES AND PARKING
NO. OF BLEACHER SEATS	300 SEATS

PARKING SUMMARY

PARKING REQUIRED	
MIN. 1 SPACE/4 SEATS	75
MAX. 1 SPACE/2.5 SEATS	120
PARKING PROVIDED	
STANDARD PARKING	90
HANDICAP PARKING	6
TOTAL PARKING COUNT	96

RELIEF FROM ITEM F REQUESTED

RELIEF IS REQUESTED FROM TABLE 4.2.8.F.1 OF THE LDC TO ALLOW AN ATHLETIC FIELD TO BE LOCATED WITHIN 100' OF A RESIDENTIALLY ZONED PROPERTY.

A	70' REDUCTION;	FENCE AND BALLFIELD
B	70' REDUCTION;	FENCE, AND BALLFIELD
C	85' REDUCTION;	FENCE, PARKING AND MANEUVERING
D	97' REDUCTION;	FENCE, PARKING AND MANEUVERING
E	66' REDUCTION;	FENCE, PARKING AND MANEUVERING
F	85' REDUCTION;	FENCE, PARKING, SOCCER, AND SPECIAL NEEDS FIELD
G	85' REDUCTION;	FENCE AND SOCCER FIELD

WAIVER(S) REQUESTED

A WAIVER IS REQUESTED FROM TABLE 10.2.2 REDUCE THE REQUIRED 25' LBA.

A	10' REDUCTION TO 15';	FENCE AND ATHLETIC FIELD
B	10' REDUCTION TO 15';	PARKING AND MANEUVERING
C	22' REDUCTION TO 3';	PARKING AND MANEUVERING
D	10' REDUCTION TO 15';	FENCE TO ATHLETIC FIELDS

LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. LIGHT POST
- = EX. SANITARY SEWER
- = PROPOSED 8" SEWER
- = PARKING COUNT
- = TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE INLET
- = DIRECTION OF STORM WATER FLOW
- = PROPOSED DUMPSTER LOCATION WITH SCREENING FENCE
- = PROPOSED 8" SOLID FENCE
- = PROPERTY SERVICE CONNECTION
- = PROPOSED RESTROOMS, PRESS BOX, AND CONCESSIONS

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 8-2-17
LOUISVILLE/JEFFERSON COUNTY
METRO PLANNING & DESIGN SERVICES

CASE #14CUP1046 DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT OF HORIZON SPORTS COMPLEX

8820 W. MANSLUICK ROAD
& 8702 PEEBLE LANE
LOUISVILLE, KENTUCKY 40272

FOR
DEVELOPER:

VALLEY VIEW BAPTIST CHURCH, INC.
8911 3RD STREET ROAD
LOUISVILLE, KENTUCKY 40272
(502) 935-5142
D.B. 10196 Pg. 0492
TAX BLOCK 1049, LOT 0070

OWNER:

MONTE R & PATRICIA J WATKINS
1913 HERBERT LANE
LOUISVILLE, KENTUCKY 40272
D.B. 5384 Pg. 0982
TAX BLOCK 1049, LOT 0087

RECEIVED
JUL 31 2017
PLANNING & DESIGN SERVICES

WM # 11616

15002dev.dwg

milestone



design group, inc.

108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

NEW HORIZON SPORTS COMPLEX

DATE: 1/25/2017

DRAWN BY: N.E.M.

CHECKED BY: J.M.M.

SCALE: 1"=60' (HORZ)

SCALE: N/A (VERT)

REVISIONS

4/11/2017	AGENCY COMMENTS
7/26/17	AGENCY COMMENTS

DEVELOPMENT PLAN

JOB NUMBER
15002

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OF
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