

HORIZON SPORTS COMPLEX

8820 W. MANSICK ROAD AND 8702
PEEBLE LANE
CONDITIONAL USE PERMIT REQUEST

Applicant: Valley View Church
8911 3rd Street Road, Louisville, Kentucky 40272

Engineers: Milestone Design Group, Inc.
108 Daventry Lane, Suite 300, Louisville, Kentucky 40223

HORIZON SPORTS COMPLEX



IN COOPERATION WITH VALLEY VIEW CHURCH

Property Purchased by Valley View Church Remains of former Trailer Park



Special Needs Tee-Ball



Special Needs Tee-Ball Field



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	
MAX. 1 SPACE/4 SEATS	75
MAX. 1 SPACE/2.5 SEATS	120

PARKING PROVIDED	
STANDARD PARKING	80
HANDICAP PARKING	8
TOTAL PARKING COUNT	88

RELIEF FROM ITEM F REQUESTED

RELIEF IS REQUESTED FROM TABLE 4.2.B.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 HANDICAPPING
D	87' REDUCTION;	FENCE, PARKING AND HANDICAPPING
E	65' REDUCTION;	FENCE, PARKING AND HANDICAPPING
F	65' 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 TO REDUCE THE REQUIRED 25' LBA.

A	10' REDUCTION TO 15';	FENCE AND ATHLETIC FIELD
B	10' REDUCTION TO 15';	PARKING AND HANDICAPPING
C	22' REDUCTION TO 2';	PARKING AND HANDICAPPING
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 SALT FENCE
- PROPOSED DRAINAGE INLET
- DIRECTION OF STORM WATER FLOW
- PROPOSED DUMPSTER LOCATION WITH SCREENING FENCE
- PROPOSED 8" SOLID FENCE
- PROPOSED SERVICE CONNECTION
- PROPOSED RESTROOMS, PRESS BOX, AND CONCESSIONS

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

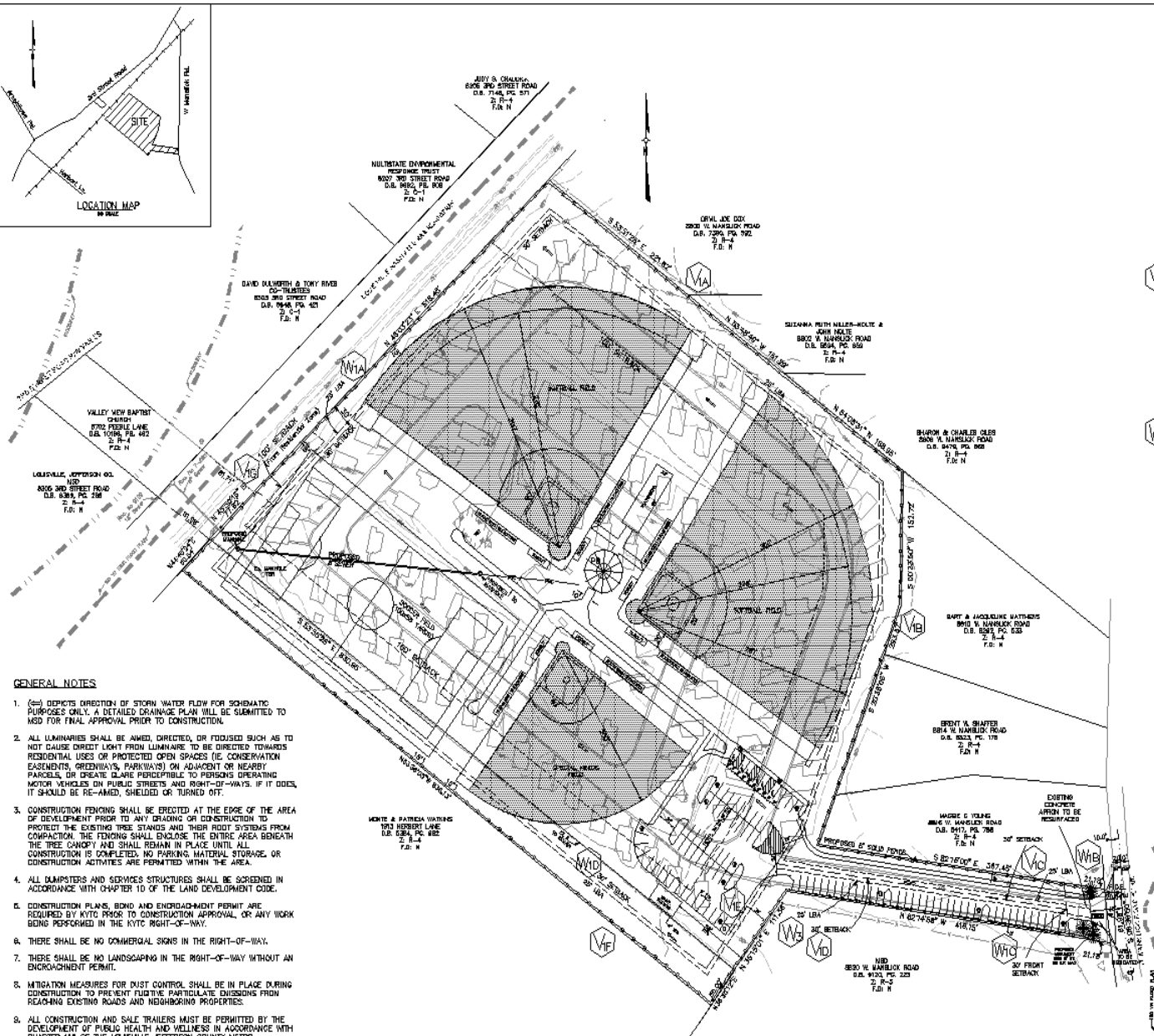
8820 W. MANSLICK ROAD
& 8702 PEEBLE LANE
LOUISVILLE, KENTUCKY 40272

FOR
DEVELOPER:
VALLEY VIEW BAPTIST CHURCH, INC.
8811 3RD STREET ROAD
LOUISVILLE, KENTUCKY 40272
(502) 938-0143
D.B. 10186 Pg. 0482
TAX BLOCK 1046, LOT 0070

OWNER:
VALLEY VIEW BAPTIST CHURCH, INC.
8811 3RD STREET ROAD
LOUISVILLE, KENTUCKY 40272
(502) 938-0143
D.B. 10186 Pg. 0482
TAX BLOCK 1046, LOT 0070

W 11/18

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GENERAL NOTES

- (a) 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 ENDORSEMENT 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 ENDORSEMENT 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 DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 90 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 MS4. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

TREE CANOPY CALCULATIONS

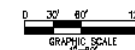
CLASS: C
SITE AREA: 11.38 AC. (490,803 S.F.)
EXISTING TREES PRESERVED: 0 S.F. (0%)
REQUIRED NEW TREE CANOPY: 66,172 S.F. (30%)
TREE CANOPY TO BE PLANTED: 66,172 S.F. (30%)
AS TYPE A TREES (831,200-99,800 S.F.)

FLOOD PLAIN NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) LATEST VERSION 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.I.M.A. MAP NO. 2111100107E E, DATED DEC. 6, 2006.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS = 58,843 S.F.
PROPOSED IMPERVIOUS = 53,959 S.F.
DECREASE IMPERVIOUS = 5,884 S.F.
TOTAL AREA OF DISTURBANCE = 11 AC.±

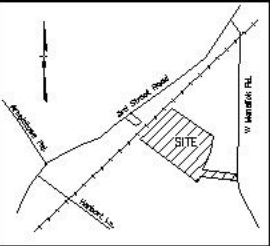


Proposed Pressbox, Concessions and Restrooms



Proposed Access and Parking





HORIZON SPORTS COMPLEX

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

FOR

DEVELOPER:	OWNER:
VALLEY VIEW CHURCH	MONTE R & PATRICIA J
6911 3RD STREET ROAD	1813 HERBERT LA
LOUISVILLE, KENTUCKY 40272	LOUISVILLE, KENTUCKY
(502) 936-9142	O.B. 13384 Pg. 03
O.B. 10198 Pg. 0482	TAX BLOCK 1049, LOT 0070
TAX BLOCK 1049, LOT 0070	