



Legal Counsel.

DINSMORE & SHOHL LLP
101 S. Fifth St., Suite 2500
Louisville, KY 40202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) · (502) 581-8111
(fax)

October 11, 2022

RE: Property: 2800 S. English Station Road
Case Number: 22-CUPPA-0144

Dear Neighbor:

I represent Serendipity Kentucky, LLC, the applicant seeking a Conditional Use Permit to re-use a portion of the property at 2800 S. English Station Road to construct a multi-sport complex that would include an indoor sports facility, ballfields, and parking. A copy of the proposed plan is attached for your review.

Area stakeholders are an important part of the permit review process. Accordingly, we are inviting nearby property owners, residents and neighborhood group representatives to a neighborhood meeting to discuss the proposal as indicated below.

Location: First Baptist Church, Eastwood
16122 Eastwood Cut Off Rd.
Eastwood, KY 40018

Date: Tuesday, October 25, 2022

Time: 6:30 pm

If you would like us to send you a copy of the materials presented at the meeting, please contact Shannon Johnson at Shannon.Johnson@dinsmore.com or 502-540-2341 or Vicki Miller at Vicki.Miller@dinsmore.com or 502-540-2320.

Contact information for the case manager at Planning and Design Services, the attorney for the applicant, and the land planner are listed below:

Planning and Design Services

Julia Williams
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-6942
[Email: Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl LLP
101 S Fifth Street, Suite 2500
Louisville, KY 40202
Phone: (502) 540-2300
[Email: Clifford.Ashburner@dinsmore.com](mailto:Clifford.Ashburner@dinsmore.com)

Plan prepared by:

Phillip Gambrell
Prism Engineering
2309 Watterson Trail, Suite 200
Louisville, KY 40299
Phone: (502) 497-8891, Ext. 7

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

Should you have any questions you'd like us prepared to answer, please contact me at the above email address.



Clifford H. Ashburner

MSD NOTES

1. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS CANEYVILLE SILT LOAM, HYDROLOGIC SOIL GROUP "D".
2. RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.
3. 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.
4. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
5. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD APPLICATIONS.
6. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
7. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
8. TREES LOCATED WITHIN THE 25' STREAM SIDE ZONE BUFFER ARE NOT PERMITTED TO BE CUT DOWN TO ACCOMMODATE CONSTRUCTION OF THE STORM SEWER.

EROSION PREVENTION AND SEDIMENT CONTROL

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

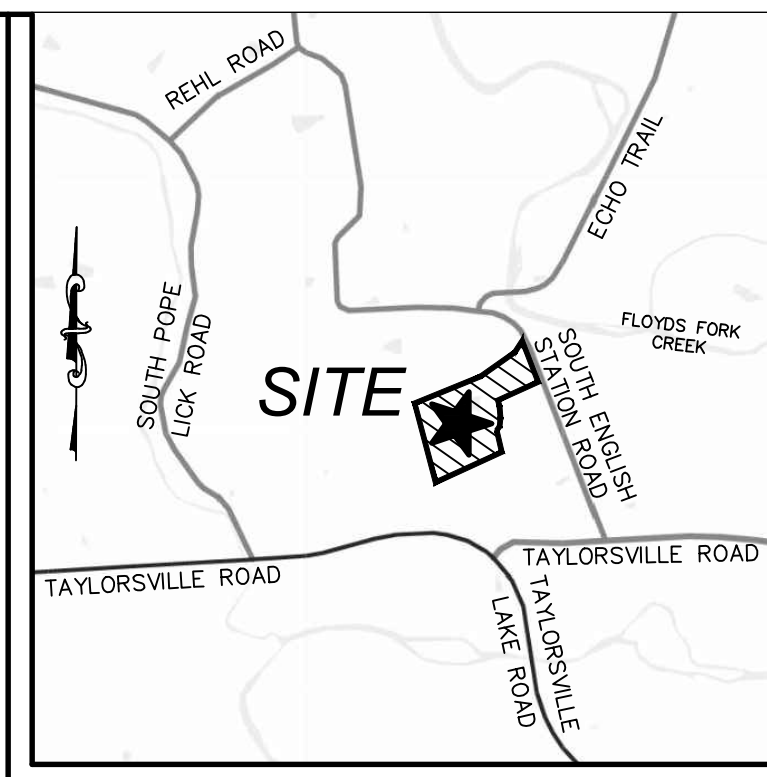
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
2. ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
3. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
5. ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

9. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
10. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAMED, SHIELDED OR TURNED OFF.
11. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. PER LDC SECTION 9.1.12.C.
12. STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.



Vicinity Map
Not To Scale

SITE SUMMARY

EXISTING ZONING DISTRICT: M-2, R-R
FORM DISTRICT: NEIGHBORHOOD
COUNCIL DISTRICT: 20
FIRE PROTECTION DISTRICT: ANCHORAGE MIDDLETOWN
TAX BLOCK 0048, LOT NO. 44
D.B. 10944, PG. 372
D.B. 10975, PG. 371
EXISTING USE: VACANT
PROPOSED USE: ATHLETIC FACILITY
PROPOSED BUILDING AREA: 42,000 S.F. (+10,000 FUTURE)
FLOOR AREA RATIO: 0.04
HEIGHT: 50' MAX. HEIGHT ALLOWED
SITE AREA: 29 AC. (1,263,240 S.F.)

PARKING SUMMARY

PROPOSED BUILDING = 42,000 S.F. (10,000 FUTURE)
PARKING REQUIREMENTS (MINIMUM)
ATHLETIC FACILITY:
1 PARKING SPACE PER 300 S.F. = 140 SPACES (33)
PARKING REQUIREMENTS (MAXIMUM)
ATHLETIC FACILITY:
1 PARKING SPACE PER 100 S.F. = 420 SPACES (100)
PARKING PROVIDED = 254 SPACES AT BUILDING
57 SPACES AT ATHLETIC FIELD
56 SPACES AT FUTURE FIELDS
367 TOTAL SPACES

DRAINAGE SUMMARY

SITE AREA 29 AC. (1,263,240 S.F.)
HYDROLOGIC SOIL GROUP "X" - X
EXISTING IMPERVIOUS AREA = 20,193 S.F.
EXISTING PERVIOUS AREA = 1,243,047 S.F.
PROPOSED IMPERVIOUS AREA = 176,326 S.F.
PROPOSED PERVIOUS AREA = 1,086,914 S.F.
IMPERVIOUS AREA NET INCREASE = 156,133 S.F.

FUTURE ADDITIONAL IMPERVIOUS AREA = 33,939 S.F.
FUTURE TOTAL IMPERVIOUS AREA = 210,265 S.F.
FUTURE PROPOSED PERVIOUS AREA = 1,052,975 S.F.
FUTURE IMPERVIOUS AREA NET INCREASE = 190,072 S.F.

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10,
PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 130,185 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA) = 130,185 X 0.075 (7.5%)
ILA REQUIRED = 9,764 SQ. FT.
ILA PROPOSED = 11,041 SQ. FT.

FUTURE ADDITIONAL VUA = 23,929 S.F. SQ. FT.
FUTURE ADDITIONAL ILA = 23,929 S.F. X 0.075 (7.5%)
ADDITIONAL ILA REQUIRED = 1,795 SQ. FT.
ADDITIONAL ILA PROPOSED = 1,440 SQ. FT.

LBA:	REQUIRED	50'	50'	50'	100'
	PROVIDED	50'	50'	50'	100'

TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
EX. TREE CANOPY = 547,241 S.F.
FROM TABLE 10.1.1:
EX. TREE CANOPY TO BE PRESERVED = 35% (442,134 S.F.)

GENERAL SITE NOTES

1. TOPOGRAPHIC INFORMATION SHOWN IS PER LOJIC.
2. PROPERTY BOUNDARY LINES ARE BASED ON AVAILABLE RECORD DOCUMENTS - A SURVEY HAS NOT BEEN PERFORMED. SITE IS SUBJECT TO A BOUNDARY SURVEY.
3. THE PROPOSED SITE CONFIGURATION IS CONCEPTUAL.
4. WASTEWATER TREATMENT TO BE PROVIDED ON-SITE. METHOD OF TREATMENT AND LOCATION TO BE DETERMINED.
5. PORTIONS OF THIS SITE IS LOCATED IN ZONE X OF FEMA FIRM NO. 21111C0066F.

UTILITY NOTE

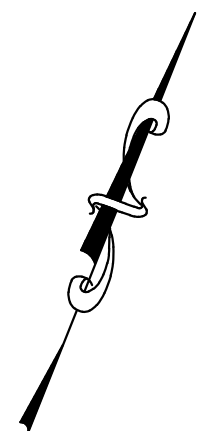
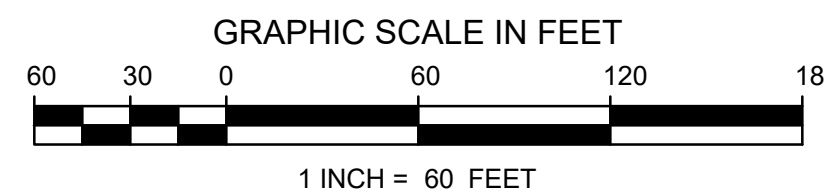
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

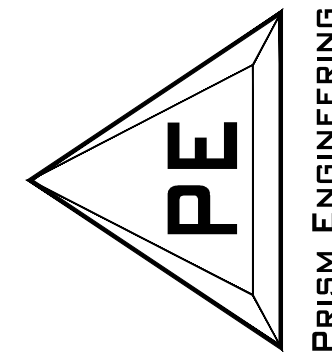


SITE PLAN FOR
CONDITIONAL USE PERMIT



PE PROJ. # 222006-E2

PRISM
ENGINEERING
2309 WATERSVILLE TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8899
WWW.PRISMENGINEERING.COM



© COPYRIGHT 2022

THE JUNCTION ATHLETIC FACILITY

2800 S. ENGLISH STATION ROAD
LOUISVILLE, KENTUCKY 40299

NO.	REVISIONS DESCRIPTION	DATE

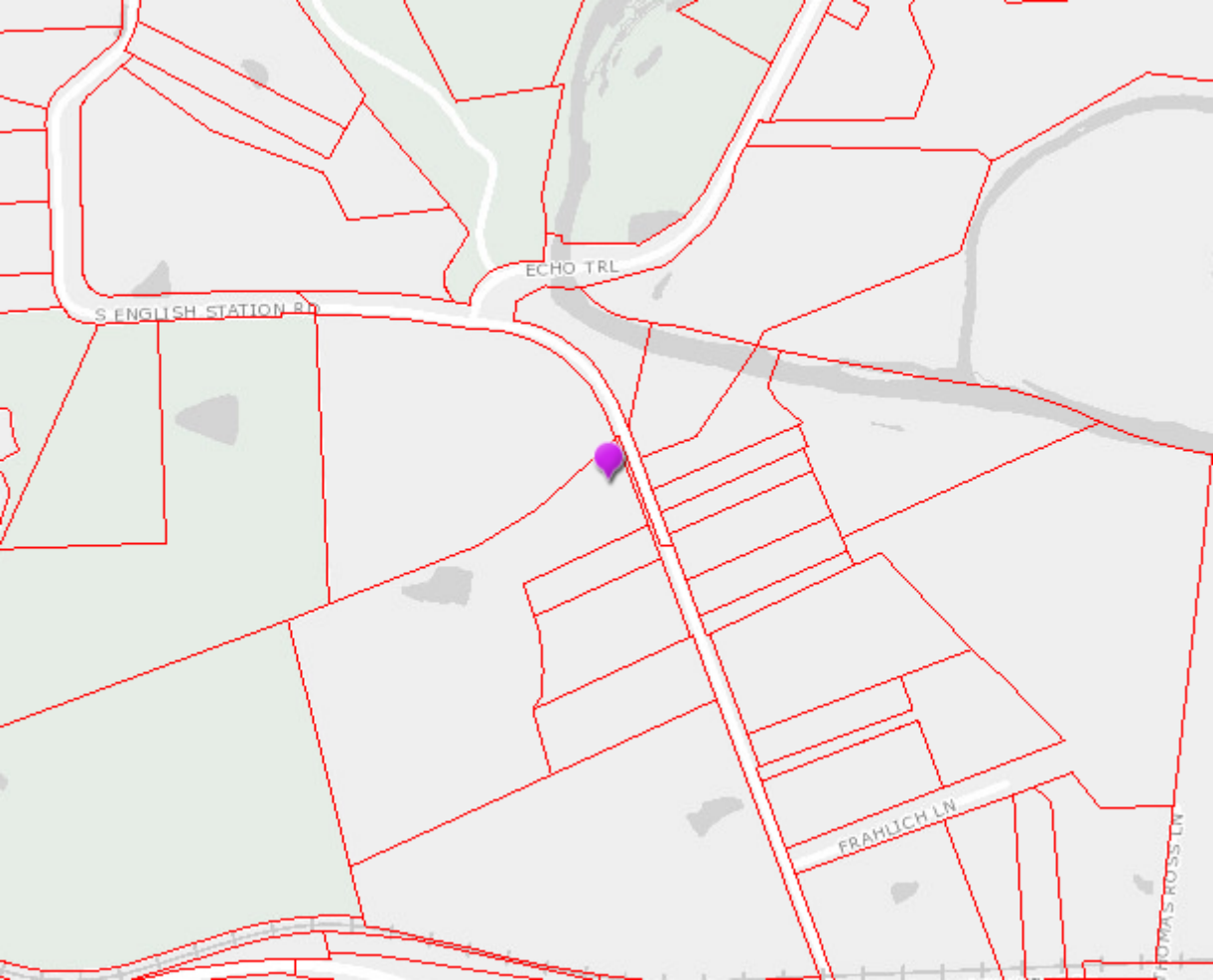
OWNER: SLW REALTY, LLC 2800 S. ENGLISH STATION ROAD LOUISVILLE, KY 40299	DRAWN	CHECK	DESIGN	APPROVE
	DATE	DATE	DATE	DATE

AUGUST 1, 2022

CUP SITE PLAN

SP1.0

©2022 Prism Engineering & Design Group, LLC



After the Neighborhood Meeting

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.