



VICINITY MAP (NOT TO SCALE)

SITE DATA:

TOTAL SITE AREA : 32,798 SF 0.75 ACRES
 EXISTING LAND USE: UNION HALL & VOCATIONAL TRAINING
 PROPOSED LAND USE: UNION HALL & VOCATIONAL TRAINING
 EXISTING ZONING DISTRICT: OTF
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING BUILDING AREA : 7,416 SF
 EXISTING FLOOR AREA RATIO: 0.23
 PROPOSED BUILDING AREA : 4,560 SF (45' Max. Ht.)
 PROPOSED FLOOR AREA RATIO: 0.41
 EXISTING PARKING SPACES: 52
 PROPOSED PARKING SPACES: 35 (INCLUDES 2 ADA SPACES)
 REQUIRED PARKING SPACES: 29* MIN. - 121 MAX.
 UNION HALL MINIMUM REQUIRED PARKING: 7,416 SF/350 = 21 SPACES
 UNION HALL MAXIMUM REQUIRED PARKING: 7,416 SF/75 = 98 SPACES
 TRAINING FACILITY MINIMUM REQUIRED PARKING: 40 STUDENTS/4 = 10 SPACES
 TRAINING FACILITY MAXIMUM REQUIRED PARKING: 40 STUDENTS/2 = 20 SPACES
 TRAINING STAFF MINIMUM REQUIRED PARKING: 3 STAFF/3 = 1 SPACE
 TRAINING STAFF MAXIMUM REQUIRED PARKING: 3 STAFF/1 = 3 SPACES
 (* INCLUDES 10% REDUCTION FOR PROXIMITY TO TRANSIT STOP)
 REQUIRED/PROVIDED BICYCLE PARKING SPACES: 2
 VUA/ILA CALCULATIONS
 PROPOSED VUA : 13,776 SF REQUIRED ILA @ 5% : 688 SF PROPOSED ILA : 827 SF
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 32,798 SF COMMERCIAL AREA CLASS "A"
 EXISTING TREE CANOPY TO REMAIN 0% REQUIRED NEW TREE CANOPY 10%
 REQUIRED NEW TREE CANOPY COVERAGE = 3,279 SF - %33 FAR REDUCTION = 2,940SF
 PROPOSED NEW TREE CANOPY COVERAGE = 3,600 SF
 (5 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)

A VARIANCE IS REQUESTED FROM SECTION 5.5.1A.1.a TO ALLOW THE BUILDING TO BE LOCATED BEYOND THE MAXIMUM 25' SETBACK, AS SHOWN.
 A WAIVER IS REQUESTED FROM LDC SECTION 5.9.2 TO NOT PROVIDE VEHICULAR CONNECTIONS TO ABUTTING NON-RESIDENTIAL USES.
 A WAIVER IS REQUESTED FROM LDC SECTION 5.9.2.b TO ALLOW PARKING TO BE LOCATED BETWEEN THE BUILDING AND THE STREET IN THE TRADITIONAL NEIGHBORHOOD FORM DISTRICT.
 A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO ALLOW STRUCTURE AND PARKING TO ENCRoACH INTO THE REQUIRED 15' LBA ALONG THE EASTERN PROPERTY LINE.
 A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ALLOW PARKING TO ENCRoACH INTO THE REQUIRED 5' LBA ALONG THE WESTERN PROPERTY LINE.

PDS CASE# 16DEVPLAN1030
 BLOCK 083A LOTS 0265, 0261, & 0266
 D.B. 4906, P. 729 & D.B. 4805, P. 385
 PARCEL ID # 083A02650000, 083A02610021, 083A02660000
**DEVELOPMENT PLAN FOR
 Education & Training Facility**
 2441 & 2439 CRITTENDEN DRIVE, LOUISVILLE, KY 40217-1813

OWNER/DEVELOPER
IRONWORKERS LOCAL #70
 2441 CRITTENDEN DRIVE, LOUISVILLE, KY 40217

RECEIVED
 APR 26 2016
 PLANNING & DESIGN SERVICES

Legend

- | Symbols | Abbreviations |
|--|---------------------|
| ● Monument Found (As Noted) | EP Edge of Pavement |
| ○ 5/8" Rebar w/cap set (Graham #3893 (Unless Otherwise Noted)) | R/W Right of Way |
| ○ Utility Pole | Conc. Concrete |
| ⊗ Manhole | Typ. Typical |
| ⊗ Telco Riser | POE Point of Entry |
| ⊗ Gas Valve | C.B. Catch Basin |
| ⊗ Water Valve | |
| ⊗ Water Meter | |
| ⊗ Fire Hydrant | |
| — Overhanging Electric Line | |
| — Underground Gas Line | |
| — Underground Water Line | |
| — Sewer Line | |
| — Chain Link Fence | |
| — Silt Fence | |

- GENERAL NOTES**
1. LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
 2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- WORKS NOTES**
1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 3. UPON DEVELOPMENT OR REDEVELOPMENT OF PROPERTY TO THE NORTH, UNIFIED ACCESS AND AND CIRCULATION SYSTEM BE DEVELOPED TO ELIMINATE EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 4. ANY EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED, CURB LINE RESTORED AND SIDEWALKS EXTENDED.
- KYTC NOTES**
1. KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED. ALL KTC COMMENTS AND RECOMMENDATIONS MUST BE INCORPORATED INTO PLANS PRIOR TO APPROVAL.
- TARC NOTES**
1. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS.

- IMPERVIOUS AREA**
- TOTAL SITE AREA = 32,798 SF DISTURBED AREA = 6,500 SF
 EXISTING IMPERVIOUS AREA : 30,230 SF PROPOSED IMPERVIOUS AREA : 29,226 SF
- MSD NOTES**
1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER DATED DECEMBER 5, 2006.
 2. DRAINAGE PATTERN DEPICTED BY ARROWS (←) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
 3. EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
 4. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE ENCLOSE THE AREA BENEATH THE DRIFLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
 5. SITE IS IN THE COMBINED SEWER OVERFLOW FLOOD PRONE AREA MUST VERIFY LFP ELEVATION IS AT OR ABOVE 484.87.
- APCD NOTES**
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

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REVISIONS	SCALE
	1" = 20'
	DR. DJG
	CK. JM/CM
	DATE
	4/9/2016

FILE 2002	1
NO.	
1 SHEET IN SET	