

**KENTUCKY GYMNASTICS ACADEMY
CASE NO. 13ZONE1026**

**13705 AIKEN ROAD
LOUISVILLE, KENTUCKY**

APPLICANT

Kentucky Gymnastics Academy, Inc.

ENGINEER

Prism Engineering & Design Group, LLC

PROJECT SUMMARY

EXISTING ZONING: M-2

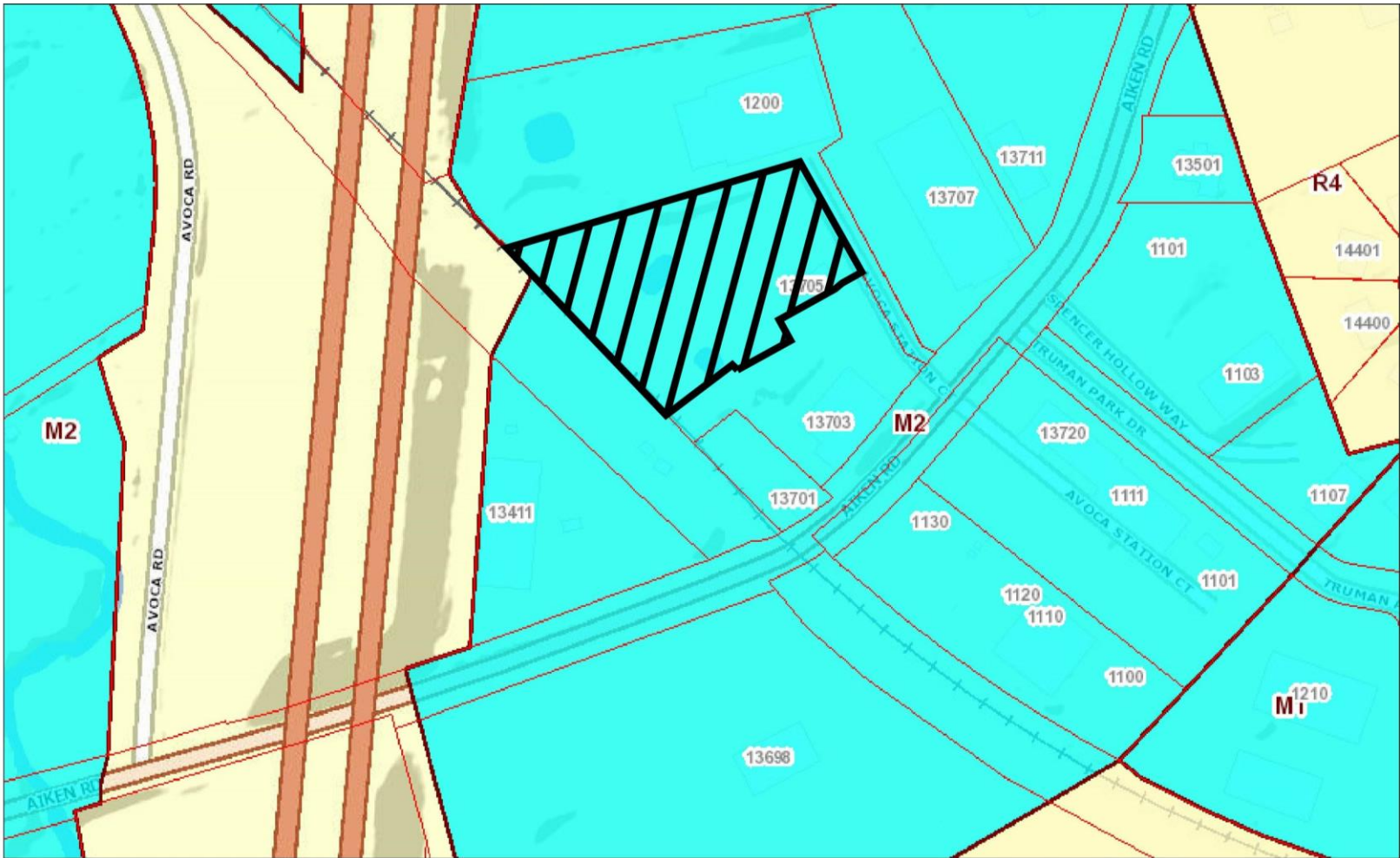
PROPOSED ZONING: C-M

NEIGHBORHOOD MEETING: Dec. 23, 2013

LD & T MEETING HELD: March 27, 2014

REQUESTED APPROVALS:

- **Zoning change from M-2 to C-M** for the 1.9 acre proposed tract.
- **Detailed District Development Plan.**
- **Waiver of Section 10.2.4** to reduce the required 15' LBA to 10' along the north property line and to allow the LBA along the south property line to vary between 3' and 15'.
- **Waiver of Section 10.2.4B** to allow the existing utility easement to encroach more than 50% into the proposed LBA along the north and south property lines.



0 100 200ft

13ZONE1026

4/15/2014 10:57:01 AM



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This map is not a legal document and should only be used for general reference and identification.

Zoning Map



0 100 200ft

13ZONE1026

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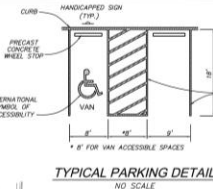
Aerial Photograph

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 VEHICULAR USE AREA (VUA) = 19,126 SQ. FT.
 INTERIOR LANDSCAPE AREA (LA) = 19,126 X 0.075 (7.33)
 LA REQUIRED = 1,434 SQ. FT.
 LA PROVIDED = 1,434 SQ. FT.
 LBA-PERIMETER: REQUIRED - 15' ADJACENT TO M-2
 PROVIDED - 10' (NORTH)
 PROVIDED - VARIES (SOUTH)
 *NOTE: LDC WAIVER REQUIRED

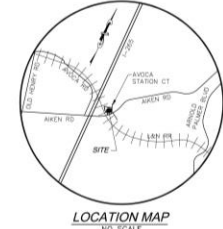
UTILITY PROTECTION NOTE

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) 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.



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 IMP'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 THROUGHOUT 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-LOADED 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.



SITE SUMMARY

EXISTING ZONING DISTRICT: M-2
 PROPOSED ZONING DISTRICT: C-4
 FORM DISTRICT: SUBURBAN WORKPLACE
 COUNCIL DISTRICT: 19
 FIRE PROTECTION DISTRICT: MIDDLETOWN
 TAX BLOCK: 0024 LOT NUMBER: 0239
 D.B. 7280, PG. 727
 EXISTING USE: VACANT
 PROPOSED USE: GYMNASIUMS FACILITY
 PROPOSED BUILDING AREA: 12,000 S.F.
 FLOOR AREA RATIO: 0.14
 HEIGHT: 50' MAX. HEIGHT ALLOWED
 TOTAL SITE ACREAGE: 1.90 AC. (82,764 S.F.)

PARKING SUMMARY

BUILDING = 12,000 S.F.
 PARKING REQUIREMENTS (MINIMUM) = 40 SPACES
 INDOOR GYMNASIUMS:
 1 PARKING SPACE PER 300 S.F. = 40 SPACES
 PARKING REQUIREMENTS (MAXIMUM) = 120 SPACES
 INDOOR GYMNASIUMS:
 1 PARKING SPACE PER 100 S.F. = 120 SPACES
 TOTAL PARKING = 51 SPACES INCLUDING 3 ACCESSIBLE SPACES

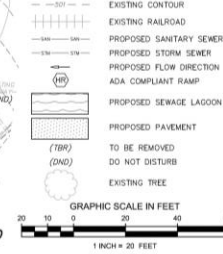
BICYCLE PARKING REQUIREMENTS

SHORT TERM SPACES = 4 - BICYCLE RACK TO BE PROVIDED
 LONG TERM SPACES = 2 - TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES

DRAINAGE SUMMARY

SITE AREA: 82,764 S.F. (1.90 AC.)
 EXISTING IMPERVIOUS AREA = 5,839 S.F.
 EXISTING PERVIOUS AREA = 77,125 S.F.
 PROPOSED IMPERVIOUS AREA = 36,836 S.F.
 PROPOSED PERVIOUS AREA = 45,928 S.F.
 IMPERVIOUS AREA NET INCREASE = 31,197 S.F.
 STORMWATER DETENTION CALCULATION:
 $X = \Delta DRA / 12$
 $C (IMP) = 0.28$
 $C (PERV) = 0.55$
 $\Delta C = 0.55 - 0.28 = 0.27$
 $A = 1.90 AC.$
 $R = 2.8 \text{ INCHES OF RAINFALL}$
 $X = (0.27)(1.9)(1.90)(12)$
 $X = 0.120 \text{ ACRE-FEET (5,227 CUBIC FEET)}$

LEGEND



TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
 FROM TABLE 10.1.1:
 TREE CANOPY CATEGORY FOR C-M USE IS CLASS C
 FROM TABLE 10.1.2:
 EXISTING TREE CANOPY COVERAGE = 18% (15,120 SQ. FT.)
 TREE CANOPY PRESERVED = 0%
 TREE CANOPY REQUIRED = 20% (16,553 SQ. FT.)

WAIVERS REQUESTED

1. A LAND DEVELOPMENT CODE WAIVER IS REQUESTED FROM SECTION 10.2.4.4 TO REMOVE THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER FROM 15 FEET TO 10 FEET ALONG THE NORTH PROPERTY LINE AND TO ALLOW THE PROPERTY PERIMETER BUFFER ALONG THE SOUTH PROPERTY LINE TO VARY FROM 3 FEET TO 15 FEET.
2. A LAND DEVELOPMENT CODE WAIVER IS REQUESTED FROM SECTION 10.2.4.8 TO ALLOW ENCROACHMENT OF UTILITY EASEMENTS BY MORE THAN SIX INCHES INTO THE PROPERTY PERIMETER BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES.

GENERAL NOTES

1. THIS PLAN IS CONCEPTUAL AND SUBJECT TO ALL APPLICABLE REGULATIONS, REVIEWS, APPROVALS AND PERMITS.
2. THIS PLAN IS SUBJECT TO A BOUNDARY AND TOPOGRAPHIC SURVEY.
3. SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE PROPOSED ON-SITE SHARED SEWAGE LAGOON. AN ON-SITE SEWAGE DISPOSAL PERMIT MUST BE OBTAINED FROM LOUISVILLE METRO PUBLIC HEALTH AND WELLNESS.
4. THE PROPOSED LAGOON IS SHOWN FOR SCHEMATIC PURPOSES ONLY. LAGOON LOCATION, SIZE AND ANY REQUIRED BUFFERS ARE SUBJECT TO ALL APPLICABLE REGULATIONS.
5. THE PROPOSED SHARED LAGOON IS 4,800 S.F. AND WOULD REQUIRE A 2,000 GALLON SEPTIC TANK AND 100' OF 3" WIDE ROCK LATERAL PER PRELIMINARY REVIEW BY LOUISVILLE METRO PUBLIC HEALTH & WELLNESS.
6. THE PROPOSED LAGOON IS TO BE UTILIZED BY THE SUBJECT PROPERTY AND THE PROPERTY OWNED BY F & R FRIEDMANN, LLC (CUSTOM POOL CONTRACTORS, INC.) AN EASEMENT AGREEMENT SHALL BE PREPARED FOR THE NEW ON-SITE SYSTEM, INCLUDING PROVISIONS FOR ACCESS, MAINTENANCE AND REPAIR OF THE SYSTEM.
7. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE PROPOSED 1.90 AC. TRACT.
8. ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
9. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON URBAN TRAFFIC CONTROL DEVICES (MUTCD).
10. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS "URBAN LAND-UDORTHENTS COMPLEX".
11. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
12. ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
13. STORMWATER SHALL BE DIRECTED TO THE EXISTING RETENTION BASIN.
14. MISTGONN MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
16. AN ANALYSIS OF THE EXISTING DETENTION BASIN WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. BASIN MUST MEET MSD REQUIREMENTS.
17. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
18. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.



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DETAILED DISTRICT DEVELOPMENT PLAN FOR KENTUCKY GYMNASIUMS ACADEMY
 13705 AIKEN ROAD
 LOUISVILLE, KENTUCKY 40245

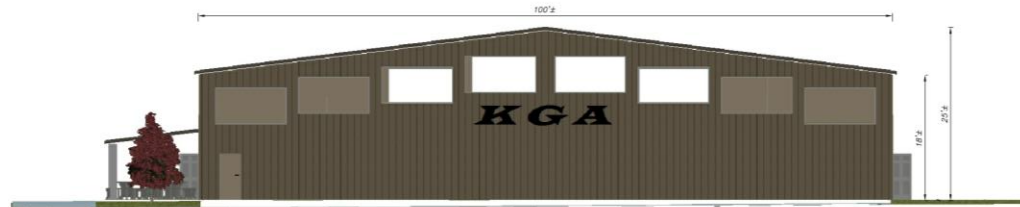
F & R FRIEDMANN, LLC
 1500 WOODLAND DRIVE
 LOUISVILLE, KENTUCKY 40223
 PHONE: (502) 491-8899
 FAX: (502) 254-1010

DATE: FEBRUARY 3, 2014
 PROJECT NO.: 210004-S1
 DRAWN BY: CMK
 CHECKED BY: ALH
 SCALE: 1" = 20'

13ZONE1026
 WM # 10885

1 OF 1

Site Plan



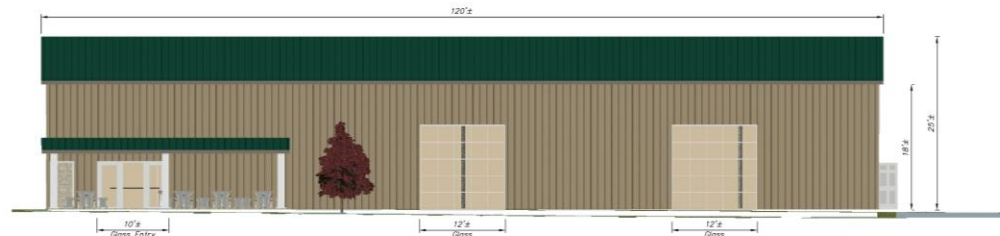
Gene Snyder Side (West)



Aiken Road Side (South)



Avoca Court Side (East)



Pet Suites Side (North)

PROPOSED BUILDING ELEVATIONS
KENTUCKY GYMNASTICS ACADEMY
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Building Elevations