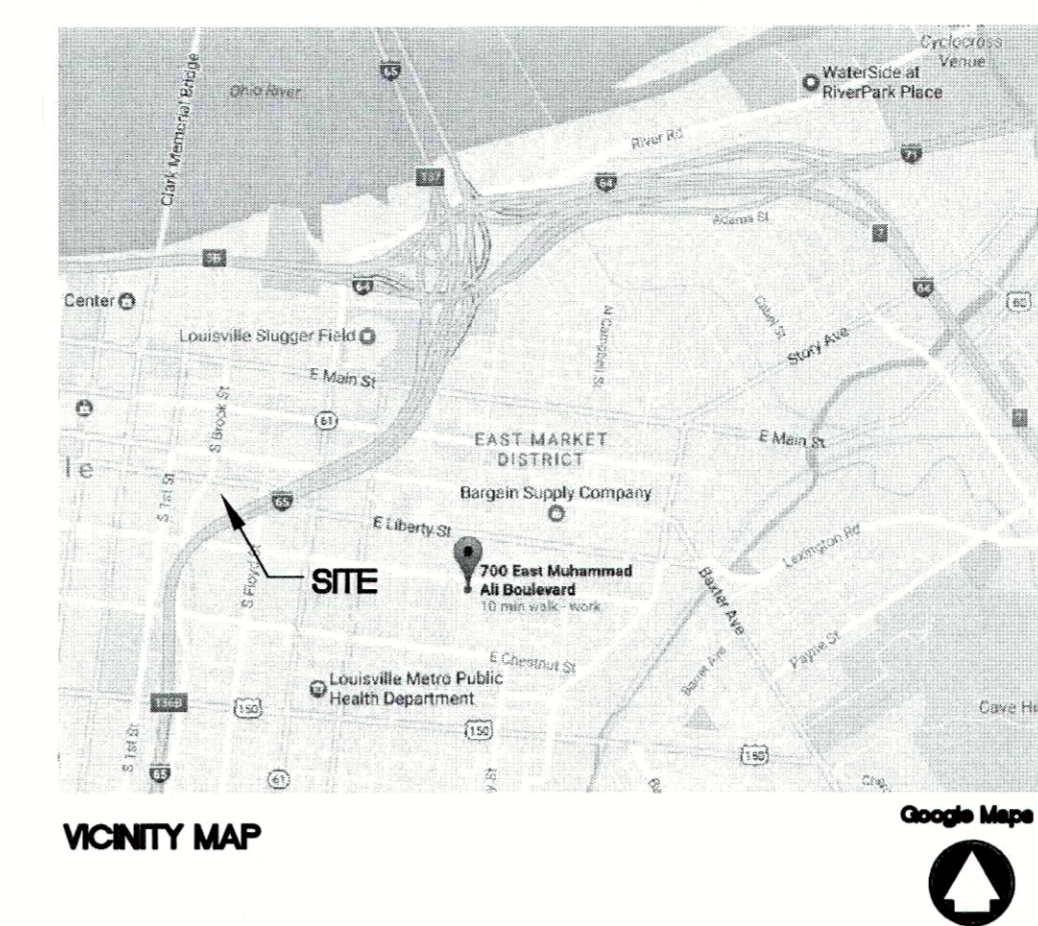
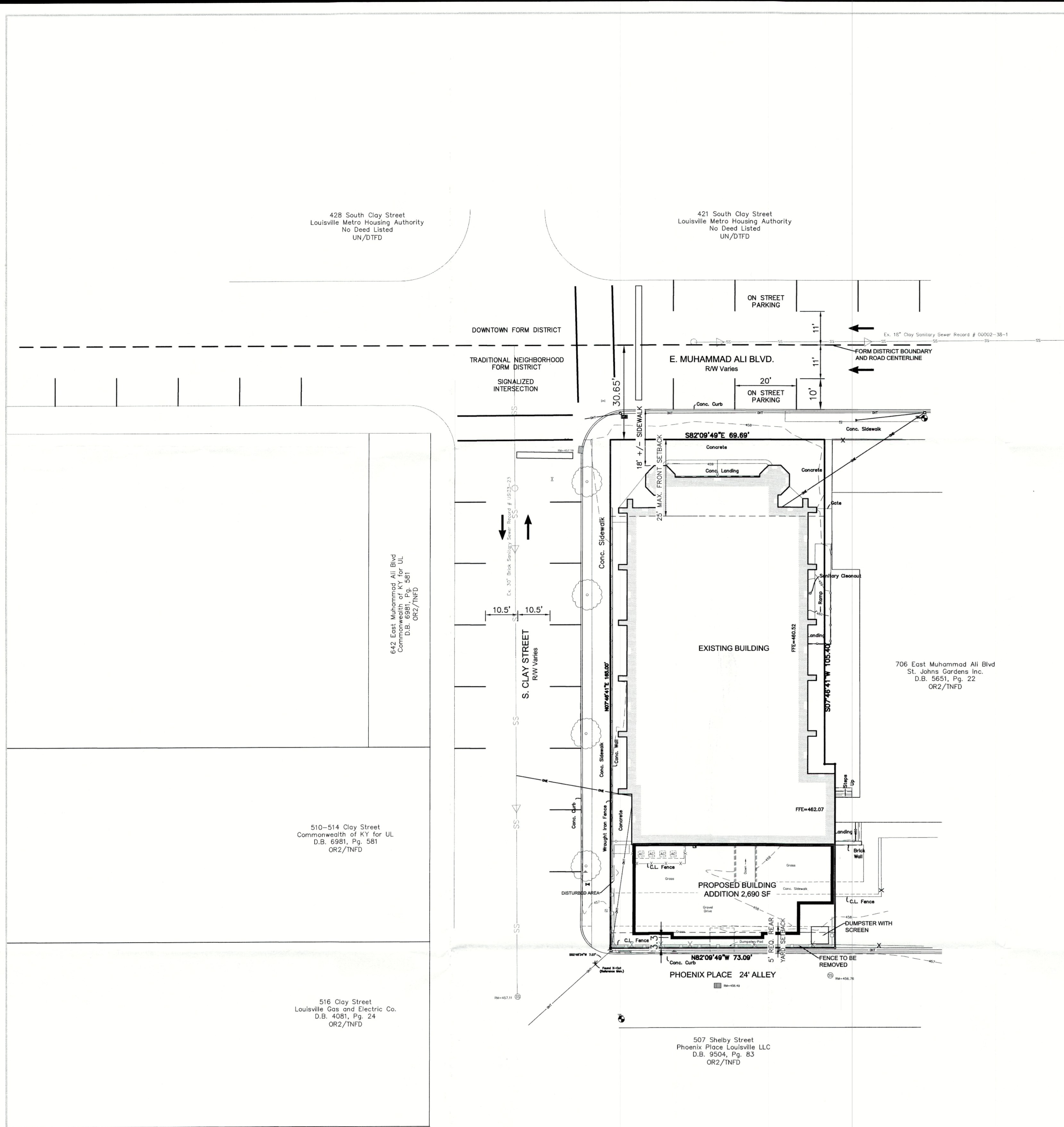


User: aborhtley Plot Date: June 29, 2017 4:05 PM File Name: U:\17304.000 - St. John Center Expansion\SITE\DWGS\PREL\17304-Cat2-06-29-17.dwg



SITE DATA

LAND USE	
SITE ADDRESS:	700 EAST MUHAMMAD ALI BLVD. 40202
TAX BLOCK & LOT:	T.B. 16D T.L. 156
ZONING DISTRICT:	OR2
FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	COMMUNITY CENTER
PROPOSED USE:	SAME
EXISTING PARCEL AREA:	0.2686 ACRE
DEED BOOK & PAGE:	D.B. 7358, PG. 335

BUILDING DATA

BUILDING HEIGHT:	TWO STORIES: 30' +/-
EXISTING GROSS FLOOR AREA:	7,163 S.F.
PROPOSED FOOTPRINT/GROSS FLOOR AREA:	2,690 S.F. (37% EXPANSION)
TOTAL PROPOSED GROSS FLOOR AREA:	9,853 S.F.
FLOOR TO AREA RATIO:	0.84

PARKING CALCULATIONS

- NO SPECIFIC REQUIREMENTS ARE LISTED IN THE LDC FOR "COMMUNITY CENTERS". PLANNING DIRECTOR HAS INDICATED A 1 SPACE/1 EMPLOYEE IS APPROPRIATE FOR THIS USE.

FUTURE STAFF AT PEAK TIME = 21	21 SPACES
MINIMUM REQUIRED: 1 SPACE/1 EMPLOYEE	
10% REDUCTION FOR BEING LOCATED ALONG TRANSIT ROUTE 9.1.3.F	-2.1 SPACES
20% REDUCTION FOR GREEN DEVELOPMENT ITEMS 5.A.1 (WITHIN 1/2 MILE OF 10 BASIC SERVICES) AND 5.A.2 (MAIN TRANSIT ROUTE #19)	-4.2 SPACES
TOTAL PARKING REQUIRED:	15 SPACES
TOTAL PARKING ON STREET ADJACENT TO PROPERTY:	8 SPACES
PARKING WAIVER:	7 SPACES

TREE CANOPY CALCULATIONS

SITE AREA:	11,700 S.F.
TREE CANOPY CATEGORY:	CLASS B
EXISTING TREE COVERAGE:	0% (0 S.F.)
PRESERVED TREE CANOPY:	0% (0 S.F.)
TOTAL TREE CANOPY REQUIRED: (50% OF REQUIREMENT PER 10.1.2.B.2)	7.5% (878 S.F.)

LAND USE CALCULATIONS

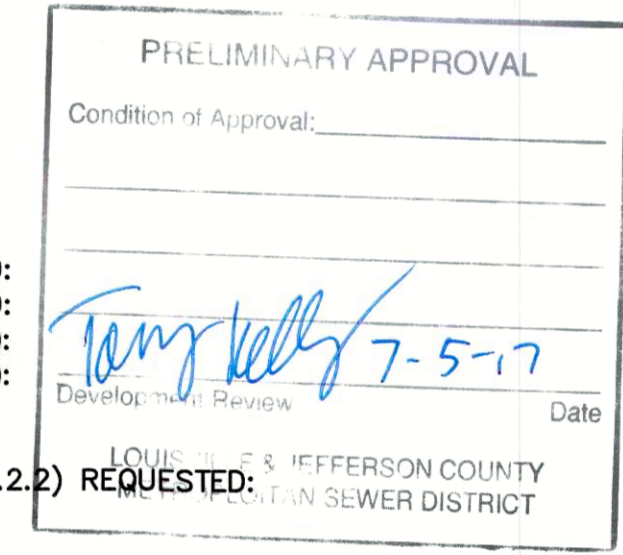
EXISTING VUA:	0 S.F.
PROPOSED VUA:	0 S.F.

EPSC DATA

EXISTING IMPERVIOUS:	10,014 S.F.
PROPOSED IMPERVIOUS:	11,814 S.F.
PROPOSED TOTAL IMPERVIOUS:	11,814 S.F.
SENSITIVE FEATURES:	NONE
HYDROLOGIC SOIL GROUP:	ASSUMED C
SOIL TYPE:	URBAN LAND
DISTURBED AREA:	2,385 S.F.

SETBACKS

FRONT (MUHAMMAD ALI):	15'
STREET SIDE (CLAY) REQUIRED:	0'
STREET SIDE (CLAY) PROVIDED:	7.7'
REAR YARD REQUIRED (ALLEY):	5'
REAR YARD PROVIDED (ALLEY):	3.3'
SIDE YARD (EAST) REQUIRED:	0'
SIDE YARD (EAST) PROVIDED:	< 1'
REAR YARD VARIANCE (FOR 5.2.2) REQUESTED:	1.7'



- AGENCY NOTES**
- MSD NOTES**
- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTF.
 - SITE MAY BE SUBJECT TO MSD REGIONAL FACILITY FEES.

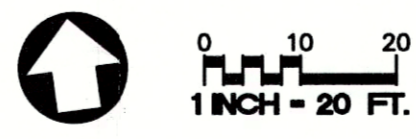
- STANDARD MSD SWPPP NOTES**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.

- SWPPP PHASING**
- INSTALL SILT FENCE AS INDICATED ON PLAN.
 - PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.

LEGEND

□	SIGN
○	BOLLARD
■	CATCH BASIN
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	ELEC. JUNCTION BOX
⊕	ELEC. TRANSFORMER
⊕	CLEANOUT
⊕	SAN. SEWER MANHOLE
⊕	ELEC. METER
⊕	GAS METER
⊕	TELE. PEDESTAL
⊕	LIGHT POLE
⊕	MAILBOX
⊕	AIR CONDITIONING UNIT
—	STORM SEWER
—	SANITARY SEWER
—	SILT FENCE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tom Kelly*

DATE: 7-5-17

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

AGENCY NOTES

Engineering Planning

1048 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 Fax: 502-581-0418 Internet: www.gpl.com
Kentucky - Indiana - Georgia - Tennessee

St. John Center Expansion
Category 2B Plan
700 East Muhammad Ali Blvd 40202

St. John Center, Inc.
700 East Muhammad Ali Blvd
Louisville KY 40202

REV #	DATE	DESCRIPTION
1	06-29-2017	Agency Revisions

Category 2B Plan

Job No: 00017304.000

Date: June 8, 2017

Scale:

Drawn By:

Checked By:

Drawing Title: St. John Center

Category 2B Plan

Drawing No: 1 of 1

WM #11657
PROJECT # 17DEVPLAN1100