

PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review: Tonglet 9-6-17 Date: _____

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

AUG 21 2017

PLANNING & DESIGN SERVICES

- LEGEND
- EXISTING SEWER LINE AND MANHOLE
 - EXISTING GUY WIRE
 - FIRE HYDRANT
 - WATER METER
 - SERVICE POLE
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - EXISTING GAS LINE WITH PIPE SIZE
 - EXISTING WATER LINE WITH PIPE SIZE
 - EXISTING OVERHEAD ELEC. WIRE
 - EXISTING UNDERGROUND TELE. WIRE
 - LIMITS OF DISTURBANCE

EROSION PREVENTION AND SEDIMENT CONTROL 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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

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.

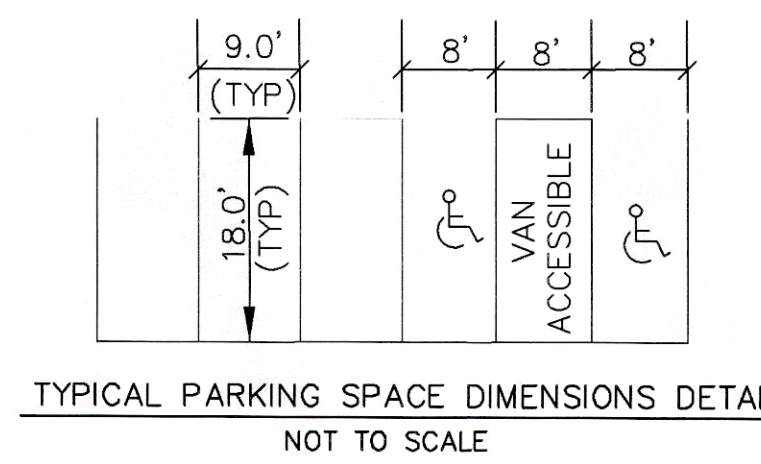
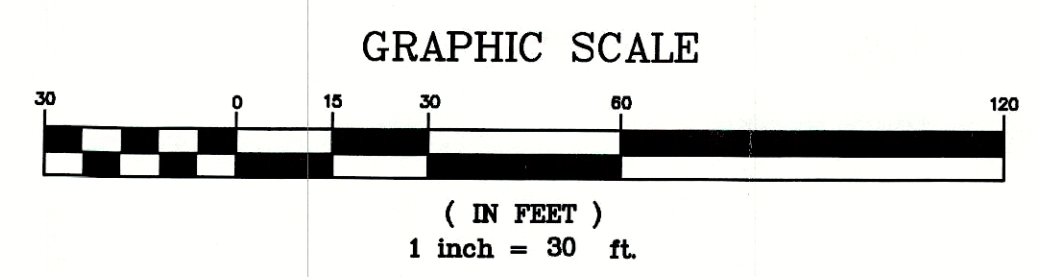
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

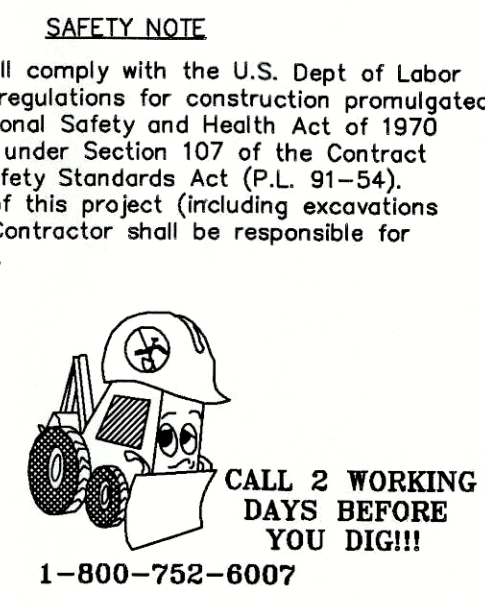
- VARIANCES APPROVED PER DOCKET 9-53-92
1. AN EXISTING FENCE TO BE 24 FEET TALL IN THE REQUIRED THIRD STREET FRONT YARD (SITE A).
 2. AN EXISTING FENCE TO BE 25 FEET TALL IN THE REQUIRED NORTH SIDE YARD (SITE A).
 3. AN EXISTING FENCE TO BE 25 FEET TALL IN THE REQUIRED REAR YARD (SITE A).
 4. FIVE PROPOSED PARKING SPACES TO BE LOCATED 7 FEET FROM THE EVELYN AVENUE FRONT PROPERTY LINE (SITE B).
 5. ELEVEN PROPOSED PARKING SPACES TO BE LOCATED 0 FEET FROM THE WEST SIDE PROPERTY LINE (SITE B).
 6. SIX EXISTING PARKING SPACES TO BE LOCATED 6 FEET FROM THE THIRD STREET FRONT PROPERTY LINES (SITE C).
 7. TWENTY-ONE EXISTING PARKING SPACES TO BE LOCATED 0 FEET FROM THE EVELYN AVENUE, STREET SIDE PROPERTY LINE (SITE C).
 8. TWENTY-ONE EXISTING PARKING SPACES TO BE LOCATED 0 FEET FROM THE SOUTH, SIDE PROPERTY LINE (SITE C).
 9. AN EXISTING SIGN TO BE LOCATED 4 FEET FROM THE THIRD STREET FRONT PROPERTY LINE (SITE C).
 10. AN EXISTING SIGN TO BE LOCATED 2 FEET FROM THE EVELYN AVENUE, STREET SIDE PROPERTY LINE (SITE C).
 11. AN EXISTING STRUCTURE TO BE LOCATED 17 FEET FROM THE THIRD STREET PROPERTY LINE, (SITE A).
 12. AN EXISTING AIR CONDITION COMPRESSOR TO BE LOCATED 13.5 FEET FROM THE THIRD STREET, FRONT PROPERTY LINE (SITE A).
 13. AN EXISTING AIR CONDITION COMPRESSOR TO BE LOCATED 19.5 FEET FROM THE THIRD STREET, FRONT PROPERTY LINE (SITE A).
 14. AN EXISTING STRUCTURE TO BE LOCATED 0.5 FEET FROM THE EVELYN AVENUE, STREET SIDE PROPERTY LINE (SITE A).
 15. THREE EXISTING PARKING SPACES TO BE LOCATED 0 FEET FROM THE EVELYN AVENUE, STREET SIDE PROPERTY LINE AT THEIR CLOSED=ST POINT (SITE A).

- WAIVERS GRANTED PER DOCKET 9-53-92
1. WAIVER TO NOT PROVIDE VIA ILAS IN PARKING AREAS (SITE A,B,C).
 2. WAIVER TO ELIMINATE ALL PERIMETER LANDSCAPE BUFFER AREAS FROM MAIN SITE. (SITE A).
- WAIVERS REQUESTED
1. WAIVER TO NOT PROVIDE ADDITIONAL RIGHT-OF-WAY ALONG SOUTH 3RD STREET PER LDC TABLE 6.2.1



UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-286-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER AND DRAINAGE FACILITY. 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



RECAPITULATION

1. ZONING	SITE "A" SITE "B" (PARKING PER 09-053-92) SITE "C" (PARKING PER 09-053-92)	C2 R6 C1/R6
2. FORM DISTRICT	TRADITIONAL NEIGHBORHOOD	
3. AREA	SITE "A" SITE "B" SITE "C"	0.83 ACRES 0.20 ACRES 0.23 ACRES
4. EXISTING/PROPOSED USE	SITE "A" SITE "B" SITE "C"	INDOOR ATHLETIC FACILITY GENERAL OFFICE PARKING PARKING
5. BUILDINGS - SITE "A"	EXISTING PROPOSED TOTAL	4,700 S.F. (ATHLETIC FACILITY) 8,325 S.F. (OFFICE) 21,350 S.F.
6. F.A.R. - SITE "A"	8,325 S.F./13,025 S.F. = 63.90% NET INCREASE	
7. PARKING	REQUIRED INDOOR ATHLETIC FACILITY (13,025 SF)	MIN. 1 SPACE PER 300 SF 43 SPACES MAX. 1 SPACE PER 100 SF 130 SPACES
	GENERAL OFFICE (8,325 SF)	MIN. 1 SPACE PER 500 SF 17 SPACES MAX. 1 SPACE PER 100 SF 83 SPACES
	TOTAL PROVIDED	60 SPACES
	TOTAL REQUIRED/PROVIDED	10 SPACES (SITE "A") 28 SPACES (SITE "B") 40 SPACES (SITE "C") 78 SPACES INCLUDING 4 HANDICAP
9. VUA	19,580 SF	
10. VIA ILA	ILA'S WAIVED PER DOCKET 9-53-92	

NOTE: LONG TERM BICYCLE PARKING TO BE PROVIDED WITHIN THE EXISTING BUILDINGS.

AREA OF DISTURBANCE - 0.19 ACRES

SITE A EXISTING IMPERVIOUS AREA INCREASE IMPERVIOUS AREA TOTAL IMPERVIOUS AREA 8,325/17,700 = 47.03% INCREASE	17,700 SQ.FT. 8,325 SQ.FT. 26,025 SQ.FT.
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TREE CANOPY REQUIREMENTS - SITE A (0.83 ACRES = 36,000 SF) CLASS "A"

LDC 10.1.2.B.1 - BUILDING AREA INCREASE = 63.90%

TREE CANOPY COVERAGE AREA REQUIRED - 5% (0.05)(36,000 SF) = 1,800 SF

LDC 10.1.4.B.2.a - TREE CANOPY REDUCTION FOR NON-RESIDENTIAL DEVELOPMENT FAR 0.50 TO 0.99 - 66% REDUCTION FAR - SITE A = 0.59

(1,800 SF)(0.66) = 1,188 SF TREE CANOPY REQUIRED

TREE CANOPY COVERAGE AREA PROVIDED - 1,200 SF

(1) EXISTING TYPE A - 12" CALIPER TREE TO REMAIN.

SITE "A"
309 W. EVELYN AVENUE
PARCEL 2 - D.B. 8597, PG. 439
PARCEL ID: 055G00270000

SITE "B"
312 W. EVELYN AVENUE
PARCEL 4 - D.B. 8597, PG. 439
PARCEL ID: 055G00650000

SITE "C"
4101 S. 3RD STREET
PARCEL 1 - D.B. 8597, PG. 439
PARCEL ID: 055G00860000

OWNER
AYER-VOCKE, LLC.
5209 ROLLINGWOOD TRAIL
LOUISVILLE, KY. 40214
D.B. 8597, PG. 439

DEVELOPER
KARI GUY
8412 OXFORD WOODS COURT
LOUISVILLE, KY. 40212
(502)396-5826

PROJECT NUMBER: 17DEVPLAN1120 WM# 2971

REVISIONS:

DRWN BY: KAL

CHKD BY: JLG

DRAWING NAME:
2017-22DP.DWG

KEYES ARCHITECTS & ASSOCIATES
505 N. MAIN ST., SUITE 400
LOUISVILLE, KENTUCKY 40208
(502) 636-5113

EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 478
Louisville, Kentucky 40207
egengr@bellsouth.net
(502) 899-9611

RELATED CASE #: 9-53-92

SIX PACK VOLLEYBALL

4026 S. 3RD STREET
LOUISVILLE, KY. 40214

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 8/17/17

PROJECT NO.: 2017-22

Sheet 1 of 1