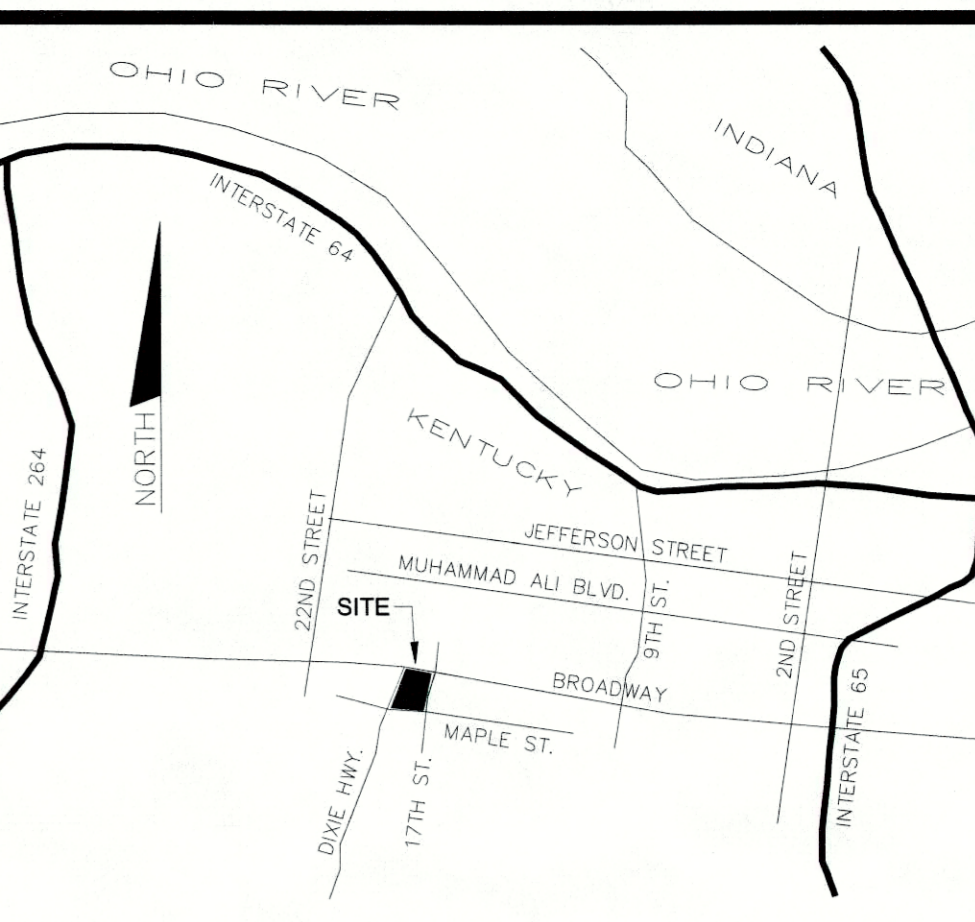


LEGEND

- 000 PROPOSED CONTOUR
- LA LANDSCAPE BUFFER AREA
- ILB INTERIOR LANDSCAPE AREA
- PROPOSED TREE
- PROPOSED TREE (BY OTHERS)
- DRAINAGE FLOW ARROW
- PROPOSED STORM LINE
- TRAFFIC FLOW ARROW
- GREEN SPACE/LAWN AREA
- PERMEABLE BRICK PAVERS
- PROPOSED CONCRETE SIDEWALK



SITE VICINITY MAP
NO SCALE

SITE DATA:

OWNER:	YMCA, GREATER LOUISVILLE 545 S. 2ND STREET LOUISVILLE, KY 40202-1801
SITE ADDRESS:	1700 WEST BROADWAY LOUISVILLE, KY 40218
D.B. PG. :	9738x0634 BLOCK 36C LOT 158
GROSS ACREAGE:	11.91 AC.
RW & OUTLOT TO BE DEDICATED:	1.33 AC.
NET ACREAGE:	10.48 AC.
EXISTING ZONING:	EZ-1
FORM DISTRICT:	TWFD
EXISTING USE:	VACANT WAREHOUSE HEALTH & FITNESS CENTER/ WAREHOUSE
BUILDING FOOTPRINT:	47,500 SF
GROSS FLOOR AREAS:	PROF. BUILDING 1st FLOOR: 47,500 SF PROF. BUILDING 2ND FLOOR: 29,000 SF 76,500 SF
PROPOSED BUILDING HEIGHT:	38'-8"
PROPOSED FAR:	0.11
EXISTING PARKING:	0 SPACES
REQUIRED PARKING:	YMCA - 47,600 SF (66 SF) 159 SPACES 476 SPACES MEDICAL - 9,500 SF (66 SF) 19 SPACES 64 SPACES BANK - 3,200 SF (66 SF) 7 SPACES 16 SPACES OFFICE - 18,200 SF (66 SF) 33 SPACES 81 SPACES TOTAL MIN. 218 SP MAX. 637 SP -10% (REDUCTION FOR TRANSIT ROUTE) MIN. 196 SP MAX. 574 SP
TOTAL PARKING PROVIDED:	197 SPACES
FUTURE TOTAL PARKING PROVIDED:	69 SPACES
REQUIRED ACCESSIBLE PARKING:	REG. 8 SPACES VAN 4 SPACE REG. 12 SPACES VAN 4 SPACE
ACCESSIBLE PARKING PROVIDED:	
BICYCLE PARKING REQUIREMENTS:	OFFICE 2 SPACES OR 1 PER 50,000 SQUARE FEET OF GROSS FLOOR AREA LONG TERM: 2 OR 1 PER 50 EMPLOYEES SHORT TERM: 2 SPACES OR 1 PER 25,000 SQUARE FEET OF GROSS FLOOR AREA LONG TERM: 2 OR 1 PER 50 EMPLOYEES RECREATION CENTER 4 SPACES OR 1 PER 25,000 SQUARE FEET OF GROSS FLOOR AREA LONG TERM: 2 OR 1 PER 50 EMPLOYEES SPACES PROVIDED: 8 SHORT TERM (PROVIDED INSIDE BUILDING) 6 LONG TERM
COUNCIL DISTRICT:	4
COUNCILMAN:	BARBARA SEXTON SMITH
FIRE DISTRICT:	LOUISVILLE #1
STORM WATER NOTES:	PRE-DEVELOPMENT IMPERVIOUS AREA: 501,052 SF PERVIOUS AREA: 13,385 SF "C" FACTOR: 0.94 POST-DEVELOPMENT IMPERVIOUS AREA: 196,028 SF PERVIOUS AREA: 259,823 SF "C" FACTOR: 0.76
SIGN NOTES:	PROPOSED MONUMENT SIGN DESIGN HAS NOT YET BEEN COMPLETED. ONCE DESIGN IS COMPLETED, IT WILL BE SUBMITTED TO THE LOUISVILLE METRO FOR PERMITTING AND APPROVAL.
APPROVED WAIVERS/VARIANCES:	VARIANCE: A VARIANCE IS BEING REQUESTED TO ALLOW THE BUILDING TO NOT BE BUILT TO THE CORNER AND TO EXCEED THE MAXIMUM 25' SETBACK.
WAIVER:	A WAIVER IS BEING REQUESTED TO NOT PROVIDE THE 3' SCREEN WALL AROUND THE PERIMETER OF THE SITE WHERE VEHICLE USE AREA IS ADJACENT TO THE STREET.
PREVIOUSLY APPROVED PLANS:	140EVLPLAN142

AIR POLLUTION CONTROL DISTRICT NOTES:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING ROADS AND NEIGHBORING PROPERTIES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THAT 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 THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY 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, POND, SWALE OR CATCH BASIN.

PUBLIC WORKS:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ALLEY DAMAGES OCCURRING DURING CONSTRUCTION.

RIGHT-OF-WAY FOR THE DIXIE HIGHWAY REALIGNMENT SHALL BE DEDICATED PRIOR TO FINAL PLAN TRANSMITTAL. RIGHT-OF-WAY WILL BE DEDICATED BY MINOR PLAT.

THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.

EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

THE RADIUS FOR THE ENTRANCE OFF DIXIE HIGHWAY WILL BE FURTHER EVALUATED AT CONSTRUCTION REVIEW.

BRICKS WITHIN ANDERSON RIGHT-OF-WAY SHALL BE SALVAGED AND DELIVERED TO LOUISVILLE PUBLIC WORKS ROADS DIVISION.

MSD NOTES:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-546-2225, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

DOWNSPOUTS / ROOF DRAINAGE WILL OUTLET ONTO SURFACE.

A GEOTECHNICAL EVALUATION OF THE SITE WILL BE REQUIRED.

AN MSD DRAINAGE BOND WILL BE REQUIRED.

THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE DURING THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

ON-SITE DETENTION WILL BE REQUIRED. THE POST DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.

NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.

THIS SITE IS IN AN AREA SUBJECT TO COMBINED SEWER FLOODING. THE LOWEST FINISHED FLOOR OF THE STRUCTURE AND ALL ASSOCIATED ELECTRICAL AND MECHANICAL MUST BE AT OR ABOVE ELEVATION 456.4.

SANITARY SEWER NOTE:

SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WAS'EWATER IS TO BE TREATED AT THE MORRIS FORMAN WWTP.

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (BUS) AT 1-800-725-6807, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

SOIL TYPE:

Use URBAN LAND - PER USDA / NRCS SOIL MAP.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

TREE CANOPY CALCULATION:

GROSS SITE SIZE:	514,444 SF
CLASS:	"A"
REQUIRED:	41,156 SF
PRESERVED(1%):	5,144 SF
TOTAL TREE CANOPY REQUIRED:	46,300 SF
(C=1" CALIPER TYPE A TREE = 720 SF)	68 TREES

LANDSCAPING SUMMARY:

NO PROPERTY PERIMETER LANDSCAPE BUFFER AREAS REQUIRED PER 10.2.4.A.	
VEHICULAR USE AREA	
PROPOSED:	97,861 SF
FUTURE PROPOSED:	15,548 SF
TOTAL PROPOSED VUA:	116,407 -106,774 SF
INTERIOR LANDSCAPING AREA	
REQUIRED:	7,340 SF (7.5%)
FUTURE REQUIRED:	4,847 SF (7.5%)
TOTAL REQUIRED ILA:	12,187 SF (7.5%)
PROPOSED:	5,480 SF (9.7%)
FUTURE PROPOSED:	1,649 SF (8.9%)
TOTAL PROPOSED ILA:	11,139 SF (10.1%)
VIA ILA TREE PLANTINGS	
REQUIRED (1 MED. OR LARGE TREE PER 4,000 SQ FT):	36 TREES
PROPOSED:	36 TREES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: *RESUBMIT*

DATE: *02/15/18*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED

FEB 15 2018

PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 2-21-18

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED: LOUISVILLE METRO PLANNING COMMISSION

DATE: *2/15/18*

CATEGORY 2B PLAN DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0' 20' 40'
SCALE: 1" = 40'

737 South Third Street, Louisville, Kentucky
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Luckett & Farley
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REPUBLIC BANK FOUNDATION YMCA

1700 WEST BROADWAY

REVISIONS	Date	Description
1	2/15/18	Initial Design
2	2/15/18	Revised Design

DATE: 02/06/2018	DATE: 02/06/2018
BY: EME	BY: MAH
CAT 2B PLAN	CAT 2B PLAN
WM# 10779	WM# 10779