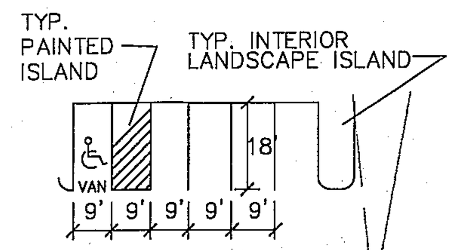


TYPICAL PARKING DETAIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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 SEEDED 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 CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW–WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER–02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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.

CAT 3. Variance Waiver

APPROVED: LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
DATE: 12-16-13
BY: [signature]

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- SANITARY SEWER MANHOLE
- ANCHOR
- UTILITY POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- ROAD SIGN
- MAILBOX
- LAMP POLE

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: ____
BY: [signature]
DATE: 11-19-13
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

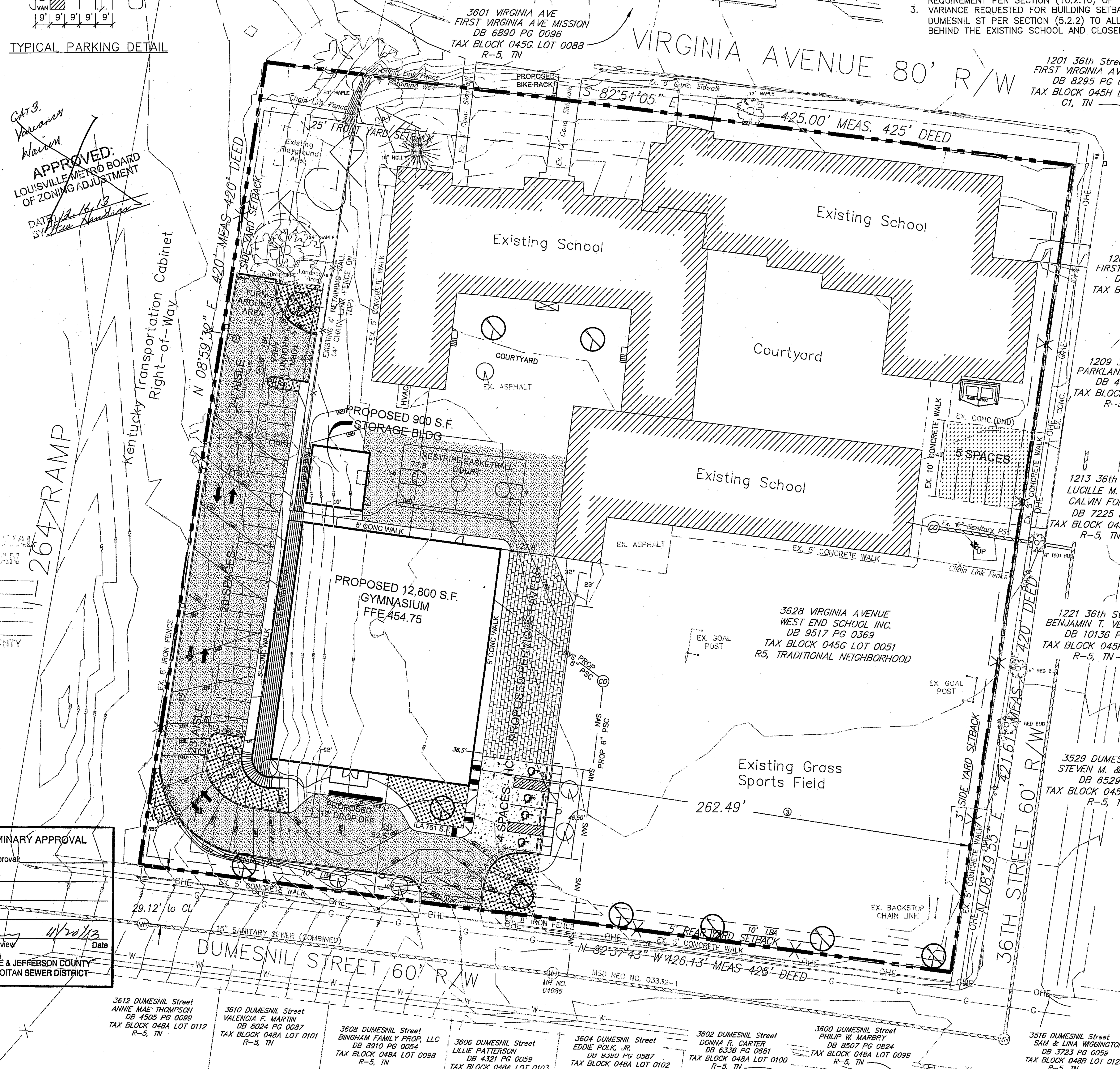
LEGEND

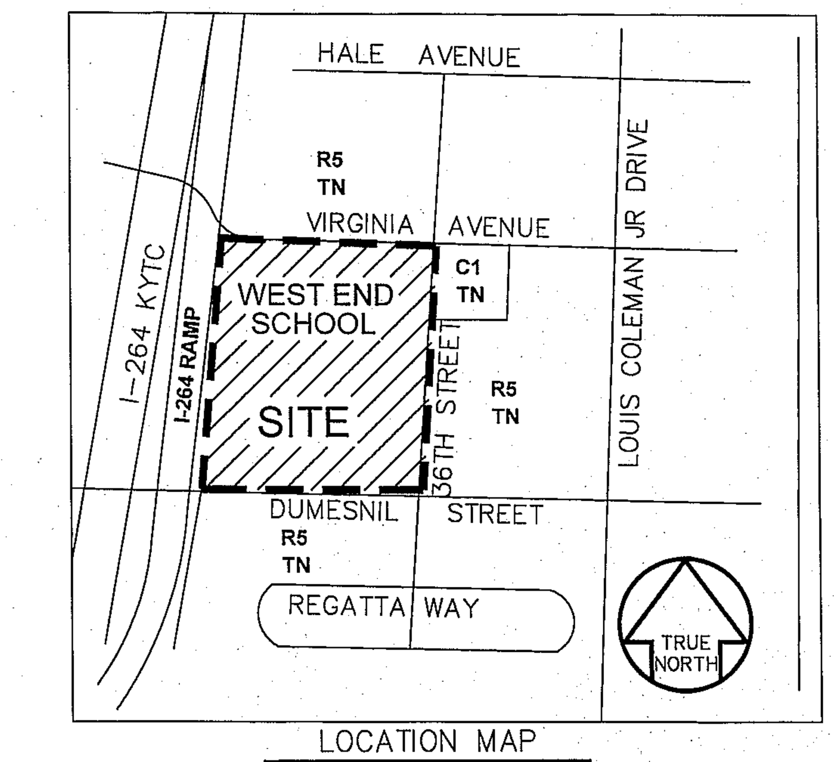
- PROPOSED TREE
- EXISTING TREE
- DENOTES DRAINAGE FLOW
- PROPOSED HANDICAP PARKING
- INTERNAL LANDSCAPE AREA
- EXISTING CONTOURS
- PROPOSED PARKING SPACE
- PROPOSED CONCRETE
- PROPOSED ASPHALT

PRELIMINARY APPROVAL
Condition of Approval: ____
[signature] 11/20/13
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

WAIVERS & VARIANCES REQUESTED:

1. WAIVER REQUESTED FOR WEST PROPERTY PERIMETER 25' LBA REQUIREMENT PER SECTION (10.2.4) OF THE LDC. REQUESTED WAIVER FROM THE 6' REQUIRED SCREEN PLANTINGS.
2. WAIVER TO ALLOW THE VUA TO ENCROACH INTO THE WEST PROPERTY PERIMETER 25' LBA REQUIREMENT PER SECTION (10.2.10) OF THE LDC.
3. VARIANCE REQUESTED FOR BUILDING SETBACK REQUIREMENT AT CORNER OF 36TH ST AND DUMESNIL ST PER SECTION (5.2.2) TO ALLOW THE PROPOSED GYMNASIUM TO SET CLOSER BEHIND THE EXISTING SCHOOL AND CLOSER TO THE WEST PROPERTY LINE.





LOCATION MAP
FROM L.O.J.I.C. - NTS

SITE DATA:

LOT 1 (3628 VIRGINIA AVE) – EXISTING SCHOOL & PARKING

LOT SIZE	EXISTING 4.11 ac
PROPOSED USE	SCHOOL/GYMNASIUM
EXISTING ZONING	R5
EXISTING USE	SCHOOL
EXISTING BUILDING HEIGHT	24'
PROPOSED BUILDING HEIGHT	24'
EXISTING FLOOR AREA RATIO	0.217 FAR
PROPOSED FLOOR AREA RATIO	0.294 FAR
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD

PARKING REQUIREMENTS FOR SITE

EXISTING PARKING (OFF 36TH ST)	2 SPACES
EXISTING PARKING (ALONG STREETS)	22 SPACES
EXISTING PARKING (BACK OF GYMNASIUM)	15 SPACES
TOTAL EXISTING PARKING	*39 SPACES*
TOTAL CURRENT EMPLOYEES	*15 EMPLOYEES*
PROPOSED PARKING (OFF 36TH ST)	5 SPACES
PROPOSED PARKING (ALONG STREETS)	22 SPACES
PROPOSED PARKING (BACK OF SCHOOL)	24 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
TOTAL PARKING PROVIDED THIS PROJECT	*51 SPACES*
BICYCLE PARKING REQUIRED	(SHORT TERM 4 SPACES/LONG TERM NONE)
BICYCLE PARKING PROVIDED	(SHORT TERM 4 SPACES/LONG TERM NONE)

LANDSCAPE REQUIREMENTS

EXISTING V.U.A. (TOTAL)	(38,078 S.F.)
EXISTING V.U.A. OFF 36TH STREET	3,188 S.F.
EXISTING V.U.A. BEHIND SCHOOL	34,890 S.F.
PROPOSED V.U.A. (TOTAL)	(23,760 S.F.)
PROPOSED V.U.A. OFF 36TH STREET	3,188 S.F.
PROPOSED V.U.A. BEHIND SCHOOL	20,572 S.F.
% INCREASE OF V.U.A	–37.6%
TOTAL ILA PROVIDED	(2949 S.F.) 12.4%

TREE CANOPY

TCPA CATEGORY	CLASS "B"
SITE AREA	179,031 S.F.
PRESERVED TREE COVERAGE AREA	7,738 S.F. (4.3%)
(5 TYPE "A" TREES @ 1200 SF EACH = 6,000 S.F.)	
(3 TYPE "B" TREES @ 576 SF EACH = 1,738 S.F.)	
ADDL TREE CANOPY COVERAGE AREA REQ.	16,113 S.F. (9.0%)
NEW TREE CANOPY PROPOSED	16,860 S.F. (9.4%)
(9 TYPE "B" TREES @ 540 SF EACH = 4,860 S.F.)	
(10 TYPE "A" TREES @ 1200 SF EACH = 12,000 S.F.)	
TOTAL TREE CANOPY PROVIDED	*24,598 S.F. (13.7%)*

GENERAL NOTES

1. B.M. – TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY CLASSICKLE, INC.
2. BOUNDARY INFORMATION DEPICTED WAS CREATED BY CLASSICLE, INC..
3. NO SENSITIVE FEATURES ON THE SITE.
4. SITE IS LOCATED WITHIN THE FIRE PROTECTION DISTRICT LOUISVILLE #1.
5. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 01
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0039E.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
11. CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
12. ENCROACHMENT PERMIT REQUIRED FROM METRO PUBLIC WORKS FOR ALL WORK WITHIN STREET RIGHT–OF–WAY.
13. NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT–OF–WAY.
14. NO LANDSCAPING SHALL BE PLACED IN THE RIGHT–OF–WAY WITHOUT AN ENCROACHMENT PERMIT.
15. SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS.
16. THIS PROJECT IS LOCATED WITHIN AN "ENTERPRISE ZONE".
17. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
18. POST DEVELOPED 100–YEAR RUNOFF RATES WILL BE LIMITED TO PREDEVELOPED 10–YEAR RUNOFF RATES.
19. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS TO CAPTURE AND TREAT THE FIRST 0.6" OF STORM RUNOFF.
20. SITE IS IN AN AREA SUBJECT TO CONBINED SEWER FLOODING. THE LOWEST FINISHED FLOOR OF THE GYMNASIUM AND STORAGE BUILDING MUST BE AT OR ABOVE ELEVATION 441.81.

RECEIVED
NOV 18 2013
PLANNING & DESIGN SERVICES

CASE NO: 10DEVPLAN1070
"NO" RELATED CASES
MSD WM NO. 8218

HDDS inc.
DESIGN • BUILD • INNOVATE

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 30' 60' 120'
SCALE: 1" = 30'

DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT NO: 191B	DESCRIPTION OF REVISION	DATE
DATE: NOVEMBER 2013	AGENCY COMMENTS	NOV 18, 2013
DRAWN BY: ET		
CHECKED BY: CC		

BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, KY 40220
PHONE (502) 292-9288

OWNER: WEST END SCHOOL INC.
3628 Virginia Avenue
Louisville, Kentucky 40211

SITE ADDRESS: 3628 Virginia Avenue (DB 9517 PG 0369)
Block 045G Lot 0051

PROJECT: DARRELL GRIFFITH ATHLETIC CENTER AT THE WEST END SCHOOL

Graphic Scale: 1" = 30'
0 20 40 60
Scale Plan: 1"= 30'
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

STATE OF KENTUCKY
CHRIS CRUMPTON
21023
LICENSED PROFESSIONAL ENGINEER

DP #8

14 Variance 1100