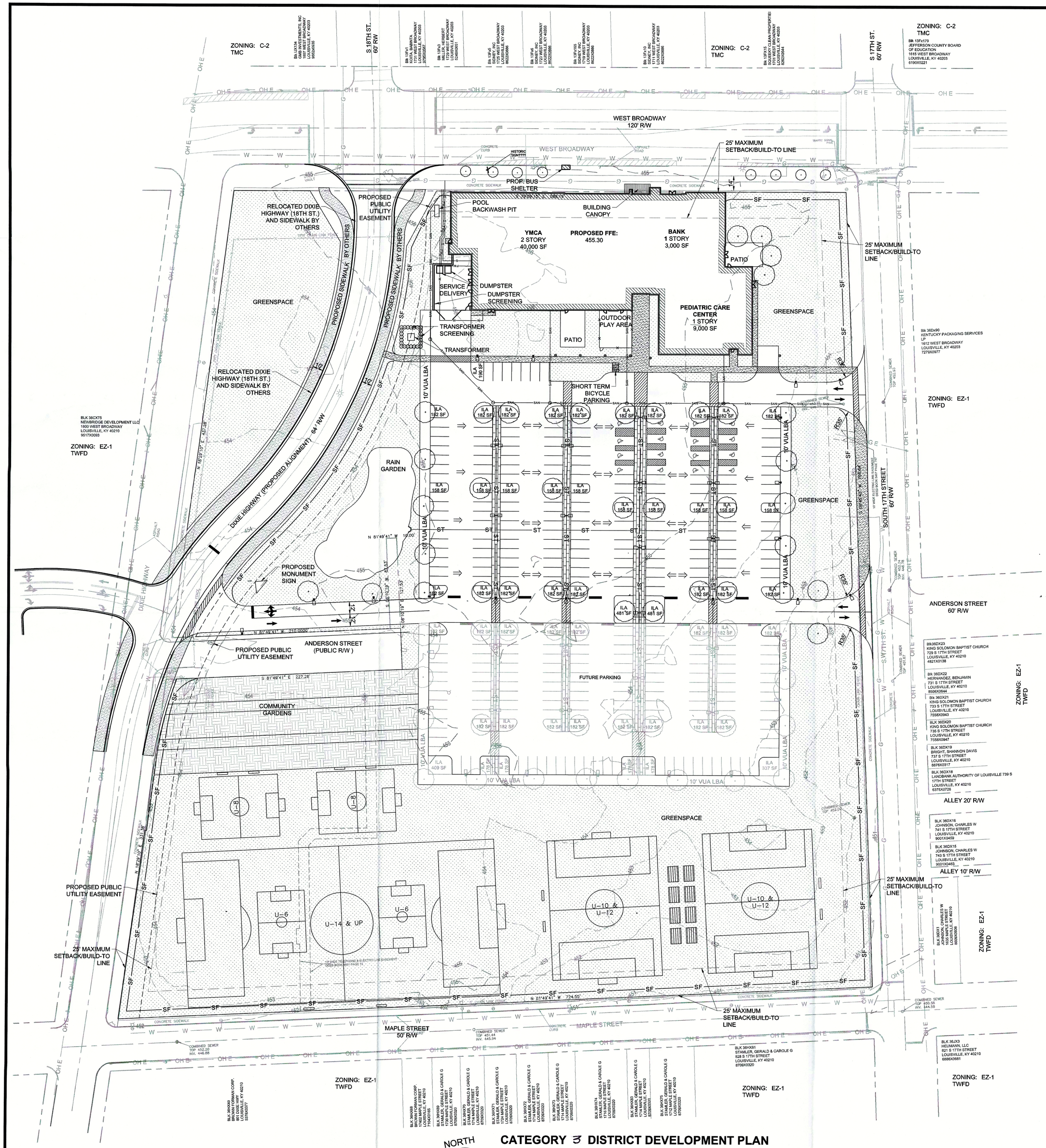
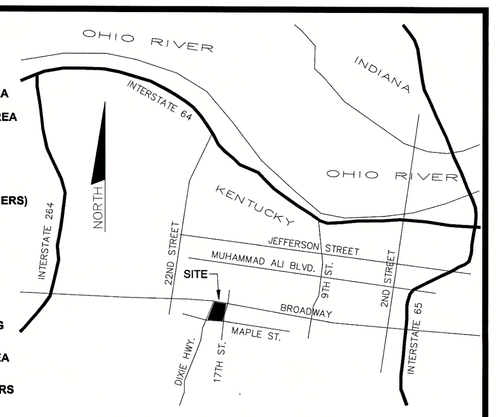


LEGEND

- EXISTING WATER VALVE
- EXISTING SAN. SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING FENCE (AS NOTED)
- EXISTING OVERHEAD UTILITY LINES
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR
- LANDSCAPE BUFFER AREA
- INTERIOR LANDSCAPE AREA
- PROPOSED TREE
- PROPOSED TREE (BY OTHERS)
- DRAINAGE FLOW ARROW
- PROPOSED STORM LINE
- TRAFFIC FLOW ARROW
- PROPOSED SITE LIGHTING
- GREEN SPACE/LAWN AREA
- PERMEABLE BRICK PAVERS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED COMMUNITY GARDEN



SITE VICINITY MAP

NO SCALE

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 SEEDED, 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 RE-ALIGNMENT 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 APPLICANT SHALL BE REQUIRED TO CONTRIBUTE A PROPORTIONATE SHARE, NOT TO EXCEED $25,000 OF THE COST (EXCLUDING LABOR) OF A TRAFFIC SIGNAL AT THE MAIN ENTRANCE (ALSO KNOWN AS ANDERSON ST RIGHT-OF-WAY) AND DIXIE HIGHWAY. THE SIGNAL CONTRIBUTION SHALL BE MADE WITHIN 30 DAYS OF REQUEST BY THE DIRECTOR OF LOUISVILLE METRO PUBLIC WORKS.

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 SOLEY 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 1-502-540-6220, 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.

ONSITE 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 456.6.

PROPOSED RAIN GARDEN AREA WILL BE INITIALLY CONSTRUCTED TO FUNCTION AS AN ONSITE SEDIMENT BASIN UNTIL SITE CAN BE STABILIZED.

SANITARY SEWER NOTE:

SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER 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 (BUD) AT 1-800-752-6007, 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:

Ua: 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:	495,555 SF
TREE CANOPY CATEGORY	CLASS "A"
TREE CANOPY REQUIRED (10%)	CLASS "A"
PRESERVED TREE CANOPY COVERAGE (0%)	0 SF
NEW TREE CANOPY REQUIRED (10%)	49,556 SF

> 1 ¾" CALIPER TYPE A TREE = 720 SF
49,556 SF / 720 SF = 69 TYPE A TREES > 1 ¾" CALIPER

TOTAL TREE CANOPY PROVIDED:	52,560 SF

LANDSCAPING SUMMARY:

NO PROPERTY PERIMETER LANDSCAPE BUFFER AREAS REQUIRED PER 10.2.4 A.

PROPOSED VEHICULAR USE AREA:	79,122 SF
FUTURE VEHICULAR USE AREA:	40,877 SF
TOTAL VEHICULAR USE AREA:	119,999 SF
PROPOSED INTERIOR LANDSCAPING AREA REQUIRED:	5,934 SF(7.5%)
FUTURE INTERIOR LANDSCAPING AREA REQUIRED:	3,065 SF(7.5%)
TOTAL INTERIOR LANDSCAPING AREA REQUIRED:	8,999 SF(7.5%)
PROPOSED INTERIOR LANDSCAPING AREA PROVIDED	6,007 SF(7.6%)
FUTURE INTERIOR LANDSCAPING AREA PROVIDED:	4,368 SF(10.6%)
TOTAL INTERIOR LANDSCAPING AREA PROVIDED:	10,375 SF(7.9%)

V.U.A. INTERIOR LANDSCAPE
1 MED. OR LARGE TREE PER/4,000 SQ FT
PROPOSED TREES REQUIRED: 79,122 SQ FT / 4000 = 20 TREES
FUTURE TREES REQUIRED: 40,877 SQ FT / 4000 = 11 TREES
TOTAL TREES REQUIRED: 119,999 SQ FT / 4000 = 31 TREES

PROPOSED TREES PROVIDED = 21
FUTURE TREES PROVIDED = 11
TOTAL TREES PROVIDED = 32

SITE DATA:

OWNER:	YMCA, GREATER LOUISVILLE 501 S. 2ND STREET LOUISVILLE, KY 40202-2862
SITE ADDRESS:	1700 WEST BROADWAY LOUISVILLE, KY 40210
D.B., PG. : Tax Block, Lot #	9736o0634 BLOCK 36C LOT 158
GROSS ACREAGE: R/W (TO BE DEDICATED): NET ACREAGE:	11.81 AC. 0.43 AC. 11.38 AC.
EXISTING ZONING: FORM DISTRICT:	EZ-1 TWFD
EXISTING USE: PROPOSED USE:	VACANT/WAREHOUSE HEALTH & FITNESS CENTER/ WAREHOUSE
GROSS BUILDING FOOTPRINT PROP. BUILDING:	33,500 SF
GROSS FLOOR AREAS PROP. BUILDING 1st FLOOR: PROP. BUILDING 2ND FLOOR:	33,500 SF 21,150 SF 54,650 SF
PROPOSED BUILDING HEIGHT:	37'-0"
PROPOSED FAR:	0.12
EXISTING PARKING	0 SPACES

REQUIRED PARKING:	MIN. 150 SF	MAX. 450 SF
YMCA - 33,150 SF	111 SPACES	332 SPACES
MEDICAL - 9,000 SF	18 SPACES	60 SPACES
BANK - 3,000 SF	6 SPACES	20 SPACES
OFFICE - 7,500 SF	15 SPACES	38 SPACES
TOTAL PARKING PROVIDED	171 SPACES	
FUTURE TOTAL PARKING PROVIDED	129 SPACES	
REQUIRED ACCESSIBLE PARKING:	REG. 6 SPACES VAN 1 SPACE	
ACCESSIBLE PARKING PROVIDED:	REG. 12 SPACES VAN 4 SPACE	

BICYCLE PARKING REQUIREMENTS
RECREATION CENTER
SHORT TERM: 4 SPACES OR 1 PER 25,000 SQUARE FEET OF GROSS FLOOR AREA
LONG TERM: 2 OR 1 PER 50 EMPLOYEES
SPACES PROVIDED: 4 SHORT TERM, 2 LONG TERM (PROVIDED INSIDE BUILDING)

COUNCIL DISTRICT:	4
COUNCILMAN:	DAVID TANDY
FIRE DISTRICT:	LOUISVILLE #1

STORM WATER NOTES:

PRE-DEVELOPMENT
IMPERVIOUS AREA: 469,028 SF
PERVIOUS AREA: 45,389 SF
"C" FACTOR: 0.90
POST-DEVELOPMENT
IMPERVIOUS AREA: 236,348 SF
PERVIOUS AREA: 278,070 SF
"C" FACTOR: 0.56
INCREASED RUNOFF = (0.56-0.90)(2.8)(11.48)/12 = -0.91 AC-FT

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.

REQUESTED 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.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Radius at entrance at Dixie needs further review at construction review.
BY: [signature] DATE: 8.21.15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[signature] 8/19/15
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
AUG 17 2015
PLANNING & DESIGN SERVICES

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YMCA
WEST LOUISVILLE
1700 WEST BROADWAY
LOUISVILLE, KY

DATE	REVISIONS
	1 2 3 4 5 6 7 8 9

COMM. NO. 2011.110
MADE BY BRB CHECKED
DATE 08/17/2015
DISTRICT DEVELOPMENT PLAN
DRAWING NO. DDP.1 BID PKG.

19DEVPLAN1192