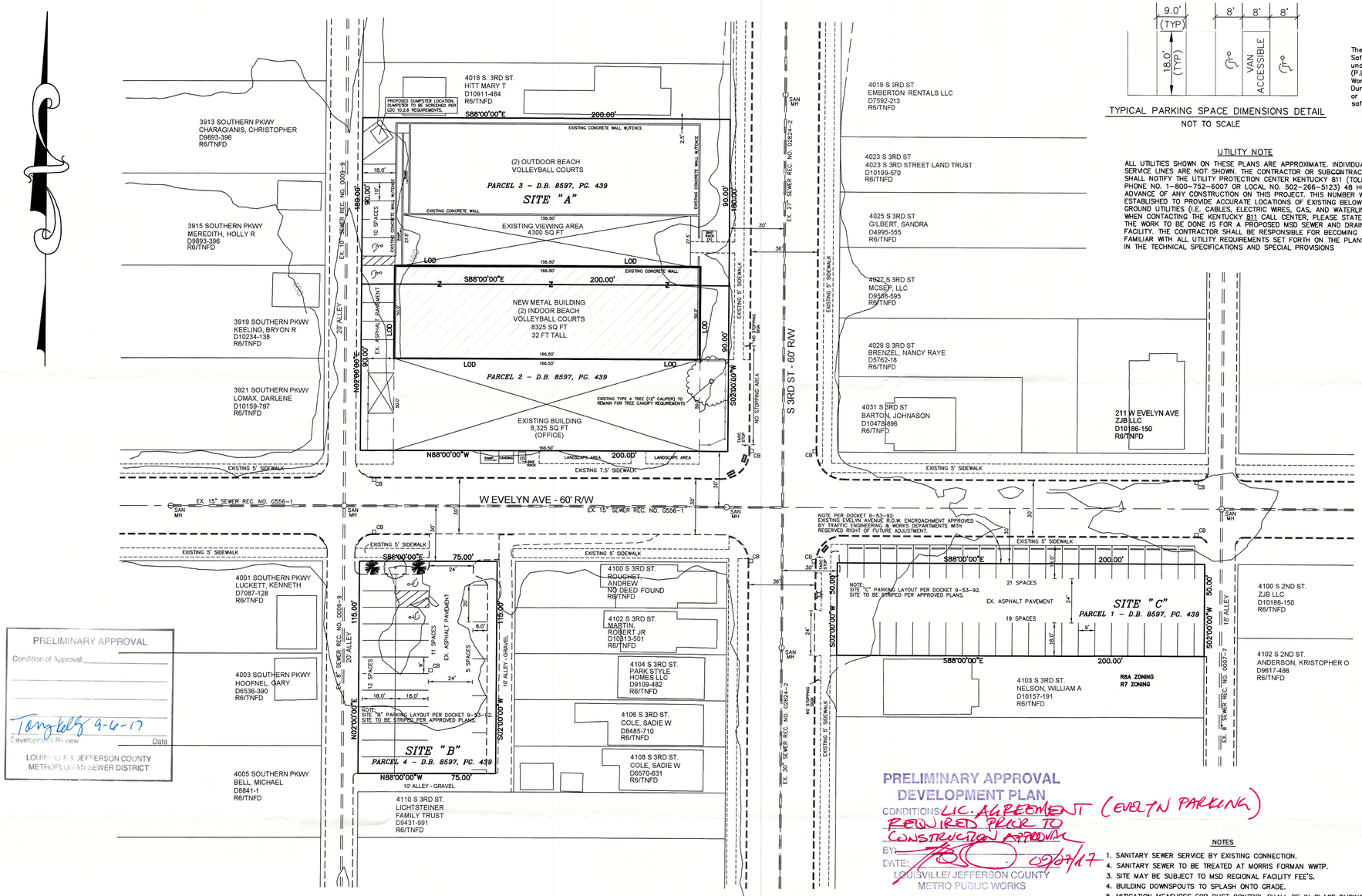


TYPICAL PARKING SPACE DIMENSIONS DETAIL
NOT TO SCALE

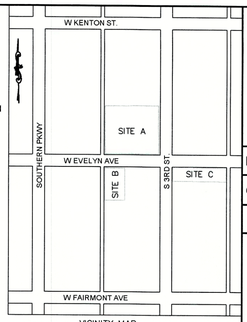
SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

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. 502-266-5123) 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

CALL 2 WORKING DAYS BEFORE YOU DIG!!!
1-800-752-6007



VICINITY MAP
NOT TO SCALE

RECAPITULATION

1. ZONING		
	SITE "A"	C2
	SITE "B" (PARKING PER 09-053-92)	R6
	SITE "C" (PARKING PER 09-053-92)	C1/R6
2. FORM DISTRICT		TRADITIONAL NEIGHBORHOOD
3. AREA		
	SITE "A"	0.83 ACRES
	SITE "B"	0.20 ACRES
	SITE "C"	0.23 ACRES
4. EXISTING/PROPOSED USE		
	SITE "A"	INDOOR ATHLETIC FACILITY GENERAL OFFICE
	SITE "B"	PARKING
	SITE "C"	PARKING
5. BUILDINGS - SITE "A"		
	EXISTING	4,700 S.F. (ATHLETIC FACILITY) 8,325 S.F. (OFFICE)
	PROPOSED	8,325 S.F. (ATHLETIC FACILITY)
	TOTAL	21,350 S.F.
	8,325 S.F./13,025 S.F. = 63.90% NET INCREASE	
6. F.A.R. - SITE "A"		0.59
7. PARKING		
REQUIRED		
INDOOR ATHLETIC FACILITY (13,025 SF)		
	MIN.	MAX.
	1 SPACE PER 300 SF 43 SPACES	1 SPACE PER 100 SF 130 SPACES
GENERAL OFFICE (8,325 SF)		
	MIN.	MAX.
	1 SPACE PER 500 SF 17 SPACES	1 SPACE PER 100 SF 83 SPACES
TOTAL	MIN. 60 SPACES	MAX. 213 SPACES
PROVIDED		
		10 SPACES (SITE "A") 28 SPACES (SITE "B") 40 SPACES (SITE "C")
TOTAL		78 SPACES INCLUDING 4 HANDICAP
REQUIRED/PROVIDED		
INDOOR ATHLETIC FACILITY		
	LONG TERM 2 SPACES	SHORT TERM 4 SPACES
GENERAL OFFICE		
	LONG TERM 2 SPACES	SHORT TERM 2 SPACES
TOTAL	LONG TERM 4 SPACES	SHORT TERM 6 SPACES
NOTE: LONG TERM BICYCLE PARKING TO BE PROVIDED WITHIN THE EXISTING BUILDINGS.		
9. VUA		19,580 SF
10. VUA ILA		ILA's WAIVED PER DOCKET 9-53-92

SITE A	
EXISTING IMPERVIOUS AREA	17,700 SQ.FT.
INCREASE IMPERVIOUS AREA	8,325 SQ.FT.
TOTAL IMPERVIOUS AREA	26,025 SQ.FT.
8,325/17,700 = 47.03% INCREASE	

AREA OF DISTURBANCE - 0.19 ACRES

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.

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 9-6-17
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
AUG 21 2017
PLANNING & DESIGN SERVICES

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 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 ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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

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

LEGEND

SAN MH	EXISTING SEWER LINE AND MANHOLE
	EXISTING GUY WIRE
	FIRE HYDRANDT
WM	WATER METER
SP	SERVICE POLE
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
100	EXISTING CONTOUR LINE
+620.42	EXISTING SPOT ELEVATION
8"G	EXISTING GAS LINE WITH PIPE SIZE
8"W	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
UGT	EXISTING UNDERGROUND TELE. WIRE
LOD	LIMITS OF DISTURBANCE

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 VUA 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

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: LIC. AGREEMENT (EVELYN PARKING) REQUIRED PRIOR TO CONSTRUCTION APPROVAL
BY: _____
DATE: 09/07/17
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

NOTES

1. SANITARY SEWER SERVICE BY EXISTING CONNECTION.
4. SANITARY SEWER TO BE TREATED AT MORRIS FORMAN WWTP.
3. SITE MAY BE SUBJECT TO MSD REGIONAL FACILITY FEE'S.
4. BUILDING DOWNSPOUTS TO SPLASH ONTO GRADE.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
7. A DEED OF CONSOLIDATION SHALL BE RECORDED FOR 'SITE A' BEING PARCEL 2 & PARCEL 3 OF DEED BOOK 8597, PAGE 439 PRIOR TO CONSTRUCTION APPROVAL.

SITE "A"
309 W. EVELYN AVENUE
PARCEL 2 - D.B. 8597, PG. 439
PARCEL ID: 055C00270000
4020 S. 3RD STREET
PARCEL 3 - D.B. 8597, PG. 439
PARCEL ID: 055C00250000

SITE "B"
312 W. EVELYN AVENUE
PARCEL 4 - D.B. 8597, PG. 439
PARCEL ID: 055C00650000

SITE "C"
4101 S. 3RD STREET
PARCEL 1 - D.B. 8597, PG. 439
PARCEL ID: 055C00860000

REVISIONS:

DRWN BY: KAL
CHKD BY: JLG
DRAWING NAME: 2017-22DP.DWG

KEYES ARCHITECTS & ASSOCIATES
3005 TAYLOR BOULEVARD
LOUISVILLE, KENTUCKY 40208 (502) 636-5113

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

SIX PACK VOLLEYBALL

4026 S. 3RD STREET
LOUISVILLE, KY. 40214

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

RELATED CASE #: 9-53-92

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

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

DATE: 8/17/17
PROJECT NO.: 2017-22
PROJECT NUMBER: 17DEVPLAN1120
WM# 2971
Sheet 1 of 1

17 DEVPLAN 1120