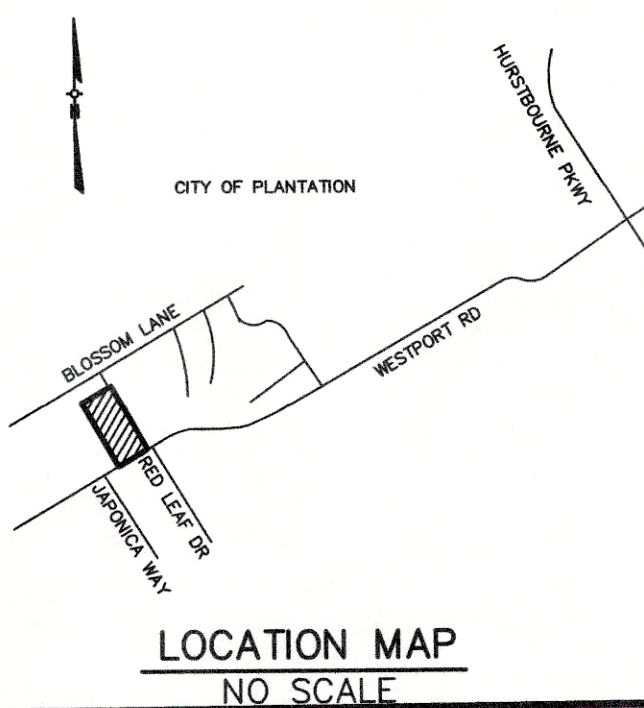




GENERAL NOTES:

- ($\leftarrow$) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION 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 PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ANY WORK WHEN DONE IN METRO PUBLIC WORKS RIGHT OF WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.

MSD NOTES:

- SITE IS SUBJECT TO REGIONAL FACILITY FEE'S.
- CAPACITY OF THE DOWNSTREAM BOX CULVERTS UNDER JAPONICA WAY AND OLD WESTPORT ROAD REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICE.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 25' BUFFER TO BE FIELD LOCATED DURING THE CONSTRUCTION PLAN PHASE. MODIFICATIONS OF THE SITE PLAN MAY BE REQUIRED BASED UPON THE SURVEY DATA. NO WORK WILL BE PERMITTED WITHIN THE 25' BUFFER ZONE.

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 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.

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 PRACTICAL, 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.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0017E AND 21111C0030E

INCREASED RUNOFF CALCULATIONS

Cpre = 0.54
Cpost = 0.60
AREA = 8.80 AC.
(0.60 - 0.54) X 2.8/12 S.F. X 8.80 AC. = 0.123 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 164,293 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 187,492 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 23,199 S.F.

TOTAL AREA OF DISTURBANCE = 55,876 S.F.

RELIEF IS REQUESTED

- RELIEF IS REQUESTED FROM CHAPTER 4.2 OF THE LDC TO ALLOW EXISTING PARKING TO ENCR OACH INTO THE REQUIRED 30' C.U.P. SETBACK A MAXIMUM OF 4.1 FEET.
- RELIEF IS REQUESTED FROM CHAPTER 4.2 OF THE LDC TO ALLOW PARKING TO BE LOCATED IN FRONT OF THE EXISTING BUILDING.
- RELIEF IS REQUESTED TO ALLOW THE PROPOSED BUILDING ADDITION TO ENCR OACH INTO THE 30'C.U.P. SETBACK A MAXIMUM OF 5'.
- RELIEF IS REQUESTED TO ALLOW THE PROPOSED HVAC/MECHANICAL UNITS TO ENCR OACH INTO THE 30' C.U.P. SETBACK 12'.

PROJECT SUMMARY

EXISTING ZONE	R4
EXISTING FORM DISTRICT	N
EXISTING USE	SCHOOL, CHURCH, RELATED USES & PORTABLE CLASSROOMS
PROPOSED USE	SCHOOL, CHURCH, RELATED USES & PORTABLE CLASSROOMS
SITE AREA	8.80 AC (383,124 S.F.)
VUA	96,868 S.F.
ILA REQUIRED (7.5%)	7,415 S.F.
ILA PROVIDED	8,996 S.F.
EXISTING BLDG S.F.	73,533 S.F.
PROPOSED BLDG S.F.	15,308 S.F.
TOTAL BUILDING S.F.	88,841 S.F.

PARKING SUMMARY

CHURCH (480 SEATS)	160 SPACES
MIN. 1 SP./3 S.F.	200 SPACES
MAX. 125% OF MIN.	
SCHOOL (550 SEATS) GRADE, ELEM., & JR HIGH	
MIN. 1 SP./5 SEATS	110 SPACES
MAX. 1 SP./ 3 SEATS	183 SPACES
MIN. REQUIRED	270 SPACES*
TARC CREDIT (LESS 10%)	LESS 27 SPACES
TOTAL REQUIRED	
MIN.	243 SPACES
MAX.	383 SPACES
EXISTING PARKING	
EXISTING STANDARD	138 SPACES
EXISTING HDOP.	5 SPACES
NEW PARKING PROVIDED	
STANDARD	45 SPACES
TOTAL PROVIDED	188 SPACES

*CHURCH AND SCHOOL DO NOT MEET AT THE SAME TIME AND CAN SHARE PARKING. THE MINIMUM NUMBER OF PARKING SPACES FOR THE USE WITH THE MOST REQUIRED IS BEING MET.

LEGEND

	= EXISTING UTILITY POLE
	= EXISTING CONTOUR
	= EXISTING STORM MANHOLE
	= EXISTING SIGN
	= TO BE REMOVED
	= PARKING COUNT
	= PROPOSED AREA OF DISTURBANCE

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

JUN 03 2022

PLANNING & DESIGN SERVICES

CASE #21-MCUP-0007
RELATED CASE #20-MCUP-0005, 16DEVPLAN1050,
16WAIVER1002, 17CELL1001, 18CUP1121

MODIFIED CONDITIONAL USE PERMIT

OF
PORTLAND CHRISTIAN SCHOOL

8507 WESTPORT ROAD
LOUISVILLE, KENTUCKY 40242

FOR

OWNER:
PORTLAND CHRISTIAN SCHOOL
SYSTEM INC.
8507 WESTPORT RD.
LOUISVILLE, KENTUCKY 40242
D.B. 10579, Pg. 562
TAX BLOCK 0001, LOT 71

WM # 1071/21 1188

15077MODIFIED CUP.dwg

Milestone
design group



PORTLAND CHRISTIAN
SCHOOL SYSTEM INC.

DATE: 4/7/2020

DRAWN BY: G.C.Z.

CHECKED BY: J.M.M.

SCALE: 1"=60' (HORIZ)

SCALE: N/A (VERT)

REVISIONS

△	AGENCY CMNTS 10/2/20
△	CLIENT CMNTS 10/14/21
△	AGENCY CMNTS 12/6/21
△	AGENCY CMNTS 1/21/22
△	PARKING REV 3/9/22
△	PARKING REV 4/25/22

MODIFIED
C.U.P.
PLAN

JOB NUMBER
15077

1
OF
1

21-MCUP-0007