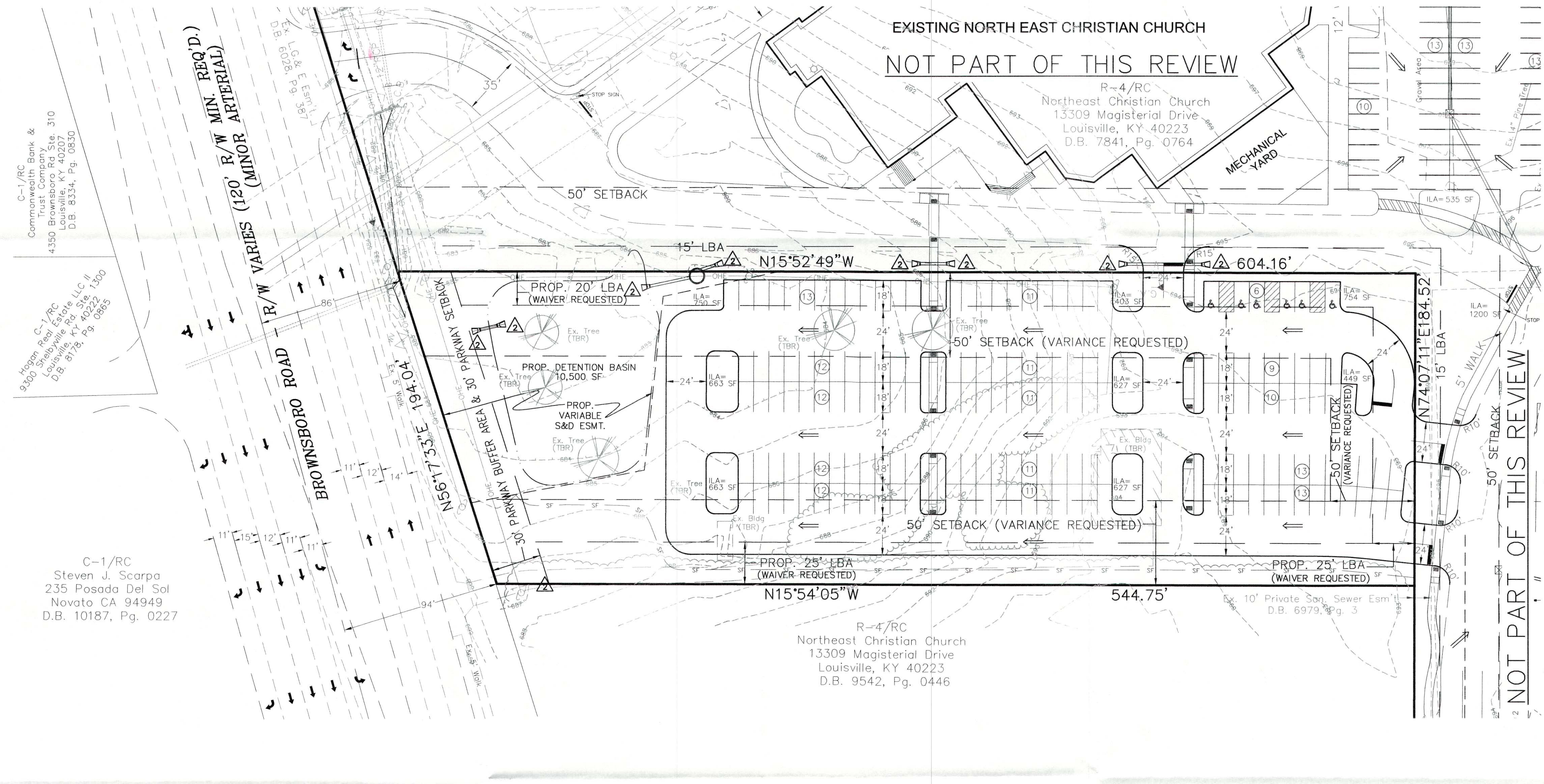
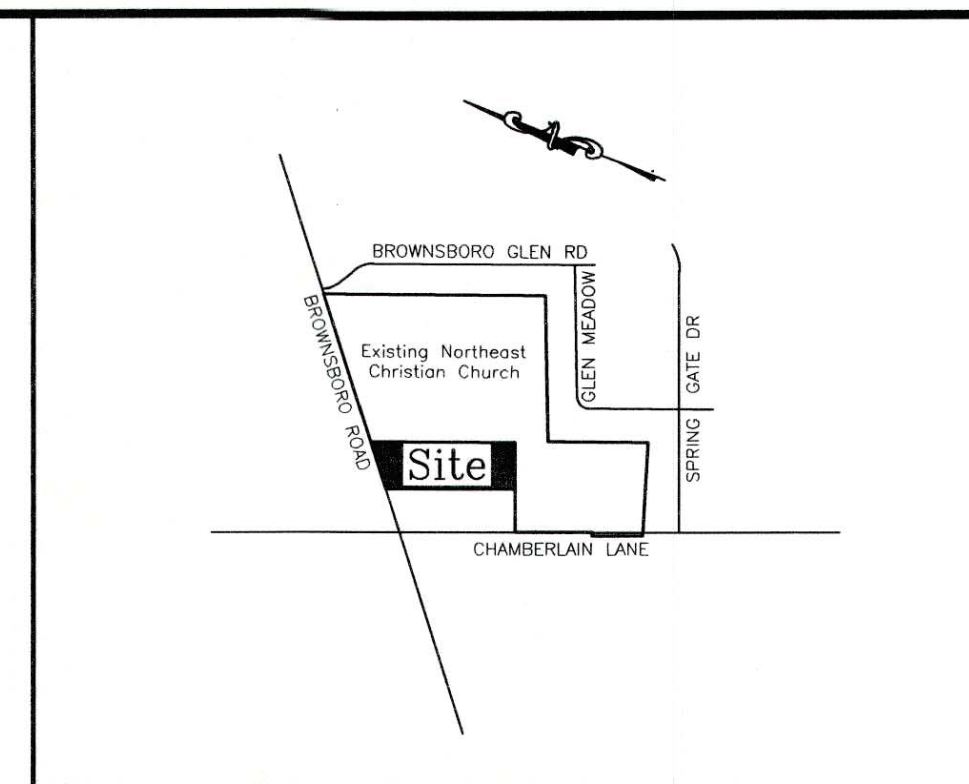


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OCT 11 2017
PLANNING & DESIGN SERVICES

CONDITIONAL USE PERMIT REQUESTED:
1. A Conditional Use Permit is requested from the Louisville Land Development Code Section 4.2.39 for Off-street Parking on 9808 Brownsboro Road.

WAIVER REQUESTED:
1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the Landscape Buffer Area along the sides and rear property line.

VARIANCE REQUESTED:
1. A Variance is requested from Section 5.3.3.C.2.b of the Louisville Metro Land Development Code to vary the 50' setback sides and rear property line.



PROJECT DATA

TOTAL SITE AREA	= 2.43 Ac. (106,059 SF)
EXISTING ZONING	= R-4 (CUPREQUESTED)
FORM DISTRICT	= REGIONAL CENTER
PROPOSED USE	= NORTH EAST CHRISTIAN CHURCH PARKING LOT
TOTAL PARKING PROVIDED	= 167 SPACES (6 HC SP INCLUDED)

REQUIRED PARKING	MIN.	MAX.
COUNSELING CENTER (1904 SF)		
1904 SF/300 MIN.	= 7 SP	10 SP
1904 SF/200 MAX.		
SEATING		
700 PERMANENT SEATS/3 MIN.	= 233 SP	291 SP
233 SP(125%) MAX.		
ASSEMBLY AREA		
20,000 SF/50 SF MIN.	= 400 SP	500 SP
400 SP(125%) MAX.		801 SP
TOTAL SPACES REQUIRED	= 640 SP	

PARKING PROVIDED	
EXISTING PARKING PROVIDED	= 798 SPACES (INCLUDES 20 HC SPACES)
PROPOSED PARKING PROVIDED	= 167 SPACES (INCLUDES 6 HC SPACES)
TOTAL PARKING PROVIDED	= 965 SPACES (INCLUDES 26 HC SPACES)

(NOTE: EXCEEDING THE MAXIMUM PERMITTED # OF PARKING SPACES MAY BE WAIVED BY THE PLANNING DIRECTOR AS ALLOWED BY TABLE 9.1.2.G OF THE LDC)

TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 64,404 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 4,830 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 4,936 S.F.

EXISTING IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA	= 6,389 SF
PROPOSED IMPERVIOUS AREA	= 66,266 SF (89% INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - A KYTC encroachment permit and bond will be required for any work performed in the Brownsboro Road right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - There are no evident Karst Features per a site visit conducted by Ann Richard RLA on Sept. 6, 2017.

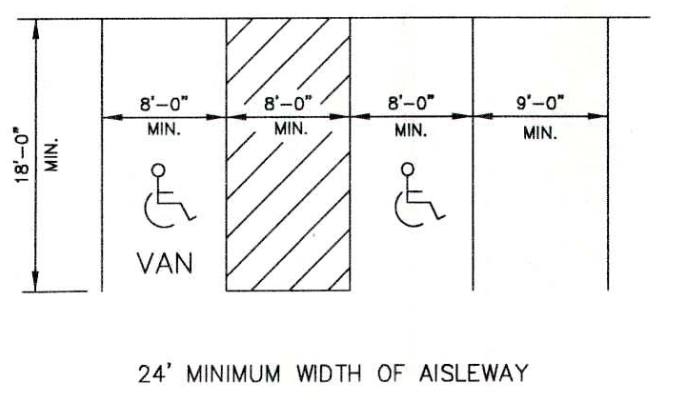
- MSD NOTES:**
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0008 E & 0018 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
 - 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 Practices.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - KYTC approval required prior to MSD construction plan approval.
 - MSD drainage bond required prior to construction plan approval.
 - A Downstream Capacity Request has been submitted to MSD.

- 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 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. All storm drainage shall conform to MSD standard specifications.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

DETENTION BASIN CALCULATIONS

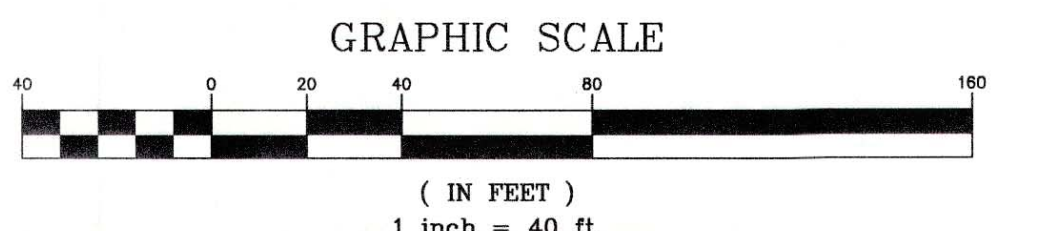
X = Δ CRA/12
 ΔC = 0.85-0.23=0.62
 A = 2.4 ACRES
 R = 2.8 INCHES
 X = (0.62)(2.4)(2.8)/12 = 0.35 AC.-FT.
 REQUIRED X = 15,246 CU.FT.
 PROVIDED BASIN = 10,500 SQ.FT.
 TOTAL = 10,500 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 21,000 CU.FT. > 15,246 CU.FT.

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



TREE CANOPY CALCULATIONS (CLASS "C" 0%-40%)

TOTAL SITE AREA	= 106,059 S.F.
EXISTING TREE CANOPY	= 10% (10,606 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (21,212 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (21,600 S.F.)



SITE ADDRESS: 9808 BROWNSBORO ROAD
 TAX BLOCK 0008, LOT 0022
 D.B. 9488, PG. 0093

CASES: 17DEVPLAN 1163 & 17CUP1073
 COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON
 WM #2815

REVISIONS	DESCRIPTION	BY	DATE

PROJECT DATA	FILE NAME: 02014-CAT-3-PLAN	SCALE: AS SHOWN	DRAWN BY: JH
	DATE: 9-28-17	CHECKED BY: AER	

LD&D
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 TEL: 502-261-1111 FAX: 502-261-1112 WWW.LD&D.COM

CATEGORY 2B PLAN / C.U.P.
NORTHEAST CHRISTIAN CHURCH
 OWNER/DEVELOPER
NORTHEAST CHRISTIAN CHURCH
 13309 MAGISTERIAL DRIVE
 LOUISVILLE, KY 40223

JOB NO. 02014
 SHEET 1 OF 1
 17-CUP-1073