

**VARIANCES REQUESTED**

- V1 A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 3, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO EXCEED THE 80' MAXIMUM SETBACK.
- V2 A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 3, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM 30' BUILDING HEIGHT.

**WAIVERS REQUESTED**

- W1 A WAIVER IS REQUESTED FROM SECTION 5.5.2.A OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE REQUIREMENT FOR THE BUILDING ENTRANCE TO FACE THE ADJUTING STREET.
- W2 A WAIVER IS REQUESTED FROM SECTION 5.5.2.B FROM THE LAND DEVELOPMENT CODE TO ELIMINATE THE REQUIREMENT TO PROVIDE PEDESTRIAN AND VEHICULAR CONNECTIONS TO ADJUTING PROPERTIES.

**INCREASE RUN-OFF CALCULATIONS**

CPRE: 0.243  
CPOST: 0.465  
(0.465-0.243) X 2.9/12 X 12.709 AC = 0.682 AC-FT

**PROJECT SUMMARY**

EXISTING ZONE	R-4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
BUILDING AREA (3 FLOORS)	52,761 SF
PROPOSED USE	CHURCH
SITE ACREAGE	12.71 ACRES (553,672 SF)
VUA	155,302 SF
ILA REQUIRED (7.5%)	11,648 SF
ILA PROVIDED	16,700 SF
PROPOSED BUILDING FOOTPRINT	17,587 SF
F.A.R.	0.095
PROPOSED MAXIMUM BUILDING HEIGHT	64'

**PARKING SUMMARY**

<b>CHURCH (740 PERMANENT SEATS)</b>	
MIN. (1 SPACE/3 SEATS IN SANCTUARY)	247 SPACES
MAX. (125% OF MIN.)	309 SPACES
<b>TOTAL PARKING PROVIDED</b>	
STANDARD	291 SPACES
HANDICAP	16 SPACES
TOTAL	307 SPACES

**LEGEND**

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. OVERHEAD ELECTRIC
- = EX. SANITARY SEWER
- = EXISTING FENCE
- = PROPOSED PSC
- = FEMA 100 YEAR FLOODPLAIN
- = 100 YEAR LOCAL REGULATORY FLOODPLAIN
- = TREE CANOPY PROTECTION AREA
- = PROPOSED SILT FENCE
- = PROPOSED LIMITS OF DISTURBANCE

**TREE CANOPY CALCULATIONS**

CLASS "C" - 41%-75% COVERED  
SITE AREA: 12.71 AC (553,672 S.F.)  
TREE CANOPY REQUIRED: 83,050 S.F. (15%)  
REQUIRED NEW TREE CANOPY: 0 SF (0%)  
EXISTING TREE CANOPY PRESERVED 96,317 S.F. (17.4%)  
NEW TREE CANOPY PROVIDED 0 S.F. (0%)  
TOTAL TREE CANOPY: 96,317 S.F. (17.4%)

**GENERAL NOTES**

1. ( ) 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.
2. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT JEFFERSONTOWN WATER QUALITY TREATMENT CENTER.
3. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS 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-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
4. 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.
5. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
6. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
8. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. THIS SITE IS IN THE CITY OF MIDDLETOWN, KENTUCKY AND SUBJECT TO THEIR LDC. MIDDLETOWN APPROVAL REQUIRED.
11. HEC ANALYSIS WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. FULLY DEVELOPED LOCAL FLOODPLAIN SHALL BE MODELED PRIOR TO MSD CONSTRUCTION APPROVAL.
12. VEGETATION REMOVAL IS REQUIRED ALONG MOSER ROAD AND WATTERSON TRAIL TO PROVIDE CLEAR SIGHT LINES AND MEET AASHTO STANDARDS. CLEARING SHALL BE INCLUDED IN THE BOND FOR ANY OTHER WORK BONDED IN THE RIGHT OF WAY OF WATTERSON TRAIL.
13. 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 QUALITY OF GREEN BEST MANAGEMENT PRACTICES.
14. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
15. INCREASED STORMWATER RUNOFF WILL BE MITIGATED THROUGH EITHER ON-SITE DETENTION, ADDITIONAL FLOODPLAIN COMPENSATION, OR OFF-SITE MODIFICATIONS TO THE EXISTING SOUTHEAST CHRISTIAN CHURCH DETENTION BASINS. ON-SITE DETENTION, IF CHOSEN, WILL LIMIT POST-DEVELOPED PEAK FLOWS TO THE PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100 YEAR STORMS OR THE CAPACITY OF THE DOWNSSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. RUN OFF VOLUME TO BE COMPENSATED AT A RATIO OF 1.5:1.
16. ANY FLOODPLAIN COMPENSATION SHALL BE AT A 1.5:1 RATIO PER MSD DESIGN MANUAL AND BE PROVIDED ON THE SUBJECT SITE.
17. PLAN MUST BE APPROVED BY KDOW AND USCOE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
18. ANY EXISTING UTILITIES AND/OR EASEMENTS THAT CONFLICT WITH THE PROPOSED PLAN SHALL BE REMOVED, RELOCATED AND/OR RELEASED PRIOR TO SITE CONSTRUCTION APPROVAL.
19. THE STREET TREE REQUIREMENT WILL BE MET.
20. SIDEWALKS ALONG THE PROJECT SITE FRONTAGE OF WATTERSON TRAIL ARE REQUIRED, FEE IN LIEU OR SIDEWALK CONSTRUCTION SHALL BE PROVIDED BY THE DEVELOPER AS DETERMINED BY METRO PUBLIC WORKS AT THE TIME OF CONSTRUCTION APPROVAL.
21. KYTC APPROVAL REQUIRED.
22. A KARST SURVEY WAS PERFORMED BY RICHARDS BARRIOS, CONSULTING ENGINEER, INC ON JULY 1, 2015 AND OBSERVED NO EVIDENCE OF SINKHOLES OR SUBSIDENCE.
23. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
24. THE SUBMITTAL AND REVIEW OF TRIP GENERATION AND DISTRIBUTION ARE REQUIRED PRIOR TO DETERMINATION OF ANY FURTHER REQUIRED ANALYSIS AND PRELIMINARY PLAN APPROVAL. A TRAFFIC IMPACT ANALYSIS IS REQUIRED FOR THIS PROPOSAL PRIOR TO FORMAL FILING. PREPARE PRELIMINARY TRIP GENERATION, TRIP DISTRIBUTION DATA, AND PROPOSED SCORE PRIOR TO MEETING WITH MOW & KYTC STAFF TO FINALIZE REQUIREMENTS. ADDITIONAL COMMENTS MAY BE MADE FOLLOWING REVIEW OF COMPLETED TRAFFIC ANALYSIS.



108 Davenport Lane  
Suite 300  
Louisville, Ky 40223  
t: (502) 327-7073  
f: (502) 327-7066

SOUTHEAST CHRISTIAN CHAPEL IN THE WOODS

DATE: 2/25/15  
DRAWN BY: D.L.E.  
CHECKED BY: D.L.E.  
SCALE: 1"=60' (HORZ)  
SCALE: N/A (VERT)

**REVISIONS**

△	AGENCY COMMENTS 7/13/15
△	AGENCY COMMENTS 7/27/15
△	
△	
△	

CASE # 15VARIANCE1029 & 2-28-15  
**CATEGORY 2B**  
**DEVELOPMENT PLAN**  
OF  
**SOUTHEAST CHRISTIAN CHURCH**  
**CHAPEL IN THE WOODS**  
1401 MOSER ROAD, 1200 & 1302 WATTERSON TRAIL  
LOUISVILLE, KENTUCKY 40299

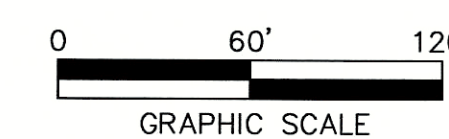
FOR  
OWNER/DEVELOPER:  
SOUTHEAST CHRISTIAN CHURCH  
OF JEFFERSON COUNTY KENTUCKY, INC  
920 BLANKENBAKER PARKWAY  
LOUISVILLE, KENTUCKY 40243  
D.B. 7812, PG. 473  
D.B. 10311, PG. 635  
T.B. 39, LOT 149  
T.B. 31, LOTS 52 & 199

DEVELOPMENT PLAN

JOB NUMBER  
**15015**

1  
OF  
1

RECEIVED  
JUL 27 2015  
PLANNING & DESIGN SERVICES



15VARIANCE1029