

LOCATION MAP
NO SCALE

GENERAL NOTES

- (←) 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.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 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.
- 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 SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ON SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- INSTALLATION OF THE REQUIRED PLANTINGS ALONG THE REAR PROPERTY MAY OCCUR AFTER CONSTRUCTION OF THE PARKING LOT PROPOSED UNDER DOCKET NUMBER 2-8-14. IF THE PROPOSED PARKING IS NOT CONSTRUCTED THESE PLANTINGS WILL BE REQUIRED TO BE INSTALLED. A REVISED LANDSCAPE PLAN MAY BE REQUIRED TO SHOW LOCATION OF THE FENCE AND PLANTINGS.
- A REVISED LANDSCAPE PLAN APPROVED BY PLANNING AND DESIGN WILL BE REQUIRED PRIOR TO ISSUANCE OF PERMITS FOR THE PROPOSED PARKING LOT.
- THE TEMPORARY ACCESS DRIVE CAN BE RELOCATED AT ANY TIME BY THE HURSTBOURNE PROPERTY GROUP, LLC OR THEIR DESIGNEE AT THEIR EXPENSE, PROVIDED THE ACCESS TO HURSTBOURNE PARKWAY THROUGH THIS PROPERTY IS MAINTAINED. GENERAL CROSS OVER AGREEMENT REQUIRED FOR VEHICULAR MOVEMENT ON THE TEMPORARY ACCESS DRIVE.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUN-OFF VOLUME IN ADDITION TO PROVIDING ON-SITE DETENTION.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT SITE CONSTRUCTION DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE CHURCH PARKING LOT MAY BE EXTENDED IN THE FUTURE TO CONNECT WITH THE EXTENSION OF QUAIL RIDGE ROAD.

PREVIOUSLY GRANTED VARIANCE

ON JULY 7, 2008 A VARIANCE FROM THE LAND DEVELOPMENT CODE WAS APPROVED TO ALLOW A PROPOSED CHURCH TO EXCEED THE MAXIMUM FRONT SETBACK.

PREVIOUSLY GRANTED WAIVERS

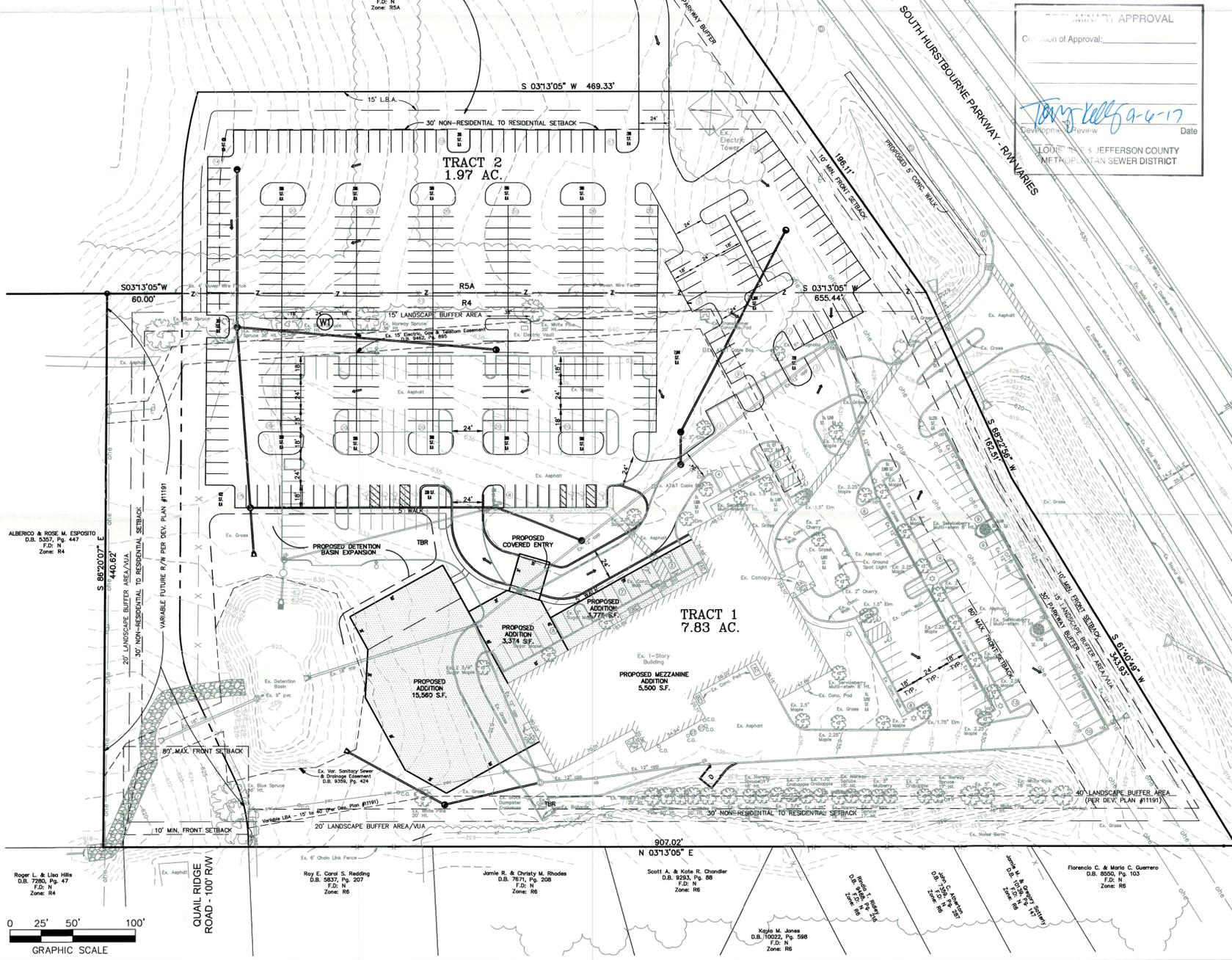
ON JULY 7, 2008 THE FOLLOWING WAIVERS WERE APPROVED BY THE BOARD OF ZONING AND APPEALS:

- FROM SECTION 10.2.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 30 FT PARKWAY BUFFER TO BE OVERLAPPED MORE THAN 50% BY A UTILITY EASEMENT FOR A TOTAL OF 100%.
- FROM SECTION 10.2.10 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE VJA LANDSCAPE BUFFER AREA PLANTINGS BETWEEN THE PARKING LOT AND HURSTBOURNE PARKWAY.
- FROM SECTION 10.3.5 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE PARKWAY BUFFER PLANTINGS ALONG HURSTBOURNE PARKWAY.

RECEIVED
AUG 31 2017
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *[Signature]*
DATE: 9-6-17
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS
PREVIOUSLY APPROVED DEVELOPMENT PLAN VILLAGE OF STAR HILL DOCKET # 9-45-08 W EXPIRED 12/7/08
HURSTBOURNE PROPERTY GROUP LLC
D.B. 9211, Pg. 963
F.D. N Zone: R5A



TREE CANOPY CALCULATIONS

SITE AREA: 9.8 AC (426,888 SF)
CLASS C
EXISTING TREES PRESERVED: 64,033 S.F. (15%)
REQUIRED TREE CANOPY: 85,378 S.F. (20%)
REQUIRED NEW TREE CANOPY: 21,344 SF (5%)
TOTAL TREE CANOPY: 85,378 SF

INCREASED RUNOFF CALCULATIONS

Cpre = 0.58
Cpost = 0.87
AREA = 9.8 AC
(0.87 - 0.58) X 2.8/12 X 9.8 AC = 0.66 AC-FT

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. 21111C0042E.

MINORITY APPROVAL
Consult of Approval: _____
Date: _____
LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PROJECT SUMMARY

EXISTING ZONE	R4 & R5A
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	CHURCH
PROPOSED USE	CHURCH
SITE ACREAGE	9.8 ACRES (426,888 SF)
EXISTING BUILDING S.F.	22,709 SF
PROPOSED BUILDING ADDITION S.F.	28,809 SF
(INCLUDES MEZANINE, EXCLUDES COVERED ENTRY)	
BUILDING HEIGHT	1 STORY / 35' HEIGHT
EXISTING VEHICLE USE AREA (VUA)	107,113 SF
PROPOSED VEHICLE USE AREA (VUA)	83,580 SF
* TOTAL VUA PROVIDED	183,741 SF
EXISTING ILA	11,488 SF
PROPOSED ILA	22,841 SF
ILA REQUIRED (7.5%)	13,781 SF
TOTAL ILA PROVIDED	34,329 SF
EXISTING CHURCH SEATING	10,993 SF
PROPOSED CHURCH SEATING	7,557 SF
TOTAL CHURCH SEATING (NO PERMANENT SEATS)	18,550 SF
* EXCLUDES 6,952 S.F. OF EXISTING VUA BEING REMOVED.	

PARKING SUMMARY

CHURCH SEATING PARKING REQUIRED (TOTAL 18,550 SQ.FT.)	371 SPACES
MIN. (1 SPACE/50 S.F. OF SEATING AREA)	464 SPACES
MAX. (125% OF MINIMUM)	
EXISTING PARKING PROVIDED (TO REMAIN)	77 SPACES
EXISTING STANDARD PARKING:	5 SPACES
EXISTING HANDICAP PARKING:	82 SPACES
TOTAL EXISTING PARKING PROVIDED:	
PROPOSED PARKING PROVIDED	342 SPACES
PROPOSED STANDARD PARKING:	7 SPACES
PROPOSED HANDICAP PARKING:	349 SPACES *
PROPOSED TOTAL PARKING PROVIDED:	
TOTAL PARKING PROVIDED	419 SPACES
STANDARD PARKING:	12 SPACES
HANDICAP PARKING:	431 SPACES
TOTAL PARKING PROVIDED:	
*50 EXISTING PARKING SPACES WILL BE RELOCATED AS A RESULT OF THE NEW DESIGN.	

WAIVERS REQUESTED

- (W1) TO OMIT THE 15' LBA THAT IS INTERNAL TO THE SITE WHERE THE PROPERTY LINE IS BEING REMOVED. SEC. 10.2.12
- (W2) TO ALLOW EXISTING LANDSCAPE ISLANDS TO REMAIN WITHOUT BEING ENLARGED TO MEET CURRENT STANDARDS. SEC. 10.2.4

LEGEND

- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSTER
- TO BE REMOVED
- STORM WATER FLOW ARROW
- PROPOSED HEADWALL
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED DUMPSTER

CASE 17DEVPLAN1132
RELATED CASES #B-11191-08, 2-21-08, L11970, & 2-18-14
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OF
BURNETT BAPTIST CHURCH
6800 S. HURSTBOURNE PARKWAY
LOUISVILLE, KENTUCKY 40291
T.B. 0628, LOTS 0009 & 0154

OWNERS:
BURNETT AVENUE BAPTIST, INC.
6800 S. HURSTBOURNE PARKWAY
LOUISVILLE, KENTUCKY 40291
D.B. 10041, PG. 361
&
HURSTBOURNE PROPERTY GROUP, LLC
15510 CHAMPION LAKES PLACE
LOUISVILLE, KENTUCKY 40245
D.B. 9211, PG. 963

FOR DEVELOPER:
BURNETT AVENUE BAPTIST, INC.
6800 S. HURSTBOURNE PARKWAY
LOUISVILLE, KENTUCKY 40291
WM#9008 14016dev.dwg

Milestone design group
108 Davenport Lane, Suite 300 Louisville, KY 40223
502.527.7075 www.milestonedesign.org

BURNETT BAPTIST CHURCH

DATE: 6/9/17
DRAWN BY: N.E.M.
CHECKED BY: D.L.E.
SCALE: 1"=50' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
△	AGENCY CMTS 7/6/17
△	AGENCY CMTS 8/29/17
△	
△	
△	
△	
△	

DEVELOPMENT PLAN

JOB NUMBER 14016

1 OF 1