

GENERAL NOTES:

- MSD WATER MANAGEMENT #10107.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211110024E)
- NO NEW SANITARY FACILITIES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- CONSTRUCTION PLANS, BOND AND KYC PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- A PARKING EASEMENT AND ACCESS EASEMENT IS PROVIDED BETWEEN THE PROPERTIES LOCATED AT 3126 AND 3130 PORTLAND AVENUE IN DEED BOOK 9587 PAGE 325.
- AREA OF DISTURBANCE IS LESS THAN 1 ACRE. MSD'S MS4 REGULATIONS DO NOT APPLY.

EROSION PREVENTION and SEDIMENT CONTROL:

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. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCING. 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

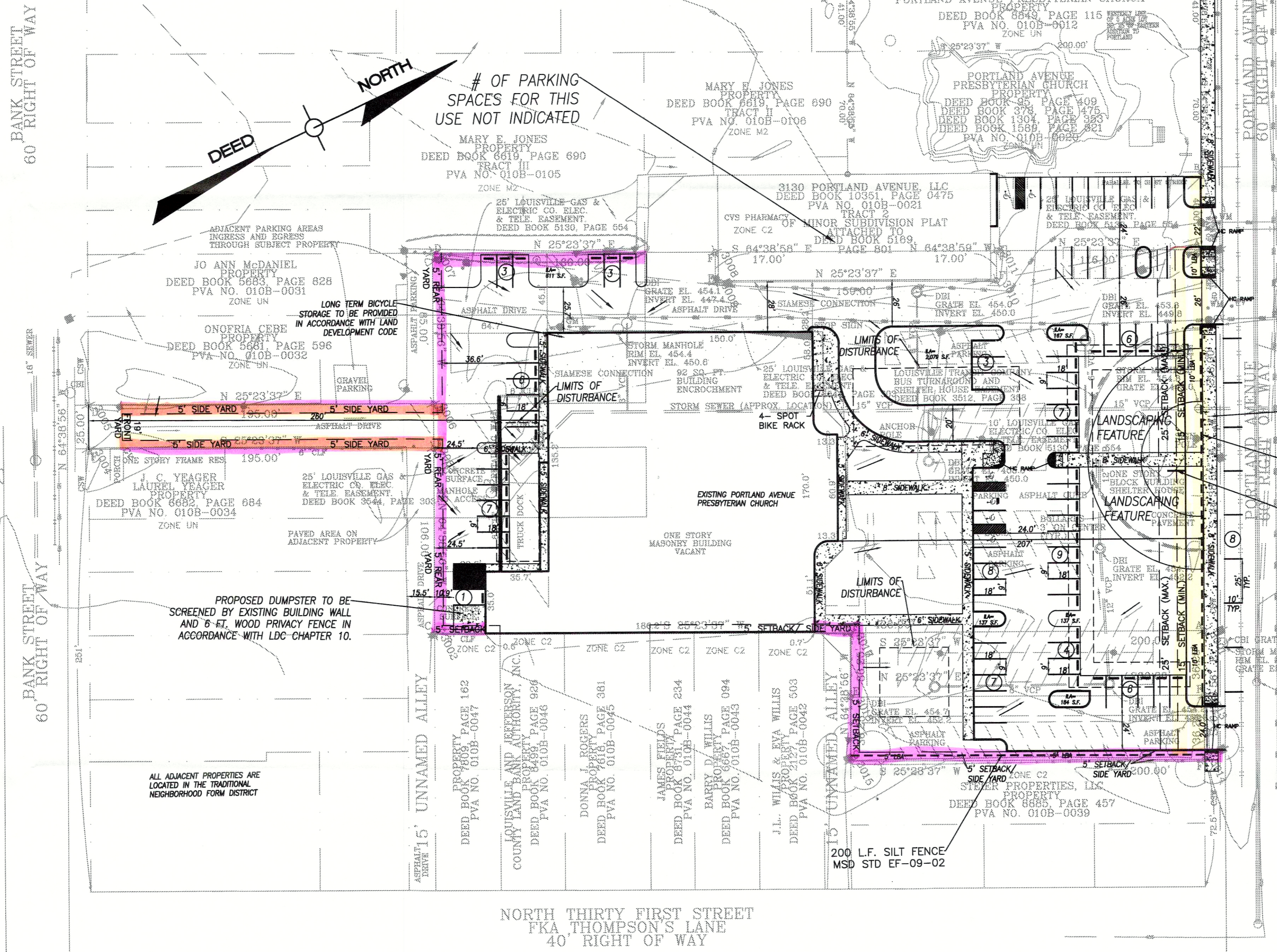
WAIVERS REQUESTED PER CASE NO. 15DEVPLAN1138

- 5.5.3.a- TO ALLOW PARKING IN FRONT OF THE EXISTING CHURCH BUILDING AND ELIMINATE THE 3 FT. WALL ALONG PORTLAND AVENUE.
- 10.2.4.A- TO ELIMINATE THE REQUIRED LBA ALONG THE EAST PROPERTY LINE TO ALLOW THE EXISTING BUILDING TO ENCRoACH.
- 10.2.4.A- TO ELIMINATE THE REQUIRED LBA ALONG THE REAR PROPERTY LINES ADJACENT TO THE PROPERTIES ZONED UN TO ALLOW THE ACCESS ROAD AND DRIVE AISLES TO ENCRoACH.
- 10.2.4.A- TO ELIMINATE THE REQUIRED LBA ALONG THE WEST PROPERTY LINES ADJACENT TO THE PROPERTIES ZONED M2 TO ALLOW THE PARKING TO ENCRoACH.

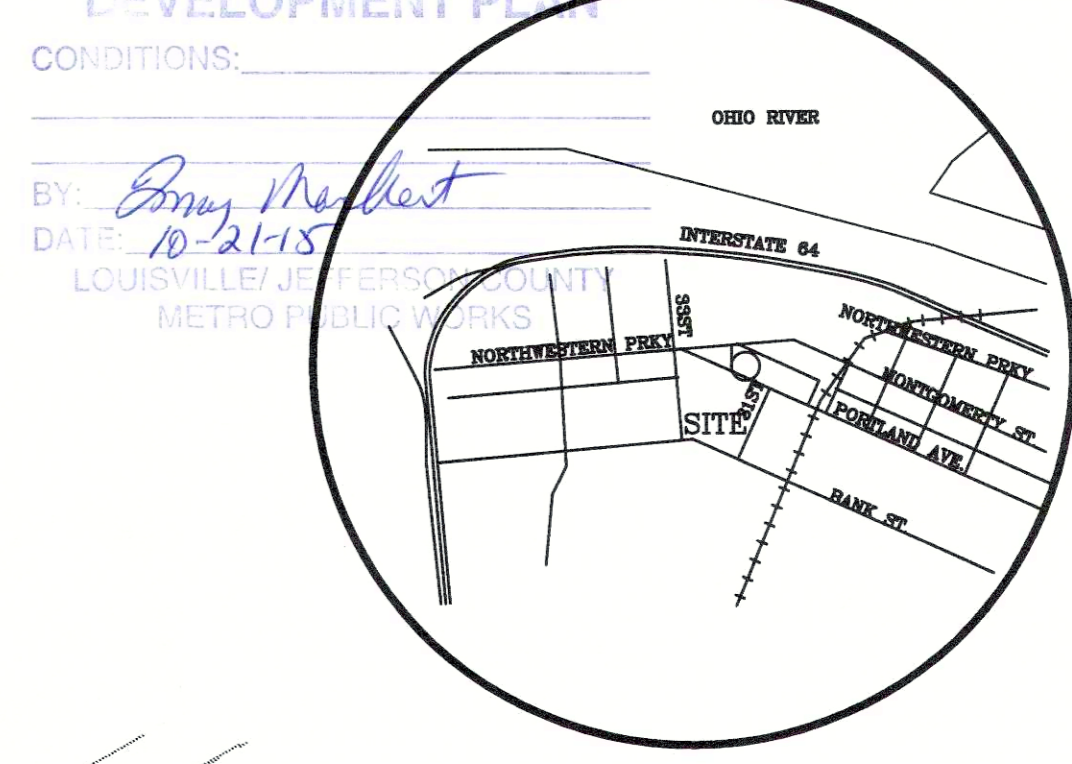
VARIANCE REQUESTED PER CASE NO. 15DEVPLAN1138

- 5.2.2 & TABLE 5.2.2- TO ALLOW THE DRIVE AISLE TO ENCRoACH INTO THE REQUIRED SIDE YARD.
- TABLE 5.2.2- TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM FRONT YARD SETBACK ALONG BOTH STREETS.
- TABLE 5.2.2- TO ALLOW THE BUILDING TO ENCRoACH INTO THE SIDE YARD SET BACK.
- TO ALLOW PARKING IN THE FRONT YARD SETBACK.

PANK STREET
60' RIGHT OF WAY



PRELIMINARY APPROVAL DEVELOPMENT PLAN



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	C-2
EXISTING FORM DISTRICT.....	TRADITIONAL NEIGHBORHOOD
EXISTING USE.....	CHURCH/ MERCANTILE- THRIFT STORE
PROPOSED USE.....	CHURCH/ MERCANTILE- THRIFT STORE
PROPERTY AREA.....	2.54 ACRES (110,643 S.F.)
EXISTING BUILDING S.F.	EXISTING SANCTUARY SEATING AREA 3,000 S.F.
EXISTING RETAIL 9,600 S.F.	
BUILDING HEIGHT.....	25 FT. MAX.
F.A.R.....	0.114
REQUIRED PARKING.....	72 MIN. (1 PER 50 S.F. SANCTUARY SEATING; 1 PER 500 S.F. RETAIL) - 10% TARC CREDIT
	113 MAX. (125% OF MINIMUM SANCTUARY; 1 PER 250 S.F. RETAIL)
PROVIDED PARKING.....	78, INCL. 4 ADA
PROVIDED BICYCLE PARKING.....	4 SHORT-TERM PARKING & 2 LONG-TERM PARKING
PROPOSED VUA.....	41,195 S.F.
REQUIRED I.L.A.....	2,060 S.F. (5.0%)
PROVIDED I.L.A.....	3,498 S.F. (8.5%)
EXISTING TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	15% (16,597 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	110,643 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	86,261 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	(-24,382 SQ. FT.)

LEGEND

- 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET
- EXISTING POLE
- TELEPHONE POLE
- POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC
- GUARDRAIL
- OVERHEAD UTILITY LINE
- INTERIOR PROPERTY LINE
- CBI CURB BOX INLET
- DBI DROP BOX INLET
- TEMPORARY BENCHMARK
- EXISTING PLANTING
- TREE PROTECTION FENCE
- PROPOSED PLANTING

PRELIMINARY APPROVAL
Condition of Approval:

 Development Review Date: 10/16/15
 MARYA BLOMQUIST
 14,890
 LICENSED PROFESSIONAL ENGINEER
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

UTILITY NOTE

ALL UTILITIES 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. 1-800-752-8007 OR LOCAL NO. 502-286-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

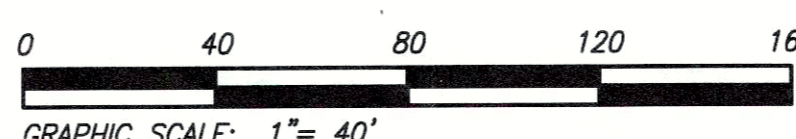


EROSION CONTROL LEGEND:

- - - - - LIMITS OF DISTURBANCE AREA
- - - - - SILT FENCE, MSD STD. DWG. EF-09-02.

AREA OF DISTURBANCE 11,792 S.F. (0.27 ACRES)

AREA OF DISTURBANCE IS LESS THAN 1 ACRE. MSD'S MS4 REGULATIONS DO NOT APPLY.



PORTLAND PRESBYTERIAN CHURCH

3126 PORTLAND AVENUE
TAX BLOCK 10B, LOT 87:
DB 9587, PG 334
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
ZONE: C-2

OWNER/DEVELOPER:
PORTLAND AVENUE PRESBYTERIAN CHURCH
3126 PORTLAND AVENUE
LOUISVILLE, KY 40212

REVISIONS	SCALE: 1" = 40'
DRWN: KLV	
CKD: MAB	
DATE: OCTOBER 16, 2015	

RECEIVED
OCT 16 2015
DESIGN SERVICES

No. C-1