



LOCATION MAP
NO SCALE

PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review: *T. Kelly* 8-1-18 Date: _____

LOUISVILLE, KENTUCKY METROPOLITAN SEWER DISTRICT

- GENERAL NOTES**
- THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
 - THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0091E, DATED DECEMBER 5, 2006.
 - ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC CHAPTER 8.
 - ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10.
 - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE ENCROACHMENT PERMIT AND BOND.
 - SIGNS SHALL BE IN COMPLIANCE WITH CH.8 OF THE LDC
- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5.
 - DOWNSIDE CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DETENTION MAY BE REQUIRED AS A RESULT OF DOWNSIDE CAPACITY.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 26,976 S.F. (0.619 AC.)
 - NO INCREASE IN RUN OFF TO THE SOUTH SIDE OF SITE.
- EPSC 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 SEEDING AND STABILIZED.
 - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AS 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - ALL STREAM CROSSINGS MUST UTILIZED LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
 - 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.
 - 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.

- PARKING CALCULATIONS**
- PARKING REQUIREMENTS (MINIMUM)**
- RELIGIOUS SERVICES (SUNDAY):**
- 3,990 SQ. FT. EXISTING SANCTUARY/PRIMARY SEATING AREA (NO PERMANENT SEATS INSTALLED):
 - 1 PARKING SPACE PER 50 SQ. FT. = 80 SPACES
 - 1205 SQ. FT FOR 6 EXISTING GENERAL/PROFESSIONAL OFFICES:
 - 1 PARKING SPACE PER 350 SQ. FT. = 3 SPACES
 - 2 EXISTING DAY CARE CENTERS, DAY NURSERIES, CLASSROOM:
 - 2 PARKING SPACES PER CLASSROOM = 4 SPACES
- MINIMUM REQUIRED PARKING = 87 SPACES
- PARKING REQUIREMENTS (MAXIMUM)**
- RELIGIOUS SERVICES (SUNDAY):**
- 3,990 SQ. FT. EXISTING SANCTUARY/PRIMARY SEATING AREA (NO PERMANENT SEATS INSTALLED):
 - 125% OF THE MINIMUM SPACES REQUIRED = 100 SPACES
 - 1205 SQ. FT FOR 6 EXISTING GENERAL/PROFESSIONAL OFFICES:
 - 1 PARKING SPACE PER 200 SQ. FT. = 6 SPACES
 - 2 EXISTING DAY CARE CENTERS, DAY NURSERIES, CLASSROOM:
 - 3 PARKING SPACES PER CLASSROOM = 8 SPACES
- MAXIMUM REQUIRED PARKING = 114 SPACES
- EXISTING PARKING SPACES = 147 SPACES**
EXISTING ACCESSIBLE SPACES = 6 SPACES
TOTAL PARKING SPACES PROVIDED = 147 SPACES (10 ACCESSIBLE)
- NOTE: NO PARKING HAS BEEN ALLOCATED TO COMMON OR MECHANICAL AREAS.
- BICYCLE PARKING**
- SHORT TERM SPACES = 2 (BICYCLE RACK TO BE PROVIDED)
LONG TERM SPACES = 2 (TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES)
- TREE CANOPY CALCULATIONS**
- IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE TABLE 10.1.1:
- TREE CANOPY CATEGORY FOR COMMERCIAL USE IS CLASS C FROM TABLE 10.1.2:
- EX. TREE CANOPY COVERAGE = 14% (27,043 S.F.)
TREE CANOPY PRESERVED = 14% (26,954 S.F.)
TOTAL TREE CANOPY REQUIRED = 0% (0 S.F.)
- LANDSCAPE SUMMARY**
- IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE, THE PROPOSED INCREASE IN BUILDING AREA (12,150 S.F.) RESULTS IN A 49% INCREASE IN BUILDING AREA. THEREFORE, ONLY THE AREA OF THE NEW IMPROVEMENTS SHALL BE SUBJECT TO THE LANDSCAPE REQUIREMENTS.
- EXISTING VEHICULAR USE AREA (VUA) = 65,653 S.F.
PROPOSED VEHICULAR USE AREA (VUA) = 69,019 S.F.
CHANGE IN VEHICULAR USE AREA (VUA) = 3,366 S.F.
EXISTING INTERIOR LANDSCAPE AREA (ILA) = 9,684 S.F.
PROPOSED INTERIOR LANDSCAPE AREA (ILA) = 10,241 S.F.
CHANGE IN INTERIOR LANDSCAPE AREA (ILA) = 557 S.F.
NEW INTERIOR LANDSCAPE AREA REQUIRED = 3,366 S.F. x 0.075 = 252 S.F.
NEW INTERIOR LANDSCAPE AREA PROVIDED = 557 S.F.

- KEYNOTES**
- ASPHALT PAVEMENT
 - 12" MEDIAN CURB
 - INTEGRAL CURB AND SIDEWALK
 - CONCRETE SIDEWALK
 - PRECAST WHEEL STOP
 - ACCESSIBLE PARKING SIGNAGE
 - 4" WIDE PAINTED STRIPE
 - EXISTING TREE TO REMAIN
 - INTERIOR LANDSCAPE AREA (ILA)
 - CONCRETE APRON
 - EXISTING SIGN*
- *A LICENSE AGREEMENT FOR THE SIGN IN THE RIGHT OF WAY WILL BE REQUIRED PRIOR TO CONSTRUCTION.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE INFORMATION. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CRONTACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

LEGEND

	CONDITIONAL USE AREA
	PROPOSED PSC
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE TV PEDESTAL
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING CLEANOUT
	EXISTING SIGN
	EXISTING DOWNSPOUT
	EXISTING GAS VALVE
	EXISTING SPOT ELEVATION
	BUILDING LIMIT
	LANDSCAPE BUFFER AREA
	DRAINAGE FLOW ARROW
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING OVERHEAD ELECTRIC, CABLE & TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING GUY WIRE
	EXISTING LANDSCAPING
	EXISTING TREE LINE
	EXISTING TREE W/SIZE

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD	EXISTING SITE AREA:	196,614 SQ.FT.
EXISTING ZONE	R-4	EXISTING IMPERVIOUS AREA:	101,975 SQ.FT.
COUNCIL DISTRICT	13	EXISTING IMPERVIOUS PERCENT:	52 %
TAX BLOCK/LOT NUMBER	1035/0312	PROPOSED IMPERVIOUS AREA:	116,978 SQ.FT.
DEED BOOK/PAGE NUMBER	7960/0758	PROPOSED IMPERVIOUS PERCENT:	59 %
EXISTING USE	CHURCH/SCHOOL	NET IMPERVIOUS AREA CHANGE:	15,003 SQ.FT.
PROPOSED USE	CHURCH/SCHOOL/GYM	NET IMPERVIOUS PERCENT CHANGE:	8 %
EXISTING BUILDING AREA	25,032 SQ. FT. ±		
PROPOSED BUILDING AREA	12,150 SQ. FT. ±		
GROSS FLOOR AREA	37,182 SQ. FT. ±		
EXISTING BUILDING HEIGHT	27'-6"		
PROPOSED BUILDING HEIGHT	27'-6"		
SITE ACREAGE	4.514 AC. ±		
EXISTING FAR	196,614 SQ. FT. ±		
	0.19		

LDC SECTION 5.3.2 DIMENSIONAL STANDARDS

NEIGHBORHOOD	
MIN. FRONT YARD	30 FT
MIN. SIDE YARDS	5 FT
MIN. REAR YARD	25 FT
MAX. HEIGHT	35 FT

VARIANCE REQUESTED

A VARIANCE IS REQUESTED FROM SECTION 5.3.1.C.5 AND TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM ALLOWABLE BUILDING SETBACK OF 80 FEET.

INCREASE IN IMPERVIOUS AREA

PRELIMINARY STORMWATER CALCULATIONS

PRE-DEVELOPMENT FLOW:

$$C = (2.17 \times 0.23 + 2.34 \times 0.95) / 4.51 = 0.60$$

$$Q10 = 0.60 \times 4.51 \times 4.51 = 12.18 \text{ CFS}$$

POST-DEVELOPMENT FLOW:

$$C = (1.82 \times 0.23 + 2.69 \times 0.95) / 4.51 = 0.66$$

$$Q10 = 0.66 \times 4.51 \times 4.51 = 13.39 \text{ CFS}$$

NET CHANGE IN RUNOFF:

$$POST-Q10 - PRE-Q10 = 13.39 - 12.18 = 1.21 \text{ CFS}$$

PRELIMINARY DETENTION VOLUME CALCULATIONS

$$\text{delta}C = C_{\text{post}} - C_{\text{pre}} = 0.66 - 0.60 = 0.06$$

$$\text{Vol} = \text{delta}C(A)(R/12) = 0.06(4.51)(2.8/12) = 0.06 \text{ ac-ft}$$

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 8/1/18

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GRAPHIC SCALE IN FEET
1 INCH = 30 FEET

- 07/20/18 REVISED MSD NOTES; ADDED VARIANCE NOTE; REVISED BUILDING AREA TEXT.
 - 06/25/18 AGENCY COMMENTS.
 - 05/15/18 AGENCY COMMENTS.
- 18CUP1009
WM # 11740

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CONDITIONAL USE PERMIT SITE DEVELOPMENT PLAN

5627 NEW CUT ROAD
LOUISVILLE, KENTUCKY 40214

OWNER: ON FIRE CHRISTIAN CENTER
5627 NEW CUT ROAD
LOUISVILLE, KENTUCKY 40214

DEVELOPER: ON FIRE CHRISTIAN CENTER
5627 NEW CUT ROAD
LOUISVILLE, KENTUCKY 40214

PROJECT NO.: 217086-E1

DATE: JANUARY 19, 2018

DRAWN BY: DWM

CHECKED BY: JH

SCALE: 1" = 30'

C1.0



18cup1009