



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

OWNER

TRACT 1
RIVERPORT COMMUNITY CHURCH, INC.
10600 LOWER RIVER ROAD
LOUISVILLE, KY 40272
D.B. 7864, PG. 187
PARCEL# 10471002

TRACT 2
GARY L. AND CHERYL D. FLUHR
10700 LOWER RIVER ROAD
LOUISVILLE, KY 40272
D.B. 5504, PG. 97
PARCEL# 10470961

SITE DATA

TRACT 1 SITE AREA 5.31 ACRES
TRACT 2 SITE AREA 2.87 ACRES
TOTAL SITE AREA 8.18 ACRES
FORM DISTRICT NEIGHBORHOOD
EX. ZONING R-4
EX. LAND USE CHURCH AND HOUSE
PR. LAND USE CHURCH AND HOUSE
FLOOR AREA RATIO 0.08 F.A.R.
EX. BUILDING 8,400 SF
PR. BUILDING 20,310 SF
TOTAL BUILDING 28,710 SF
BUILDING HEIGHT 30'

SETBACK DATA

MIN. FRONT/STREET SIDE YARD 10'
MAX. FRONT/STREET SIDE YARD 80'
SIDE YARD 30'
REAR YARD N/A

PARKING SUMMARY

CHURCH AREA 600 SEATS
MINIMUM PARKING REQUIRED (1 SPACE/3 SEATS) 200 SPACES
MAXIMUM PARKING PERMITTED (125% MIN. REQUIRED) 250 SPACES
CLASSROOMS (STUDY GROUPS) 10 CLASSROOMS
MINIMUM PARKING REQUIRED (5 SPACES/CLASSROOM) 50 SPACES
MAXIMUM PARKING PERMITTED (10 SPACES/CLASSROOM) 100 SPACES

TOTAL MINIMUM PARKING REQUIRED 250 SPACES
TOTAL MAXIMUM PARKING PERMITTED 350 SPACES

TOTAL PARKING PROVIDED 291 SPACES
(INCLUDING 10 ADA SPACES)

LANDSCAPE DATA

EXISTING V.I.A. 35,159 SF
PROPOSED V.I.A. 80,076 SF
TOTAL V.I.A. 115,235 SF
I.L.A. REQUIRED (7.5%) 8,643 SF
I.L.A. PROVIDED 9,393 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA 356,321 SF
CANOPY COVERAGE CLASS CLASS C
AREA OF SITE WITH EX. TREE CANOPY 15% (52,971 SF)
TREE CANOPY REQUIRED 20% (71,264 SF)
TREE CANOPY PRESERVED NONE
TREE CANOPY PLANTED 20% (71,264 SF)
TOTAL TREE CANOPY PROVIDED 20% (71,264 SF)

*NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN. THEY MAY BE INCLUDED AS PART OF THE PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY PROTECTION AREAS (TCPA).

VARIANCE APPROVED - CASE# 13338

1) VARIANCE APPROVED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.5 - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM ALLOWED SETBACK.

WAIVERS REQUESTED - THIS PLAN

1) VARIANCE REQUESTED FROM CHAPTER 5, PART 5 - SECTION 5.5.2.A.1 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PRINCIPAL BUILDING ENTRANCE TO BE LOCATED INTERNAL TO THE SITE AT THE CANOPY DROP-OFF AREA AND NOT DIRECTLY FACING THE ADJOINING PUBLIC ROADWAYS.

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- PR. STORM SEWER w/ EPSC ROOF CHDK
- SS
- PR. SANITARY SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- SETBACK PER LDC
- LANDSCAPE BUFFER AREA (LABELED AS LBA ON PLAN)
- SETBACK AND LANDSCAPE BUFFER AREA
- SANITARY SEWER AND DRAINAGE ESMIT LABELED AS SAS ON PLAN
- LIMITS OF PROPOSED BUILDING

EROSION 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 LAGOON GROUNDWATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

GENERAL NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

TRANSPORTATION NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING/NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0104E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS 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 CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
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DETENTION CALCULATIONS

$$X = \frac{\Delta CRA}{12}$$

$$\Delta C = 0.56 - 0.35 = 0.21$$

$$A = 356,321 \text{ S.F. (8.18 Ac.)}$$

$$R = 2.8 \text{ INCHES}$$

$$X = \frac{(0.21)(356,321)(2.8)}{12} = 17,460 \text{ CUBIC- FEET}$$

$$\text{REQUIRED } X = 17,460 \text{ CU.FT.}$$

$$\text{BASIN AREA} = 13,900 \text{ S.F.}$$

$$\text{TOTAL} = 10,000 \text{ S.F. @ APPROX. 2.0 FT. DEPTH}$$

$$= 20,000 \text{ CU.FT. } > 17,460 \text{ CU.FT.}$$

IMPERVIOUS AREA

PRE 60,231 SF
POST 161,398 SF



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by
4	8/13/19	GREENBELT HIGHWAY SIDEWALKS	JDC
3	8/2/19	AGENCY COMMENTS (SIDEWALKS) & BLDG FOOTPRINT	JDC
2	7/19/19	AGENCY COMMENTS (1ST REVIEW)	JDC
1	6/24/19	AGENCY COMMENTS (PRE-APP #19CUP1130)	JDC

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ENGINEER:

CONDITIONAL USE PERMIT PLAN FOR CORNERSTONE COMMUNITY CHURCH BUILDING AND PARKING ADDITION
10600 LOWER RIVER ROAD
LOUISVILLE, KY 40272

DEVELOPER: **CORNERSTONE COMMUNITY CHURCH**
COMMUNITY CHURCH
PO BOX 581084
LOUISVILLE, KY 40268

CONDITIONAL USE PERMIT PLAN FOR CORNERSTONE COMMUNITY CHURCH BUILDING AND PARKING ADDITION
10600 LOWER RIVER ROAD
LOUISVILLE, KY 40272

PROJECT: **CORNERSTONE COMMUNITY CHURCH BUILDING AND PARKING ADDITION**

JOB NO: 19035
HORIZ. SCALE: 1"=50'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: MAY 24, 2019

SHEET **C07**

GRAPHIC SCALE
50' 0 50' 100'

CASE# 19CUP0027 WM# 8635
RELATED CASES# 13338 & 14156