



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

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

DATE: 8/8/18

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**

Condition of Approval:

*[Signature]* 8-8-18

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METRO POLITAN SEWER DISTRICT

**EROSION PREVENTION & SEDIMENT CONTROL NOTES**

PRELIMINARY EPSC CONTROL TAG 15. AN 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 THE METROPOLITAN SEWER DISTRICT (MSD) REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND BEST PRACTICE 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 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES.

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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

**GENERAL NOTES**

- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S (KYTC) DESIGN STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- KYTC'S REVIEW WILL BE REQUIRED. ALL KYTC COMMENTS AND RECOMMENDATIONS MUST BE INCORPORATED INTO PLANS PRIOR TO APPROVAL BY LOUISVILLE METRO DEPARTMENT OF PUBLIC WORKS. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE KYTC'S DESIGN STANDARDS AND SPECIFICATIONS.
- 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 FOR 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.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 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 AT 23,000 S.F.
- INSTALL EROSION AND SEDIMENT CONTROL PRIOR TO GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEWER DISTRICT'S STANDARD SPECIFICATIONS. ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER. ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED. DRAINAGE FACILITIES SHALL CONFORM TO KENTUCKY STATE REQUIREMENTS.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36. ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 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. SITE LIGHTING SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL AND SHALL NOT CAUSE GLARE ONTO ADJOINING PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LOUISVILLE LAND DEVELOPMENT CODE REGULATIONS. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY (KYTC).
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING SHOULD NOT OBSTRUCT SIGHT DISTANCE REQUIREMENT AREAS.
- ONSITE DETENTION WILL BE PROVIDED. 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 DOWNSYSTEM SYSTEM.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CROSSOVER ACCESS AND SHARED PARKING AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

**LEGEND**

- CP #1 CONTROL MONUMENT (SET)
- EXISTING SPOT ELEVATION
- BENCHMARK
- BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC SERVICE
- EXISTING UTILITY POLE
- EXISTING TOP OF BANK
- EXISTING LIGHT ON UTILITY POLE
- NEW DARK SKIES PARKING LOT LIGHT ON POLE
- EXISTING ANCHOR FOR POLE
- EXISTING FENCE (TYPE NOTED)
- ADA PARKING SYMBOL
- DRAINAGE FLOW ARROWS
- TRAFFIC DIRECTION
- PARKING SPACE COUNT
- NEW TREE (FUTURE OVERFLOW PARKING)
- EXISTING BUILDING
- NEW BUILDING
- EXISTING CONCRETE/ASPHALT DRIVE / PARKING
- NEW ASPHALT DRIVE / PARKING
- NEW PERMEABLE PAVER AREA

**TREE CANOPY**

TOTAL SITE AREA: 77,231 S.F.

REQUIRED TREE CANOPY (15%): 11,584 S.F.

EXISTING TREE CANOPY: 31,320 S.F.

TREE CANOPY TO BE PRESERVED: 31,134 S.F.

NO NEW TREES REQUIRED TO COMPLY WITH REQUIRED TREE CANOPY

**ILA / LBA REQUIREMENTS**

EXISTING VUA AREA TO REMAIN: 9,979 S.F.

NEW VUA: 9,294 S.F.

TOTAL PROPOSED VUA: 19,273 S.F.

REQUIRED ILA: 964 S.F. (5%)

REQUIRED LBA: 35'

PROPOSED LBA: 35' W/ VUA ENCROACHMENTS (SEE VARIANCE)

**VARIANCES / WAIVERS REQUIRED**

- WAIVER REQUIREMENT TO NOT PROVIDE SIDE WALK PER LDC 6.2.6 ALONG ROAD FRONTAGE AND FROM STREET TO MAIN ENTRANCE DUE TO TERRAIN HARDSHIP.
- VARIANCE REQUIREMENT TO ALLOW VUA AND MISC. STRUCTURES ENCROACHMENT INTO REQUIRED PROPERTY PERIMETER AND VUA LANDSCAPING BUFFER AREAS.
- VARIANCE REQUIREMENT TO ALLOW BUILDING SETBACK TO EXCEED MAX. SETBACK ALLOWED PER LDC TABLE 5.3.2

**VICINITY MAP**

NOT TO SCALE

GRAPHIC SCALE 1"=20'-0"

0 5 10 20 40

**SITE INFORMATION**

EXISTING ZONING: R-4 NEIGHBORHOOD

EXISTING FORM DISTRICT: BUDDHIST TEMPLE

EXISTING USE: BUDDHIST TEMPLE, MONK'S RESIDENCE

PROPOSED USE:

GROSS ACREAGE: 1.77 AC / 77,231 S.F.

EXISTING BUILDING FOOTPRINT: 1,778 S.F.

NEW BUILDING FOOTPRINT: 4,280 S.F.

EXISTING BUILDING AREA: 1,778 S.F.

NEW BUILDING AREA: 7,866 S.F.

FLOOR AREA RATIO: 0.12

EXISTING BUILDING HEIGHT: 25 FEET AVERAGE

PROPOSED BUILDING HEIGHT: 25 FEET AVERAGE

**PARKING CALCULATION**

VEHICLE PARKING

USE	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED
RESIDENCE	2 PARKING SPACES	
TEMPLE	1 SPACE PER 50 S.F. PRIMARY ASSEMBLY AREA 2,400 S.F. / 50 = 48	125% OF THE MINIMUM REQ'D 125% OF 48 SPACES = 60

PROVIDED PARKING: 43 PARKING SPACES ON SITE

4 PARKING SPACES SAME OWNERSHIP ADJACENT PARCEL, 8504 THIRD ST.

BICYCLE PARKING: 2 BICYCLE SPACES PROVIDED

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**CONCEPTS 21 PLLC**  
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OWNER / DEVELOPER  
**THE BUDDHIST ASSOCIATION**  
PHUOC HAU, INC.  
8510 THIRD STREET ROAD  
LOUISVILLE KY 40272

**PHUOC HAU TEMPLE**  
8510 THIRD STREET ROAD, LOUISVILLE KENTUCKY 40272  
PRIMARY PARCEL ID 1049-0239-000  
TAX BLOCK 1049 - LOT#0239 - DEED BOOK 10611 PAGE 976

SHEET TITLE:  
CONDITIONAL USE PERMIT PLAN

DRAWN: AMN

CKD: MN

DATE: JULY 20, 2018

SCALE: 1"= 20'

REV:

DRAWING NUMBER  
**C-1**

CASE# 18CUP1003  
W/M#11731