

PROJECT DATA

TOTAL SITE AREA	= 5.8± Ac. (254,100 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= CHURCH
PROPOSED USE	= COMMUNITY SERVICE FACILITY (C.U.P.)
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
BUILDING AREA	= 5,400 SF
BUILDING EXPANSION	= 292 SF
TOTAL BUILDING AREA	= 5,692 SF

PARKING REQUIRED TO BE DETERMINED BY PLANNING DIRECTOR

VEHICULAR USE AREA	= 82,201 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,165 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,547 SF

EXISTING IMPERVIOUS	= 124,028 SF
PROPOSED IMPERVIOUS	= 126,933 SF (1.7% INCREASE)
APPROXIMATE SITE DISTURBANCE	= 5,600 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26, 2021.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- MSD site disturbance permit required prior to issue of building permits.
- Existing MSD sewer line location to be field verified prior to MSD construction plan approval. Additional easement may be required.

NOT TO SCALE

REVISIONS		DESCRIPTION
BY	TF	PER AGENCY COMMENTS
DATE	8/23/21	
NO.	1	

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA	
FILE NAME	20129-000P
DATE	7/19/21
CHECKED BY	DT
SCALE	AS SHOWN
DRAWN BY	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LANDSCAPE ARCHITECTS
805 WESTBURY BLVD. SUITE 100
LOUISVILLE, KY 40203
PHONE: 502.444.5974
FAX: 502.444.5974
WEB SITE: WWW.LD&D.COM

CONDITIONAL USE PERMIT
OVEC - ST. IGNATIUS
1816 RANGELAND ROAD
OWNER/DEVELOPER
ROMAN CATHOLIC BISHOP OF LOUISVILLE
3940 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213

JOB NO. **20129**
SHEET **1** OF **1**

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PLANNING & DESIGN SERVICES

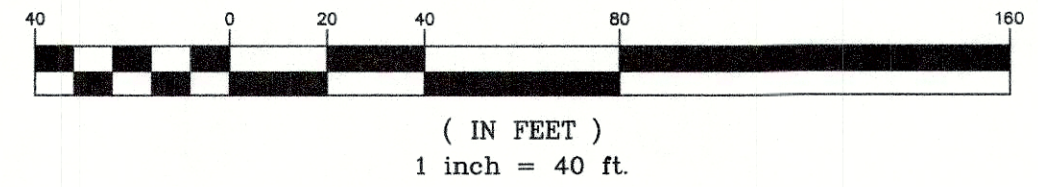
SITE ADDRESS:
1816 RANGELAND ROAD
TAX BLOCK 0634, LOT 0028
COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

WATER/SUB#

TREE CANOPY CALCULATIONS (NOT APPLICABLE)

TOTAL SITE AREA	= 254,100 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 0% (0 S.F.)

GRAPHIC SCALE



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT
NO SCALE

