



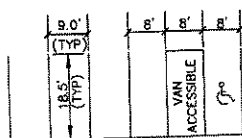
PRELIMINARY APPROVAL

Condition of Approval:

Marked for TK
Development Review

10-11-21
Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



TYPICAL PARKING SPACE DIMENSIONS DETAIL
NOT TO SCALE

LEGEND

- M.H. = EX. 8" SEWER
EX. 8" SEWER
EX. GUY POLE
EX. GUY POLE
EX. CATCH BASIN
EX. CATCH BASIN
FIRE HYDRANT
FIRE HYDRANT
WATER METER
WATER METER
GAS VALVE
GAS VALVE
EXISTING LIGHT POLE
EXISTING LIGHT POLE
EXISTING 6" PROPERTY SERVICE CONNECTION
EXISTING 6" PROPERTY SERVICE CONNECTION
EXISTING CONTOUR LINE
EXISTING CONTOUR LINE
EXISTING SPOT ELEVATION
EXISTING SPOT ELEVATION
EXISTING GAS LINE WITH PIPE SIZE
EXISTING GAS LINE WITH PIPE SIZE
EXISTING WATER LINE WITH PIPE SIZE
EXISTING WATER LINE WITH PIPE SIZE
EXISTING OVERHEAD ELEC. WIRE
EXISTING OVERHEAD ELEC. WIRE
PROPOSED DRAINAGE FLOW DIRECTION
PROPOSED DRAINAGE FLOW DIRECTION

BENCHMARK
RAILROAD SPIKE IN POWER POLE # 41300-55610
ELEVATION = 456.79 (NGVD 29 DATUM)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC 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 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 ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING EX-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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITY NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-266-3123) 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, electrical wires, gas, and waterlines). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT 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 IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



CALL 2 WORKING
DAYS BEFORE
YOU DIG!!

1-800-752-8007
KENTUCKY UNDERGROUND PROTECTION

REVISIONS:

10/23/08
12/11/08
2/18/09

DRWN BY: KAL

CHKD BY: LG

DRAWING NAME:

2008-31.DWG

FIELD BOOK:

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EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 476
Louisville, Kentucky 40207

(502) 899-9611
Fax: (502) 899-9612



CLOVERLEAF BAPTIST CHURCH
4401 MANSLICK ROAD - LOUISVILLE, KY. 40216

DETAILED DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

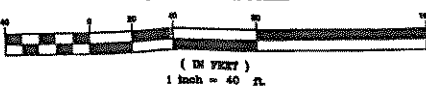
BY:

DATE:

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

LARRY MEADORS
D.B. 7106, PG. 942
R-5 ZONING

GRAPHIC SCALE



- KTC NOTES**
1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
 2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
 3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 5. RADIUS FOR THE ENTRANCES SHOULD BE 35' MINIMUM WITHIN STATE RIGHT OF WAY.
 6. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
 7. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
 8. NO NEW ENTRANCE WILL BE PERMITTED. THE EXISTING ENTRANCE WILL CONTINUE TO BE THE ONLY ACCESS TO MANSLICK ROAD FROM THIS DEVELOPMENT.

TREE CANOPY

CLASS "C"
SITE AREA = 179,902 SQ. FT.
PRESERVED TREE CANOPY COVERAGE = 8,400 SQ. FT. (4.7%)
8 (TYPE "A") TREES PRESERVED
NEW TREE CANOPY COVERAGE = 25,726 SQ. FT. (14.3%)
36 (1 3/4" - 3" TYPE "A") TREES
TOTAL TREE CANOPY COVERAGE = 34,126 SQ. FT. (19%)

| EXISTING IMPERVIOUS | PROPOSED INCREASE | TOTAL IMPERVIOUS |
|---------------------|-------------------|------------------|
| 70,077 SQ. FT. | 10,232 SQ. FT. | 80,309 SQ. FT. |
| 14.6 % INCREASE | | |

RECAPITULATION

| | | RS NEIGHBORHOOD INSTITUTIONAL/CHURCH |
|------------------|--|--------------------------------------|
| 1. ZONING | | 4.13 ACRES |
| 2. FORM DISTRICT | | |
| 3. EXISTING USE | | |
| 4. AREA | | |
| 5. BUILDINGS | | |
| A. EXISTING | 14,376 SQ. FT. | |
| B. PROPOSED | 9,931 SQ. FT. | |
| C. TOTAL | 24,307 SQ. FT. | |
| 6. F.A.R. | 0.14 | |
| 7. PARKING | | |
| A. REQUIRED | | |
| MINIMUM | 1 SPACE PER 3 SEATS | 125% THE MINIMUM # OF SPACES |
| MAXIMUM | 425 SEATS/3 = 142 SPACES | 178 SPACES |
| B. PROVIDED | 144 SPACES (INCLUDING 9 HANDICAP SPACES) | |
| 8. V.U.A. | | |
| A. EXISTING | 53,468 SQ. FT. | |
| B. PROPOSED | 1,898 SQ. FT. | |
| C. TOTAL | 55,366 SQ. FT. | |

* NET INCREASE IN THE COMBINED SQUARE FOOTAGE OF BUILDING/STRUCTURE AND VUA IS LESS THAN 20%
NEW LANDSCAPING IS NOT REQUIRED PER LDC 10.2.2
NET INCREASE = 17.5%

NOTES

1. SANITARY SEWER SERVICE AVAILABLE BY EXISTING CONNECTION.
2. SIDEWALKS ALONG OLD MANSLICK ROAD AND NEW MANSLICK ROAD WERE WAIVED UNDER DOCKET NUMBER 2-31-03W DATED 8/28/03 AND 1/8/04.
3. KTC APPROVAL REQUIRED FOR INCREASED RUNOFF TO THE RIGHT OF WAY.
4. SITE SUBJECT TO REGIONAL FACILITY FEES.

OWNER/DEVELOPER
CLOVERLEAF BAPTIST CHURCH
4401 MANSLICK ROAD
LOUISVILLE, KY. 40216
D.B. 3874, PG. 14
TAX BLOCK 90E, LOT 11

PLANNING & DESIGN SERVICE

CLASS NO. 10075

TM # 4082

DATE: 9/19/08

PROJECT NO.:
2008-31

Sheet 7 of 1

21-CUP-0167

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