

WAIVERS TRACT 1

1. A WAIVER IS REQUESTED FROM SECTION 10.3.5 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 75' BARDSTOWN ROAD PARKWAY BUFFER AREA BUILDING SETBACK TO 30'.
2. A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 5' LANDSCAPE BUFFER AREA REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE OF TRACT 2 & TRACT 4, AND THE NORTHERN PROPERTY LINE OF TRACT 3.

VARIANCES TRACT 2

1. A VARIANCE IS REQUESTED FROM TABLE 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO VARY THE 30' NON-RESIDENTIAL TO RESIDENTIAL SETBACK TO PERMIT THE ENCROACHMENT OF THE EXISTING BUILDING & PARKING ALONG THE SOUTHERN AND EASTERN PROPERTY LINE OF TRACT 2.

WAIVERS & VARIANCES TRACT 3

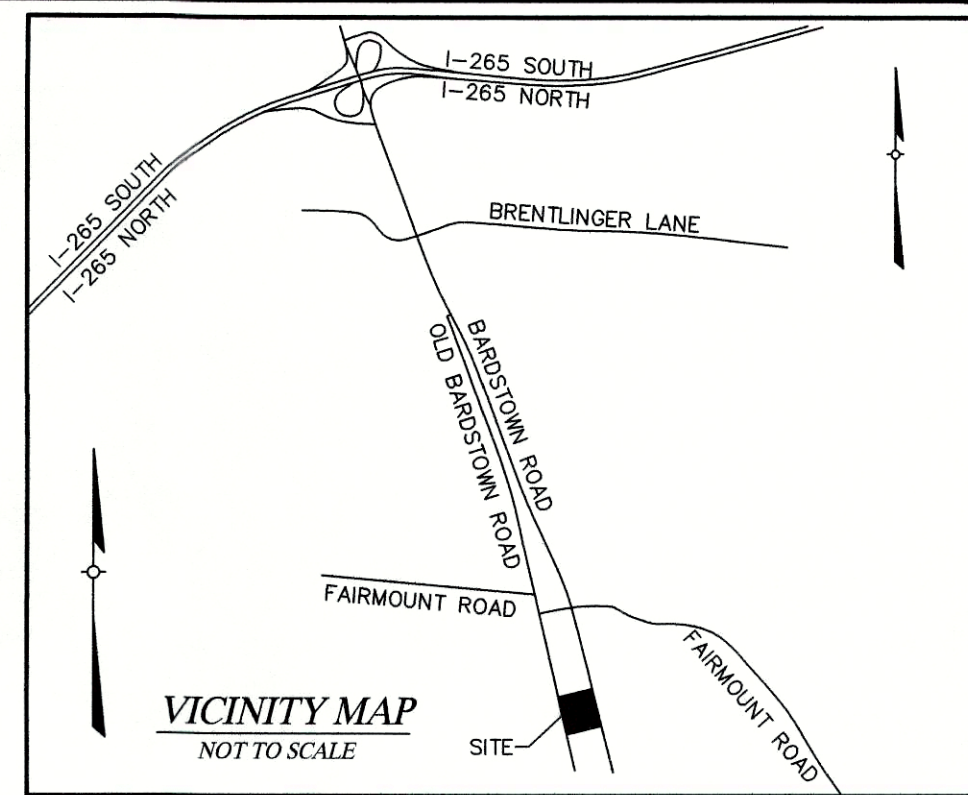
1. A VARIANCE IS REQUESTED FROM TABLE 2 - 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO VARY THE 30' NON-RESIDENTIAL TO RESIDENTIAL SETBACK TO PERMIT THE ENCROACHMENT OF THE EXISTING BUILDING & PARKING ALONG THE NORTHERN PROPERTY LINE OF TRACT 3.

WAIVERS & VARIANCES TRACT 4

1. A VARIANCE IS REQUESTED FROM TABLE 2 - 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO VARY THE 30' NON-RESIDENTIAL TO RESIDENTIAL SETBACK TO PERMIT THE ENCROACHMENT OF THE EXISTING BUILDING & PARKING ALONG THE SOUTHERN PROPERTY LINE OF TRACT 4.

LEGEND

- EXISTING TREE
- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED SANITARY SEWER LINE



PROJECT DATA

EXISTING ZONING	= OR-1
FORM DISTRICT	= NEIGHBORHOOD
TOTAL SITE AREA	= 5.38 ACRES
TRACT 1	= 3.89 ACRES
TRACT 2	= 0.76 ACRES
TRACT 3	= 0.37 ACRES
TRACT 4	= 0.36 ACRES
TRACT 1	
SITE AREA	= 3.89 ACRES
EXISTING USE	= OFFICE BUILDINGS & VACANT LAND
PROPOSED USE	= (9) PROPOSED EIGHT-PLEX APARTMENT BUILDINGS (TOTAL 87,048 S.F.)
TOTAL # OF UNITS	= 72 UNITS
BUILDING HEIGHT	= 2 STORY (NOT TO EXCEED 35')
FAR	= 0.51 (1.0 MAXIMUM)
FAR (W/GARAGES AT 3,454 SF)	= 0.53 (1.0 MAXIMUM)
DENSITY (72 UNITS/3.89 ACRES)	= 18.50 UNITS/ACRE (34.84 D.U./ACRE MAXIMUM OR-1)
PARKING REQUIRED	MIN. MAX.
MULTI-FAMILY DWELLINGS	
1.5 x 72 DWELLING UNITS	= 108 SPACES
3 x 72 DWELLING UNITS	= 216 SPACES
TOTAL EXISTING PARKING TO REMAIN	= 95 SPACES (INCLUDES 5 ACCESSIBLE SPACES)
SHARED CROSS-OVER ACCESS & PARKING AGREEMENT IS BEING PROVIDED	
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.
TOTAL VEHICULAR USE AREA	= 45,446 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 3,408 S.F. (7.5% TOTAL V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,484 S.F.
OPEN SPACE PROVIDED	= 25,417 S.F. (15% OF 169,448 S.F. NET LOT AREA)
TRACT 2	
SITE AREA	= 0.77 ACRES
EXISTING USE TO REMAIN	= MEDICAL OFFICE
TOTAL BUILDING AREA	= 5,996 S.F.
BUILDING HEIGHT	= ONE STORY
FAR	= 0.11 (1.0 MAXIMUM)
PARKING REQUIRED	MIN. MAX.
MEDICAL OFFICE (5996/250 MIN.)	= 24 SPACES
TOTAL EXISTING PARKING TO REMAIN	= 15 SPACES
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER TABLE 9.2.1 (S.F. UNDER 10,000)
VEHICULAR USE AREA	= 8,506 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 3,245 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 393 S.F. (7.5% OF TOTAL V.U.A.)
TRACT 3	
SITE AREA	= 0.37 ACRES
EXISTING USE TO REMAIN	= MEDICAL OFFICE
TOTAL BUILDING AREA	= 3,004 S.F.
BUILDING HEIGHT	= ONE STORY
FAR	= 0.19 (1.0 MAXIMUM)
PARKING REQUIRED	MIN. MAX.
MEDICAL OFFICE (3004/250 MIN.)	= 12 SPACES
TOTAL EXISTING PARKING TO REMAIN	= 15 SPACES
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER TABLE 9.2.1 (S.F. UNDER 10,000)
VEHICULAR USE AREA	= 5,245 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 393 S.F. (7.5% OF TOTAL V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 481 S.F.
TRACT 4	
SITE AREA	= 0.36 ACRES
EXISTING USE TO REMAIN	= MEDICAL OFFICE
TOTAL BUILDING AREA	= 3,824 S.F.
BUILDING HEIGHT	= ONE STORY
FAR	= 0.24 (1.0 MAXIMUM)
PARKING REQUIRED	MIN. MAX.
MEDICAL OFFICE (3824/250 MIN.)	= 19 SPACES
TOTAL EXISTING PARKING TO REMAIN	= 15 SPACES (INCLUDES 2 ACCESSIBLE SPACE)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER TABLE 9.2.1 (S.F. UNDER 10,000)
VEHICULAR USE AREA	= 4,845 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 363 S.F. (7.5% OF TOTAL V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 383 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0114 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. On-site detention will be provided in the existing basin. 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.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

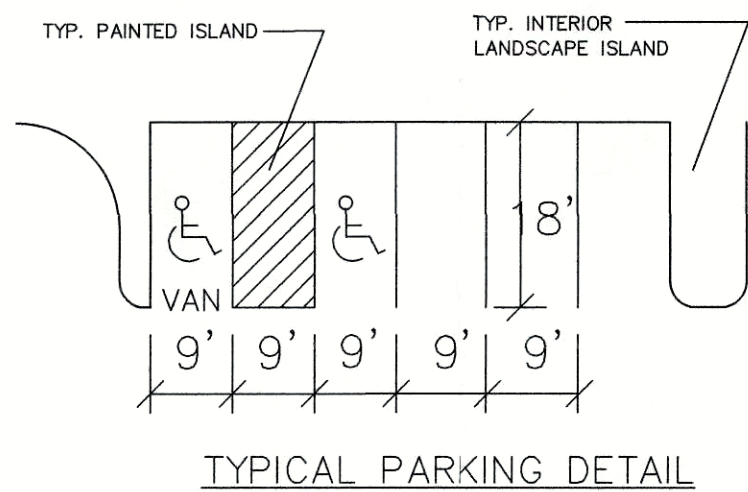
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 2/10/16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED OR-1 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 23 & FIRE PROTECTION DISTRICT FERN CREEK.
3. SITE IS NOT LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0114E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



TYPICAL PARKING DETAIL

TREE CANOPY CALCULATIONS

SITE AREA	= 235,224 S.F.
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PERCENTAGE TREE CANOPY TO BE PLANTED	= 39% (91,260 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED	= 20% (47,040 S.F.)
19 TYPE "A" STREET TREES @ 1 3/4" CALIPER	= 17,100 S.F.
103 TYPE "A" TREES @ 1 3/4" CALIPER	= 74,160 S.F.
TOTAL PROVIDED TREE CANOPY	= 91,260 S.F. TOTAL

EXISTING DETENTION BASIN CALCULATIONS

X = 70RA/12
 Y = 0.70 - 0.30 = 0.40
 A = 5.5 ACRES
 R = 2.8 INCHES
 X = (0.40)(5.5)(2.8)/12 = 0.51 AC.-FT. REQUIRED BASIN X = 22,360 CU.FT.
 PROVIDED BASIN = 51,885 CU.FT.

REVISED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERSEDES NUMERIC SCALE

0 20' 40' 80'
 SCALE: 1" = 40'

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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 SEEDDED AND STABILIZED.

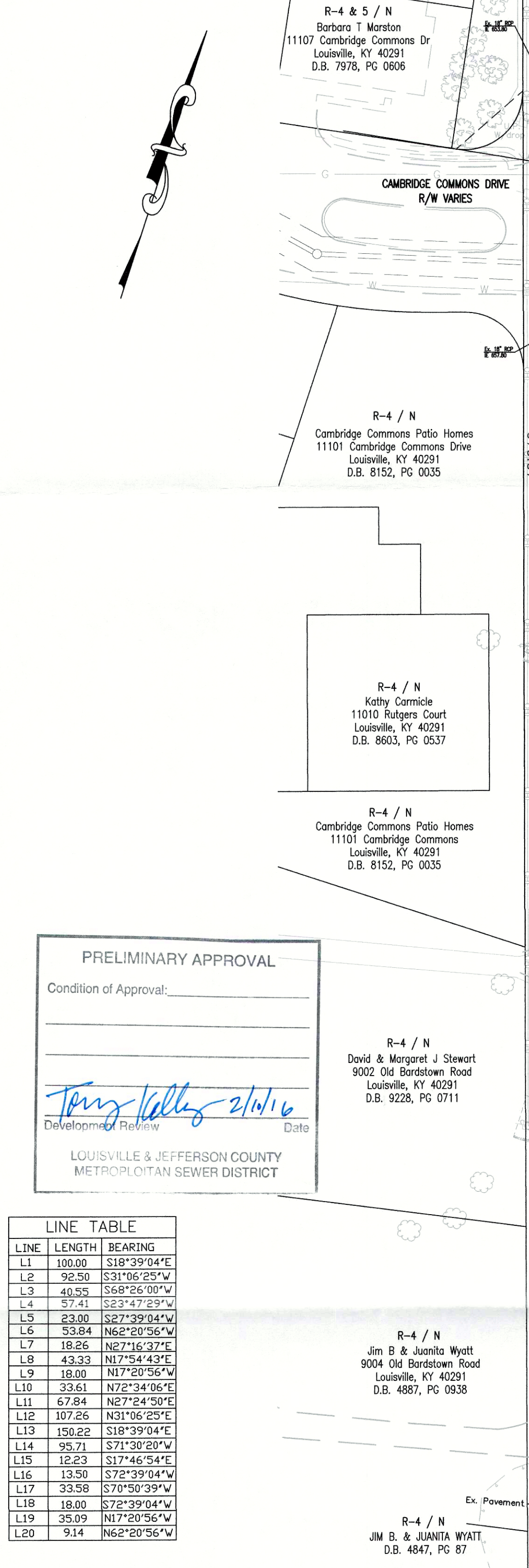
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE 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 DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.



LINE	LENGTH	BEARING
L1	100.00	S18°39'04"E
L2	92.50	S31°06'25"W
L3	40.85	S58°26'00"W
L4	57.41	S23°47'29"W
L5	23.00	S27°39'04"W
L6	53.84	N62°20'56"W
L7	18.26	N27°16'37"E
L8	43.33	N17°54'43"E
L9	18.00	N17°20'56"W
L10	33.61	N72°34'06"E
L11	67.84	N27°24'50"E
L12	107.26	N31°06'25"E
L13	150.22	S18°39'04"E
L14	95.71	S71°30'20"W
L15	12.23	S17°46'54"E
L16	13.50	S72°39'04"W
L17	33.58	S70°50'39"W
L18	18.00	S78°39'04"W
L19	25.09	N17°20'56"W
L20	91.4	N62°20'56"W

MSD STANDARD EROSION CONTROLS	
	STONE BAG INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	STONE BAG CHECK DAM IN SMALL DITCH

REVISIONS	By	Description
1/16	CJ	Revised to Subdivide
2/11	LM	To revise waiver req.

BlueStone
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DEVELOPER/OWNER (TRACT 3 & 4):
 PLEASANT'S MASON GROUP, LLC
 6001 CLAYMONT VILLAGE DR. Unit 7
 Crestwood, Kentucky 40014
 DEVELOPER/OWNER (TRACT 1):
 ORTHORBER CUSTOM HOMES
 PO BOX 436964
 Louisville, Kentucky 40253

SIGNATURE
 DATE

TITLE
REVISED DEVELOPMENT PLAN
GLENMARY POINTE APARTMENTS
 Tax Block 0061 Lot 0108 / DB 8589 PG 0257
 11304 PROFESSIONAL PARK DRIVE
 (89) 13 OLD BARDSTOWN ROAD
 Louisville, Kentucky 40291

REVISED DEVELOPMENT PLAN
 SHEET NO.
1 OF 1
 DATE: 12-21-15
 SCALE: 1"=40'
 DRAWN BY: ACW/DLW
 CHECKED BY: CTC

PREV CASES: 12659 & 9-31-04
 MSD WM#8655