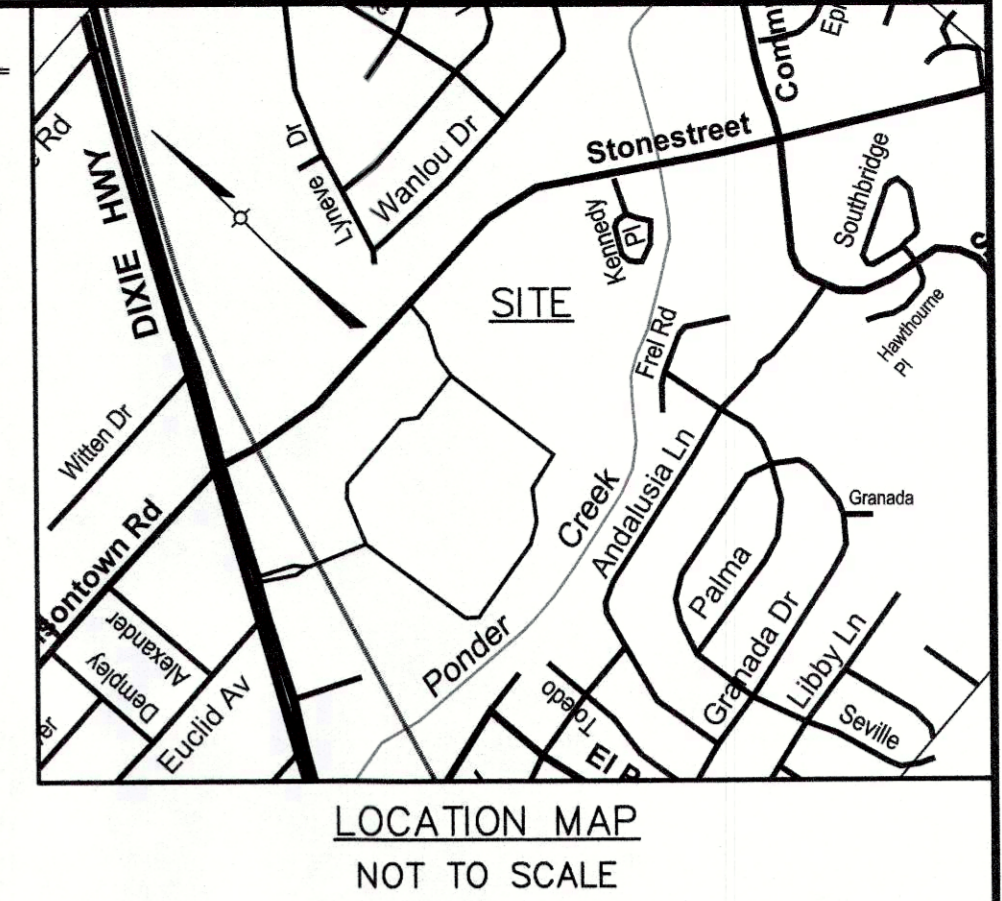


**WAIVER REQUESTED:**

1. A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to waive the more than 50% overlap of the 10' Landscape Buffer Area and the Variable Sewer & Drainage Easement around the proposed detention basin along the south and west property lines.



**PROJECT DATA**

TOTAL SITE AREA	= 3.8± Ac.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-6
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 50 UNITS
BUILDING HEIGHT	= 2 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 3,000 SF
CLUBHOUSE	= 68,980 SF
TOWNHOUSE AREA	= 71,980 SF
TOTAL BUILDING AREA	= 142,960 SF
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)
DENSITY	= 13.1 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
PARKING REQUIRED	= 81 SP
1.5 SP / 54 UNITS MIN.	= 162 SP
3 SP / 54 UNITS MAX.	= 112 SPACES (INCLUDES 6 HC SPACES)
TOTAL PARKING PROVIDED	= 47,865 S.F.
TOTAL VEHICULAR USE AREA	= 3,590 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 3,992 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 15% (24,578 SF)
OPEN SPACE REQUIRED	= 25% (40,325 SF)
RECREATIONAL OPEN SPACE REQUIRED	= (50% OF REQUIRED) - 12,289 SF
RECREATIONAL OPEN SPACE PROVIDED	= 3,000 SF
CLUBHOUSE	= 13,000 SF
PICNIC AREA	= 16,000 SF
TOTAL RECREATIONAL OPEN SPACE PROVIDED	= 32,000 SF
PRIVATE OPEN SPACE (54) 100 SF PATIOS	= 5,400 SF

**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 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Access easement to be recorded prior to construction plan approval.
10. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

**MSD NOTES:**

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 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. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. The Clubhouse must have an individual connections per MSD fats, oil and grease policy.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. 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.
5. 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. All storm drainage shall conform to MSD standard specifications.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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. All storm drainage shall conform to MSD standard specifications.
9. 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.

**DETENTION BASIN CALCULATIONS**

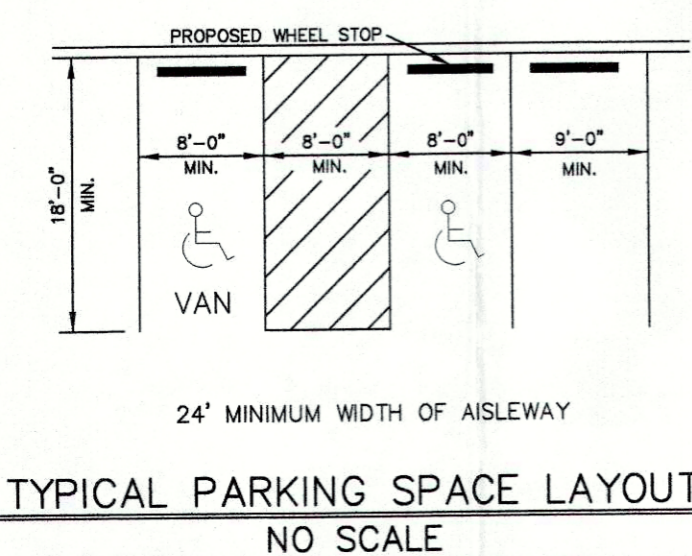
$X = \Delta CRA/12$   
 $\Delta C = 0.75 - 0.23 = 0.47$   
 $A = 3.8$  ACRES  
 $R = 2.8$  INCHES  
 $X = (0.47)(3.8)(2.8)/12 = 0.46$  AC.-FT.  
 REQUIRED  $X = 20,084$  CU.FT.  
 PROVIDED BASIN = 7,000 SQ.FT.  
 TOTAL = 7,000 SQ.FT. @ APPROX. 3 FT. DEPTH  
 = 21,000 CU.FT. > 20,084 CU.FT.

**MSD STANDARD EROSION CONTROLS**

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION

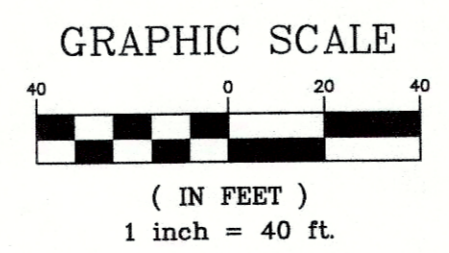
**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- WAIVER REQUESTED AREA
- EXISTING CONTOURS
- PROPOSED PICNIC/GRILLING AREA
- PROPOSED DRAINAGE FLOW



**TREE CANOPY CALCULATIONS (CLASS "C")**

TOTAL SITE AREA	= 163,853 S.F.
EXISTING TREE CANOPY	= 100,000 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 30% (49,156 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 30% (49,680 S.F.)



**OWNER:**  
 DOROTHY YATES & WAND NALLY  
 130 WOODMORE AVE  
 LOUISVILLE, KY 40214  
  
**SITE ADDRESS:**  
 STONESTREET RD  
 LOUISVILLE, KY 40272  
 TAX BLOCK 1048, LOT 0002 SUBL0T 0002  
 D.B. 6662, PG. 0231

COUNCIL DISTRICT - 25  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK  
 CASE: 16ZONE1078  
 MSD WM#11562

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 16210-DDDP  
 DATE: 2/6/17  
 CHECKED BY: KMY  
 SCALE: AS SHOWN  
 DRAWN BY: JH

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
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 WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**STONESTREET**  
 DEVELOPER  
 GREENWOOD PROPERTIES  
 553 EAST MAIN STREET  
 BOWLING GREEN, KY 42101

JOB NO. 16210  
 SHEET 1 OF 1

SURVEYOR'S SEAL

ENGINEER'S SEAL

16 ZONE 11178

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