

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Bony Marked*
DATE: 6-29-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

WAIVER REQUEST:

A WAIVER IS BEING REQUESTED FROM SECT 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW EXISTING AND PROPOSED PAVEMENT TO ENCR OACH INTO THE STONY BROOK DR AND ST. GABRIEL LN. 10' VEHICULAR USE AREA LANDSCAPE BUFFER AREAS.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

5206 SAINT GABRIEL LN

TOTAL SITE AREA	= 0.84 ACRES (36,590 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= OR
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= DAYCARE
BUILDING AREA	= 7,680 S.F.
BUILDING FOOTPRINT	= 5,470 S.F.
PROPOSED USE	= MEDICAL OFFICE-1ST FLOOR (2,211 S.F.)
	= GENERAL OFFICE-WALKOUT BASEMENT (5,469 S.F.)
	= 0.02 (0.35 MAX PERMITTED)
	= 2-STORY WALKOUT
	= 7,320 S.F. (20% SITE AREA)

F.A.R.	
BUILDING HEIGHT	= 0.02 (0.35 MAX PERMITTED)
OPEN SPACE	= 2-STORY WALKOUT
PARKING REQUIRED	= 7,320 S.F. (20% SITE AREA)
MEDICAL OFFICE	MIN. MAX.
2,211/250 S.F. MIN.	= 9 SPACES 15 SPACES
2,211/150 S.F. MAX.	
GENERAL OFFICE	
5,469/350 S.F. MIN.	= 16 SPACES 28 SPACES
5,469/200 S.F. MAX.	
TOTAL	= 25 SPACES 43 SPACES

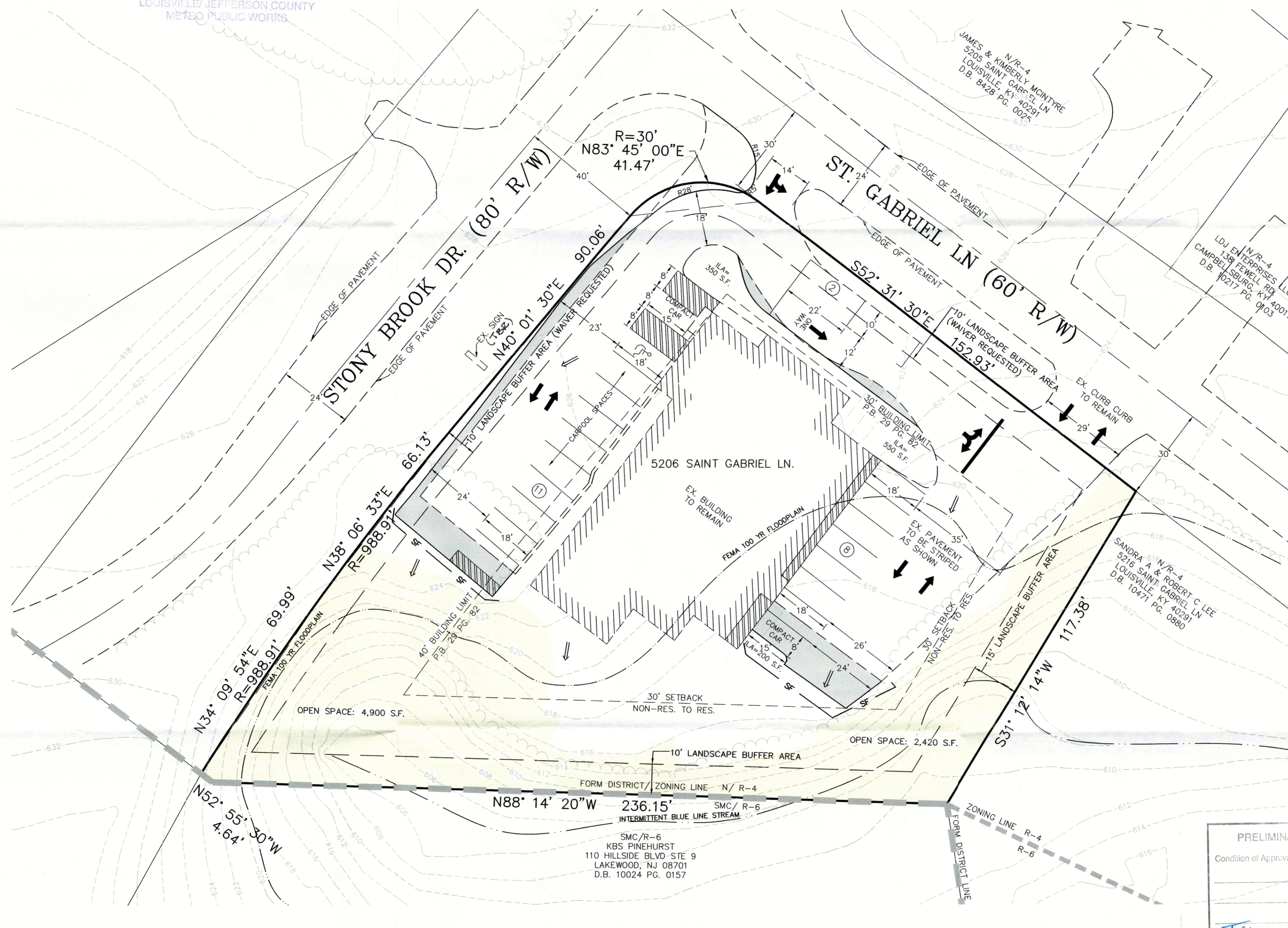
20% PARKING REDUCTION PER SECT. 9.1.3.F.9 (SITE DESIGN CRITERIA, APPENDIX 5A)
-CONSTRUCT OR RENOVATE A BUILDING ON SITE THAT IS LOCATED ON A PREVIOUSLY DEVELOPED SITE
-MAINTAIN 20% OF SITE AREA AS VEGETATED OPEN SPACE
MINIMUM PARKING REQUIRED = 20 SPACES
PARKING PROVIDED = 21 SPACES (INCLUDING 1 HC SPACES)
EXISTING VEHICULAR USE AREA = 11,265 S.F.
PROPOSED VEHICULAR USE AREA = 1,510 S.F. (13% INCREASE)
TOTAL VEHICULAR USE AREA = 958 S.F. (7.5%)
INTERIOR LANDSCAPE AREA REQUIRED = 1,100 S.F. (8.6%)
INTERIOR LANDSCAPE AREA PROVIDED = 1,100 S.F. (8.6%)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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.
- The Tree Canopy requirements are not applicable to either site per Section 10.1.2.B.3 of the Louisville Metro Land Development Code.
- All work in the right-of-way requires construction plans, bond and permit.

MSD NOTES:

- Sanitary sewer service is existing.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0079 E dated December 5, 2006.
- 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.
- Site will be subject to MSD Regional Facilities Fee.
- Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- 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.
- KYTC and KDOW approval required prior to MSD construction plan approval.
- MSD Floodplain Permit required prior to construction plan approval.
- Any deviation from the general KYR10 Permit, including stream buffer requirements, will require KDOW approval.
- Site is subject to Regional Facility Fee x 1.5
- Any required fill in the floodplain as a result of this project shall be compensated on site at a ratio of 1.5:1.



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 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 seeded 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 seeded, 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.
- 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. All storm drainage shall conform to MSD standard specifications.
- 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.

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 6/29/16
Development Plan Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

MSD STANDARD EROSION CONTROLS

— SF —	SILT FENCE
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EXISTING IMPERVIOUS SURFACE	= 16,735 S.F.
PROPOSED IMPERVIOUS SURFACE	= 1,510 S.F.
TOTAL IMPERVIOUS SURFACE	= 18,245 S.F.
AREA OF DISTURBANCE	= 2,000 S.F.

SITE ADDRESS:
5206 SAINT GABRIEL LN
LOUISVILLE, KY 40291
T.B. 1882 LOT 153

OWNER:
RLM PROPERTIES INC
705 DANES HALL DR.
LOUISVILLE, KY 40206
D.B. 10035 PG. 0527

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
CASE#: 16ZONE1029
WM#: 11408

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 16033-00PR00P
DATE: 4-27-16
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: DT

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.241.9714
WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT
5206 ST GABRIEL LN
DEVELOPER
RLM PROPERTIES INC
705 DANES HALL DR.
LOUISVILLE, KY 40206

JOB NO. 16033
SHEET 1 OF 1



LEGEND

—100—	EXISTING CONTOUR
---	EXISTING INTERMITTENT BLUE LINE STREAM
---	FEMA 100 YR FLOODPLAIN
---	PROPOSED PAVEMENT
---	STEEP SLOPES (GREATER THAN 20%)

