LEGEND

- EXISTING TREE
- FLOW ARROW
- HANDICAP PARKING
- TCCA — TREE CANOPY CREDIT AREA
- 647 — PROPOSED CONTOURS
- 646 — EXISTING CONTOURS
- PROPOSED PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- OHE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING VEGETATION/TREE LINE
- STEEP SLOPES AREA
- LIMITS OF DISTURBANCE (28,620 SF)

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
MBD FOR BS
DATE: 08/02/2020
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY
METROPLOITAN SEWER DISTRICT

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

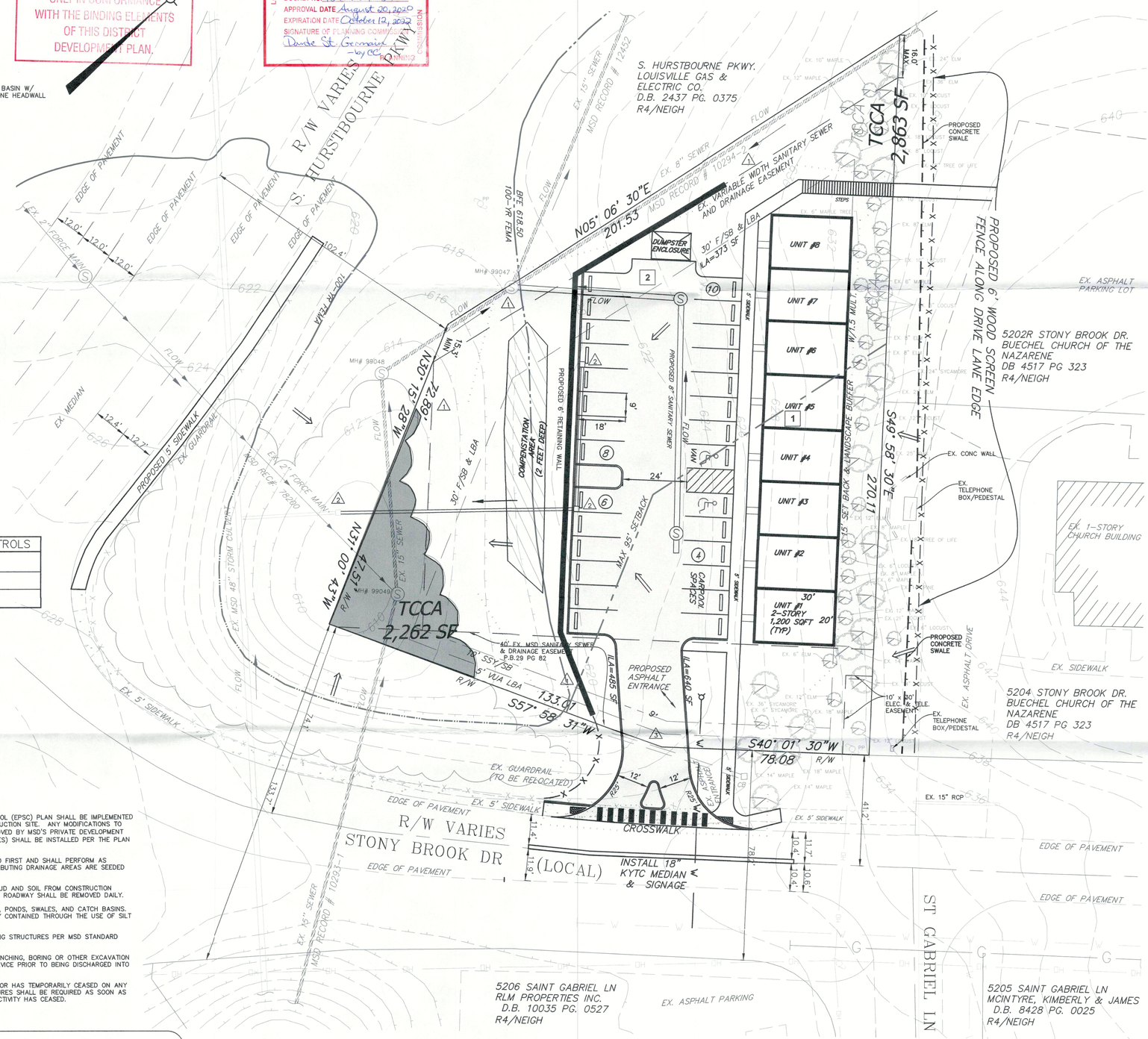
LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 18ZONE1089
APPROVAL DATE August 20, 2020
EXPIRATION DATE October 12, 2022
SIGNATURE OF PLANNING COMMISSION
Dante St. Germain
PLANNING COMMISSION

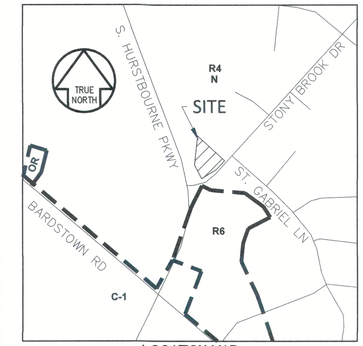
VARIANCE REQUESTED:

1. Variance to allow the buildings to set back beyond the maximum 95' front yard setback along Hurstbourne Parkway.
2. Waiver to allow proposed parking, retaining wall, and dumpster to encroach into the 30' landscape buffer along the Northwest property line.

TREE CANOPY

TCPA CATEGORY	CLASS "C" (16% REQ.)
SITE AREA	36327 S.F.
EXISTING TREE CANOPY	8816 S.F. (24.27%)
EXISTING TREE CANOPY PRESERVED	5125 S.F. (14%)
TOTAL ADDL TREE CANOPY COVERAGE AREA REQ.	1454 S.F. (4%)





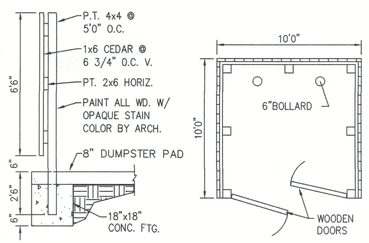
LOCATION MAP
FROM L.O.J.I.C. - NTS

LOT SUMMARY (5206 DR)

LOT SIZE	EXISTING 36327 SF (0.8339 GIS AC)
EXISTING USE	VACANT
PROPOSED USE	OFFICE/RESIDENTIAL
EXISTING ZONING	R4
PROPOSED ZONING	OR-1
PROPOSED BUILDING HEIGHT	<30'
FORM DISTRICT	NEIGHBORHOOD (SUBURBAN)
PROPOSED FAR	0.4868

PARKING REQUIREMENTS

OFFICE (9,600 S.F. TOTAL)	1/350 MIN. 1/200 MAX. 28 MIN. 48 MAX.
PARKING REQUIRED	28 SPACES
PARKING PROVIDED	37 SPACES
PARKING PROVIDED ONSITE	28 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED	2 SPACES
PROP. PARKING VUA	9,633 SF
PROP. PARKING ILA (5% = 482 SF)	PROVIDED 1,498 SF

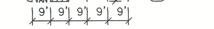


SECTION — PLAN

DUMPSTER SCREENING DETAIL

MSD STANDARD EROSION CONTROLS

1	SILT FENCE
2	INLET PROTECTION
3	CONSTRUCTION ENTRANCE



TYPICAL PARKING DETAIL

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. PROPER 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 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.

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.

MSD REGIONAL FACILITIES FEE

(Cpost-Cpre) x (2.8/12) x (Area in Acres) = Volume (AC-FT)
(0.90-0.30) x (2.8/12) x (0.222) = 0.03108 AC-FT
0.03108 AC-FT X 43,560 SF/AC = 1,354 CU-FT
FEE = $0.60 X 1,354 CU-FT = $812.40

IMPERVIOUS AREA

1. TOTAL SITE AREA = 36,327 SF (0.834 AC)
2. LIMITS OF DISTURBANCE = 28,621 SF (0.657 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 5180 SF (0.12 AC) PREVIOUS TREATMENT PLANT
4. INCREASE OF IMPERVIOUS AREA = 9,677 SF (0.222 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 14,857 SF (0.341 AC)
6. COMPENSATION AREA PROVIDED = 1,354 CU. FT. X 1.5 = 2,031 CU. FT.

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 10' 20' 40'
SCALE: 1" = 20

GENERAL NOTES

1. "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAS) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
2. TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY ETS SURVEYING AND LOJIC MAPPING.
3. WATER SERVICE BY LOUISVILLE WATER COMPANY.
4. SITE IS LOCATED WITHIN THE FIRE PROTECTION DISTRICT FERN CREEK.
5. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 22
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0079E.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
11. CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
12. OBTAIN AN ENCROACHMENT PERMIT FROM KYTC FOR ALL WORK WITHIN THE HURSTBOURNE PARKWAY RIGHT-OF-WAY, AND FROM LOUISVILLE METRO PUBLIC WORKS FOR ALL WORK WITHIN THE STONY BROOK DRIVE RIGHT-OF-WAY.
13. MSD SANITARY SEWERS ARE AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
14. NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
15. NO LANDSCAPING SHALL BE PLACED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
16. SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS.
17. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED TO BE GRANTED ON THIS PROJECT.
18. KDOW, KYTC AND MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO BUILDING
19. ALL CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL & STANDARD SPECIFICATION * OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
20. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.0
21. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
22. INCREASED RUNOFF VOLUME TO BE COMPENSATED ON SITE BELOW THE FEMA FLOODPLAIN ELEVATION AT A RATIO OF 1.5 TO 1. VOLUME TO BE CALCULATED BY THE REGIONAL FACILITIES FEE CALCULATION.
23. DRAINAGE EASEMENT PROVIDED ALONG EAST PROPERTY LINE FOR PROPOSED CONCRETE SWALE TO CATCH AND REDIRECT OFFSITE RUNOFF PER DB 11632 PG 0001.

PREV CASES: NONE — MSD WM#: 11899

CASE #: 18ZONE1089

18ZONE1089

REVISIONS		
Date	Description	By
9/19	AGENCY COMMENTS	CC
12/19	AGENCY COMMENTS	CC
2/20	AGENCY COMMENTS	CC
8/20	PARKING REVISION	CC

ENGINEER
BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
(502) 292-9288
www.bluestoneengineers.com

OWNER: STONY BROOK DRIVE, LLC
4307 PROGRESS BLVD
LOUISVILLE, KENTUCKY 40218
DEVELOPER: PROPERTY SERVICES GROUP, LLC
PO BOX 5895
LOUISVILLE, KY 40255

DATE

SIGNATURE

TITLE: STONY BROOK OFFICE TOWNHOMES

SITE INFO: 5206 STONY BROOK DR, 40291
D.B. 11243 PG. 0217 / BLOCK 1882 LOT 0171

RECEIVED
REZONING
PLAN
PLANNING & DESIGN SERVICES

SHEET NO. 1 OF 1

DATE: 12-14-18

DRAWN BY: ACW — CHECKED BY: CTC