

**GENERAL NOTES:**

1. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
2. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
3. BOUNDARY TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
4. ALL WALKS ARE MINIMUM 5' WIDE, UNLESS OTHERWISE NOTED ON PLAN, WITH HANDICAP RAMPS AS REQUIRED.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
6. ALL BUILDINGS WILL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM, IF REQUIRED BY THE BUILDING CODE.
7. ALL ACCESSORY STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH ARTICLE 10 OF THE LAND DEVELOPMENT CODE.
8. ALL SITE LIGHTING SHALL CONFORM TO REGULATIONS OF CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE (LDC).
9. PLANTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
10. BUILDING ELEVATIONS AS WELL AS PARKING GARAGE ELEVATIONS TO COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER FIVE, PARTS FIVE AND SIX.
11. CITY OF JEFFERSONTOWN APPROVAL IS REQUIRED.

**PUBLIC WORKS NOTES:**

1. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
2. CONSTRUCTION PLANS AND BONDS REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
3. ALL PUBLIC SIDEWALKS ARE A MINIMUM OF 5' WIDE.
4. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE PREPARED AS NECESSARY TO MEET CURRENT MFW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
5. ALL DRIVING SURFACES SHALL BE HARD AND DURABLE SURFACES PER MFW STANDARDS.
6. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY RESPONSIBLE AGENCIES.
7. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

**MSD NOTES:**

1. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
2. 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 MGMT. PRACTICES.
3. ON-SITE DETENTION WILL BE PROVIDED. 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
4. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
5. UNDERGROUND DETENTION BASINS MUST MEET REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
6. NO SUBDIVISION OF THIS LOT WILL BE PERMITTED.
7. MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. EXISTING 15" SAN. SEWER & DRAIN. ESMT. DB 7120, PG 921 TO BE RELEASED?
9. CITY OF JEFFERSONTOWN APPROVAL IS REQUIRED.

**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. 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.
2. 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.
3. 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.
4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
6. CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTORS DISCRETION.

**DISTURBANCE AND DETENTION DATA**

SITE AREA	2.65 +/- ACRES (115,245 SF)
LIMITS OF DISTURBANCE	2.58 ACRES (112,586 SF)
EXISTING IMPERVIOUS	0 ACRES
PROPOSED IMPERVIOUS	1.872 ACRES (81,575 SF)

X-CRA/12 FOR DETENTION REQUIRED  
 = (0.73-0.15)(2.8 in/hr)(2.65 ACRES)/12  
 = 0.359 Ac-ft  
 = 15,638 Cubic Feet (VOLUME REQUIRED)

\*DETENTION:  
 SURFACE AREA: 3,390 SQ FT.  
 BASIN STORAGE DEPTH: 4" (MIN. 1" OF COVER = 5' TOTAL DEPTH)  
 VOLUME PROVIDED: 16,214 Cubic Feet (Minimum)

**PROJECT SUMMARY**

TOTAL SITE AREA:	2.65± ACRES (115,245 SF)
EX. ZONE:	OR-3
PR. ZONE:	OR-3
EX. LAND USE:	VACANT
PR. LAND USE:	MULTI-FAMILY RESIDENTIAL SUBURBAN MARKETPLACE CORRIDOR TRANSITION WITH NEIGHBORHOOD
FORM DISTRICT:	BLOCK 2259, LOT 9 DB 9878 PG 0853
TAX BLOCK & LOT #:	
DEED BOOK & PAGE #:	
PARKING SPACES REQUIRED MIN. (1.5/UNIT)	105 x 1.5 = 158 SPACES
ACCESSIBLE SPACES	6 SPACES INCL. 2 VAN ACCESSIBLE
PARKING SPACES PROVIDED	78 SPACES
UPPER LEVEL	81 SPACES
LOWER LEVEL	6 SPACES
CARRIAGE HOUSE GARAGES	166 SPACES
TOTAL SPACES	7 SPACES INCL. 2 VAN ACCESSIBLE
ACCESSIBLE SPACES	
TOTAL UNITS:	105 UNITS
TOTAL FLOOR AREA:	0.936
TOTAL BUILDING SF:	107,879
DENSITY:	39.62 UNITS PER ACRE
OPEN SPACE REQUIRED:	5,762 SF (5%)
OPEN SPACE PROVIDED:	6,125 SF (5.3%)

**LANDSCAPE REQUIREMENTS**

**VEHICLE USE AREA SUMMARY**  
 PROPOSED VEHICULAR USE AREA (V.U.A.) 21,319 SF  
 PARKING GARAGE UPPER LEVEL ONLY: 21,319 SF  
 (LOWER LEVEL PARKING NOT INCLUDED IN CALCULATION)  
 SURFACE LEVEL PARKING 16,539 SF  
 TOTAL V.U.A. OPEN TO SKY: 37,858 SF

REQUIRED INTERIOR LANDSCAPE AREA (I.L.A.): 1,241 SF (6.53% x 7.5%)  
 PROVIDED I.L.A.: 772 SF (4.7%)

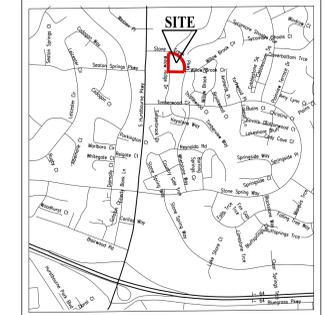
**TREE CANOPY REQUIREMENTS**  
 LAND USE: MULTI-FAMILY RESIDENTIAL  
 ZONING: OR-3  
 FORM DISTRICT: SMC  
 TRANSITION STANDARDS: NONE  
 GROSS SITE AREA: 2.65 ACRES (115,245 SF)  
 CANOPY COVERAGE CLASS: CLASS 'C'

EXISTING TREE CANOPY TO BE PRESERVED: 0%  
 REQUIRED CANOPY COVERAGE AREA: 23,049 SF (20%)  
 PROVIDED CANOPY COVERAGE AREA (TOTAL): 23,256 SF (20.2%)  
 13 STREET TREES, TYPE A @ 2" CAL. (900 SF EACH): 11,700 SF  
 3 STREET TREES, TYPE B @ 2" CAL. (540 SF EACH): 1,620 SF  
 9 TYPE A TREES @ 2" CAL. (720 SF EACH): 6,480 SF  
 8 TYPE B TREES @ 2" CAL. (432 SF EACH): 3,456 SF

**OPEN SPACE REQUIREMENTS**  
 REQUIRED OPEN SPACE 5,762 SF (5%)  
 PROVIDED OPEN SPACE 6,000 SF (5.2%)

**LEGEND**

C.B.	CATCH BASIN
—	FIRE HYDRANT
—	WATER LINE
—	WATER VALVE
—	TELEPHONE PEDESTAL
—	UNDERGROUND TELEPHONE
—	LIGHT POLE
—	SEWER MANHOLE
—	CLEANOUT
—	GAS VALVE
—	UNDERGROUND GAS LINE
—	BENCHMARK
—	TREE (PROPOSED)
—	EXISTING CONTOURS
—	ESMT / SETBACK / ZONE (AS INDICATED ON PLAN)
—	EX. SAN. SEWER
—	PR. SAN. SEWER
—	EX. STORM SEWER
—	PR. STORM SEWER
—	PR. STORM INLET
—	DIRECTION OF FLOW



- VARIANCE REQUEST:**
1. 5.7.1.8.1 - TO EXCEED BUILDING HEIGHT OF 45' PER TRANSITIONAL ZONE STANDARDS.
  1. 10.2.4.8.3 - TO ENCRUSH ON 20' LBA ALONG STONE CREEK PARKWAY WITH NEW 15' SANITARY EASEMENT BY MORE THAN 50%.
  1. 10.2.1.2 - TO NOT PROVIDE THE REQUIRED 44% ON THE UPPER DECK OF THE PARKING STRUCTURE.
  1. 10.2.1.2 - TO NOT PROVIDE THE REQUIRED I.L.A. TOTAL SQUARE FOOTAGE OF 7.5%.
- WAIVER REQUEST:**

**GRAPHIC LEGEND**

[Pattern]	LANDSCAPE BUFFER AREA	[Pattern]	BUILDING
[Pattern]	INTERIOR LANDSCAPE AREA	[Pattern]	CONCRETE PAVEMENT
[Pattern]	EARTH	[Pattern]	OPEN SPACE RECREATION AREA

NOT FOR CONSTRUCTION  
 DEVELOPMENT PLAN

**STONE CREEK APARTMENTS**  
 700 Stone Creek Parkway  
 Louisville, Kentucky 40222

Owner/Developer:  
**NTS Development Company**  
 500 North Hurstbourne Pkwy  
 Ste. 400  
 Louisville, Kentucky 40222  
 502.426.4800

Landscape Architect/Civil  
**CARMAN**  
 409 E. Main Street, Ste. 106  
 Louisville, Kentucky 40202  
 502.742.8581

Architect:  
**SMITH GEE STUDIO, LLC**  
 209 10th Avenue South, Ste. 425  
 Nashville, Tennessee  
 615.739.5555

DRAWN BY: TAE  
 APPROVED BY: JLC  
 PROJECT NUMBER: 20115  
 DATE: 06.01.2020  
 REVISIONS:

CASE NUMBER:  
 20-DDP-0030  
 PLAN CERTAIN #:  
 09-065-82  
 RELATED CASE NUMBERS:  
 9942  
 B-134-98

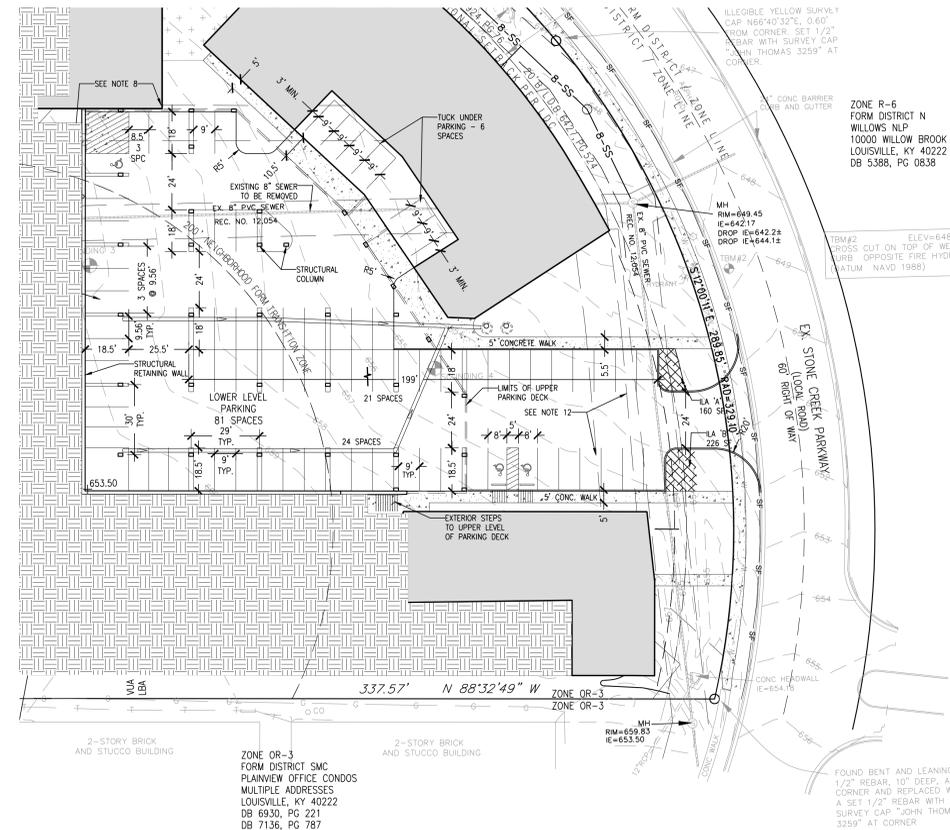
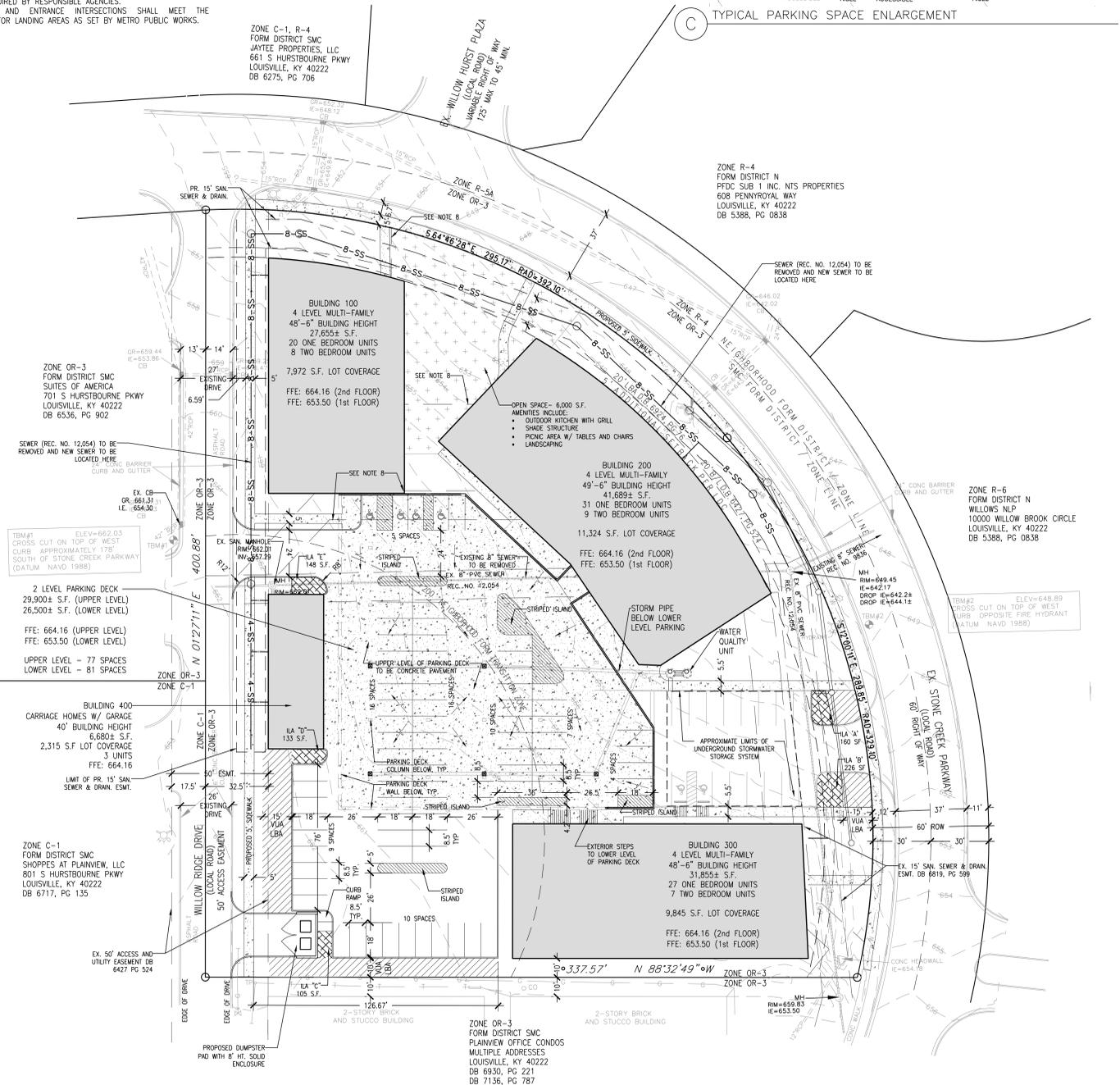
**CARMAN**  
 LANDSCAPE ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING

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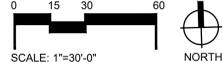
SHEET TITLE:  
**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**

SHEET NUMBER:

**DP1**  
 MSD WM#: 5587



A REVISOR DETAILED DISTRICT DEVELOPMENT PLAN



B LOWER LEVEL PARKING PLAN

