

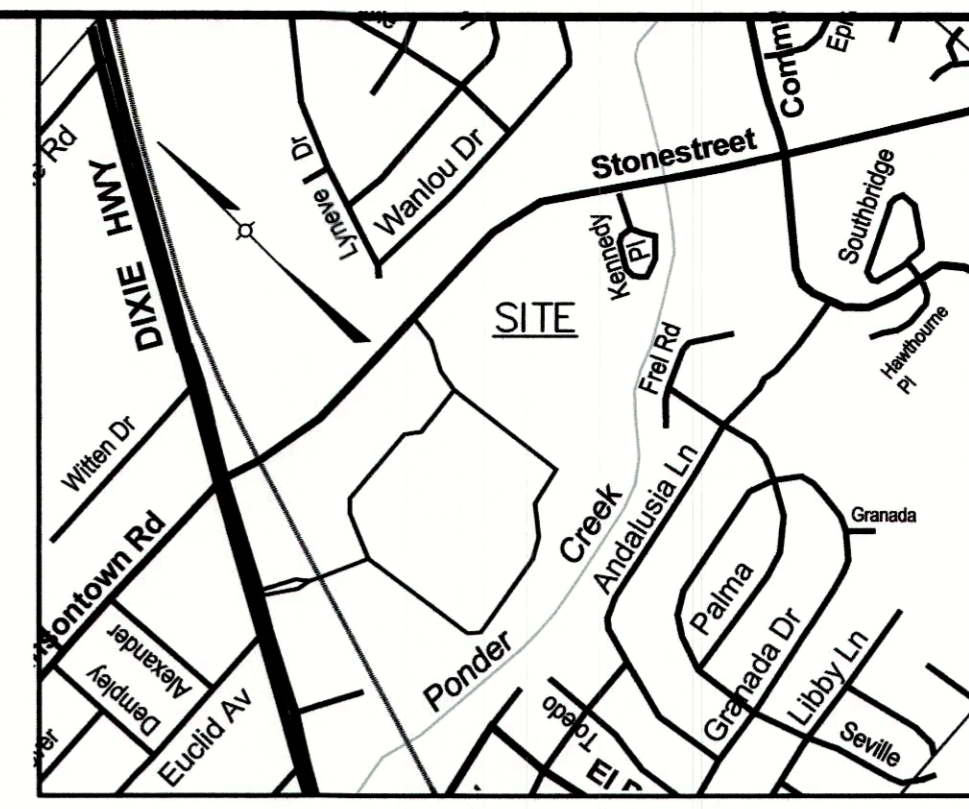
R4/N
Emerito, Stonecreek Lodge LLC
3131 Elliott Ave Ste 500
Seattle, WA 98121
D.B. 9305 PG. 0668

R4/N
Dorothy Yates & Nally Wand
130 Woodmore Ave
Louisville, KY 40214
D.B. 8662 PG. 0231

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Yates 4-17-17
Date: _____
Development Reviewer: _____
Date: _____
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R4/N
Christian Assembly Church
9020 Stonestreet Road
Louisville, KY 40272
D.B. 7197 PG. 0214

R7/N
Monticello Properties LLC
553 E Main St
Bowling Green, KY 42101
D.B. 10475 PG. 0444
DOCKET #09-007-90



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
TOTAL BUILDING AREA	= 71,980 SF
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)
DENSITY	= 13.1 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
PARKING REQUIRED	MIN. = 81 SP MAX. = 162 SP
1.5 SP / 54 UNITS MIN.	= 112 SPACES (INCLUDES 6 HC SPACES)
3 SP / 54 UNITS MAX.	= 47,865 S.F.
TOTAL PARKING PROVIDED	= 3,590 S.F.
TOTAL VEHICULAR USE AREA	= 3,992 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 15% (24,578 SF)
INTERIOR LANDSCAPE AREA PROVIDED	= 25% (40,325 SF)
OPEN SPACE REQUIRED	= (50% OF REQUIRED) - 12,289 SF
OPEN SPACE PROVIDED	= 16,000 SF
RECREATIONAL OPEN SPACE REQUIRED	= 5,400 SF
RECREATIONAL OPEN SPACE PROVIDED	= 3,000 SF
CLUBHOUSE	= 13,000 SF
PICNIC AREA	= 16,000 SF
TOTAL RECREATIONAL OPEN SPACE PROVIDED	= 5,400 SF
PRIVATE OPEN SPACE (54) 100 SF PATIOS	= 5,400 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Access easement to be recorded prior to construction plan approval.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 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.
- If the site has thru drainage an easement plan 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.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- 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.
- The Clubhouse must have an individual connections per MSD fats, oil and grease policy.

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.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16200078
APPROVAL DATE: _____
EXPIRATION DATE: _____
SIGNATURE OF PLANNING COMMISSION: _____
COMMISSION: _____
PLANNING

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
BY: *Dorothy Yates*
DATE: 4-17-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

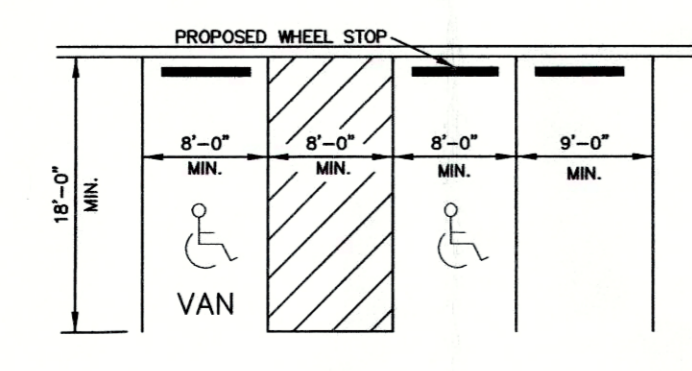
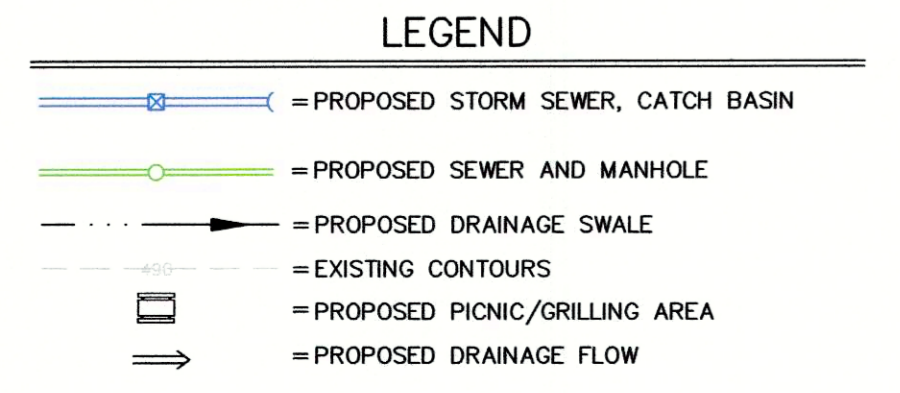
R5/R7/N
Christian Assembly Church of Louisville
9020 Stonestreet Road
Louisville, KY 40272
D.B. 8652 PG. 0862

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 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.

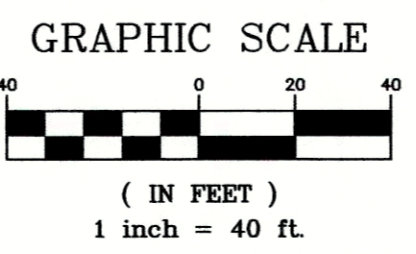
MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION



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 SUBLOT 0002
D.B. 8662, PG. 0231

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

REVISIONS

NO.	DATE	DESCRIPTION
1	4-13-17	remove water

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

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

LD&D
LAND DESIGN & DEVELOPMENT, INC.
502 WASHINGTON AVENUE SUITE 100
LOUISVILLE, KY 40202
PHONE: 502-444-9778
FAX: 502-444-9774
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
STONESTREET
DEVELOPER
GREENWOOD PROPERTIES
553 EAST MAIN STREET
BOWLING GREEN, KY 42101
APR 13 2017
DESIGN SERVICES

JOB NO. 16210
SHEET 1 OF 1