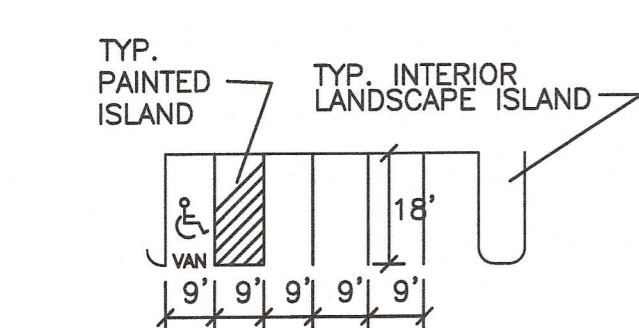


LEGEND

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

MSD NOTES:

1. 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 agencies.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
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 through drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. MSD Drainage Bond required prior to construction plan approval.
8. Increased Runoff volume to be compensated onsite below the FEMA floodplain at a ratio of 1.5 to 1. Volume to be calculated through the regional facility fee calculation.
9. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
10. All Retail shops must have individual connections per MSD's Fats, Oils, and Grease policy.



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. EPSC 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 SEEDDED 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 SEEDDED, 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

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 PLAN
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.

WAIVERS/VARIANCES REQUESTED:

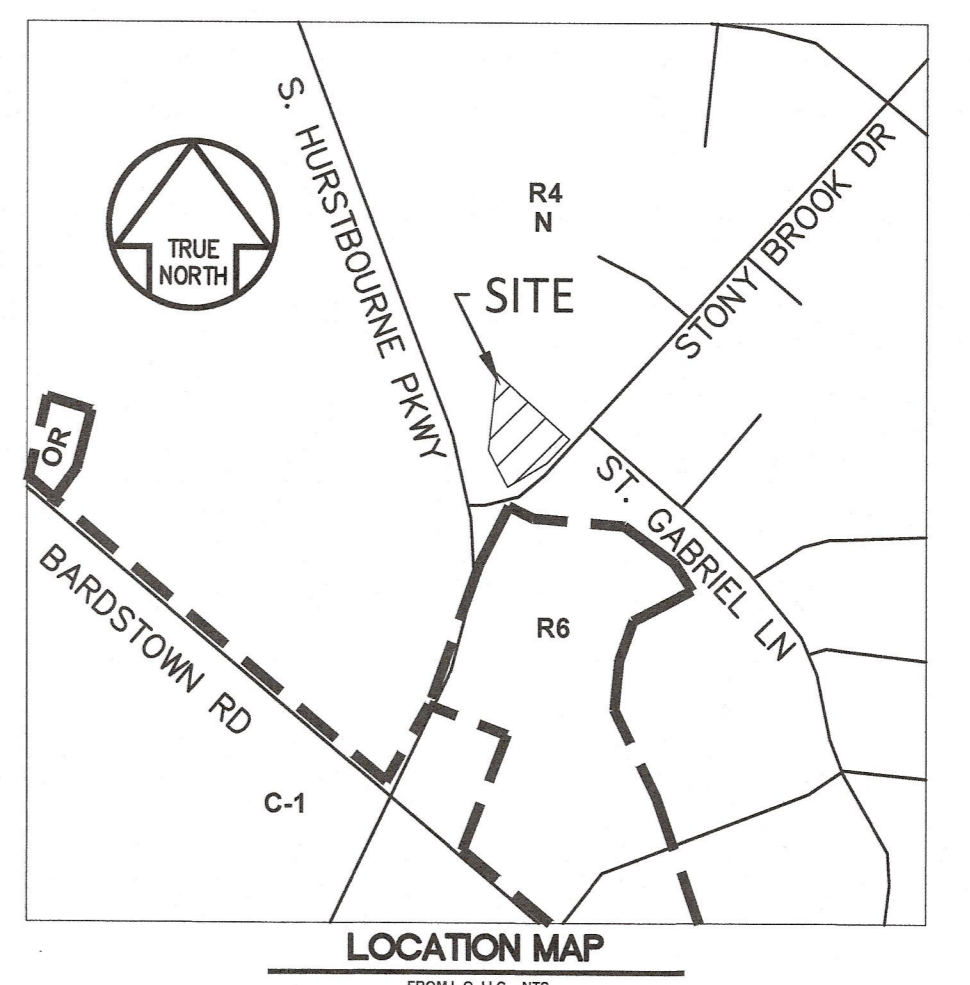
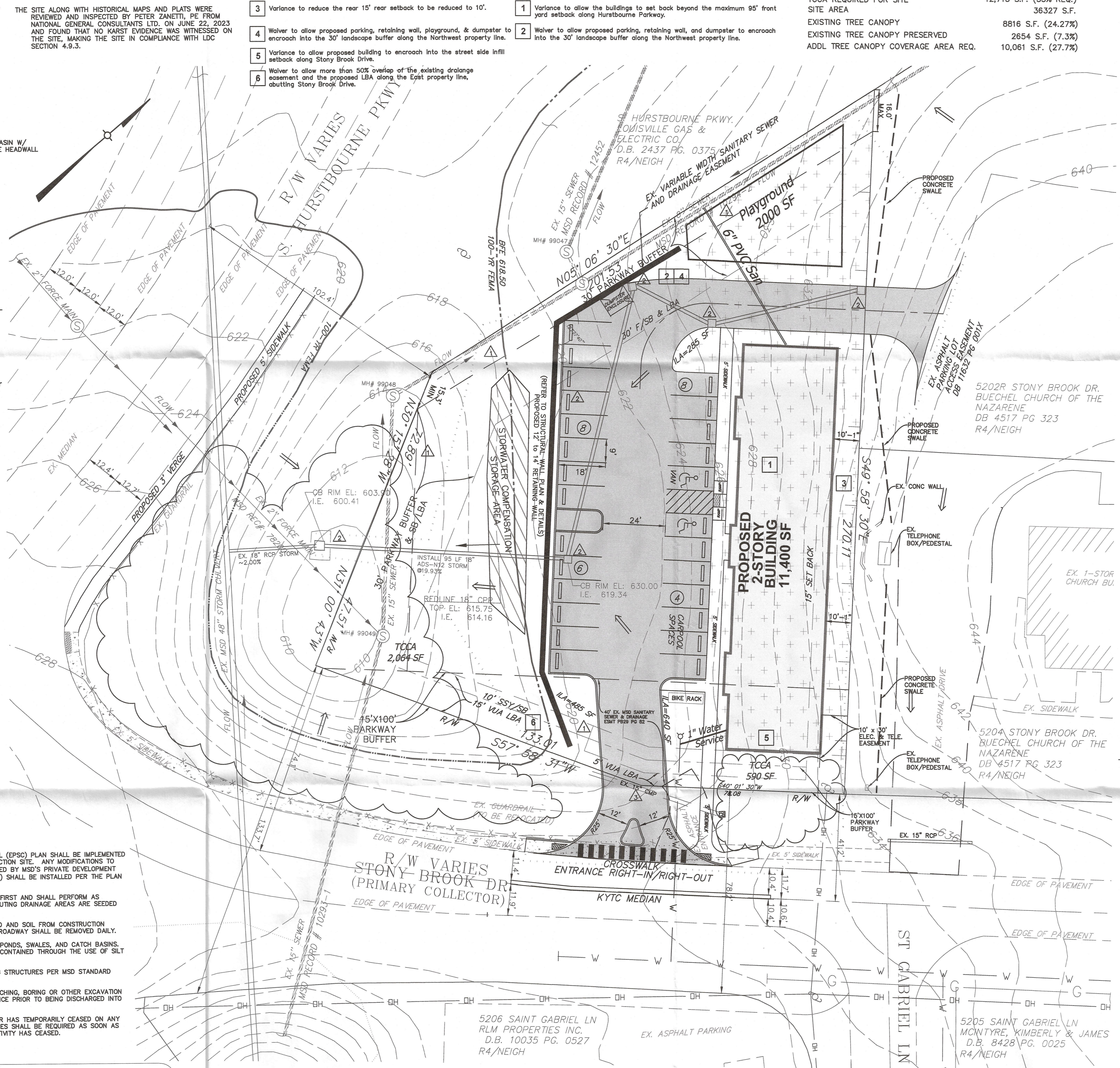
- 3 Variance to reduce the rear 15' rear setback to be reduced to 10'.
- 4 Waiver to allow proposed parking, retaining wall, playground, & dumpster to encroach into the 30' landscape buffer along the Northwest property line.
- 5 Variance to allow proposed building to encroach into the street side infill setback along Stony Brook Drive.
- 6 Waiver to allow more than 50% overlap of the existing drainage easement and the proposed LBA along the East property line, abutting Stony Brook Drive.

VARIANCES APPROVED 8-3-22:

- 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

TCCA REQUIRED FOR SITE	12,715 S.F. (35% REQ.)
SITE AREA	36327 S.F.
EXISTING TREE CANOPY	8816 S.F. (24.27%)
EXISTING TREE CANOPY PRESERVED	2654 S.F. (7.3%)
ADDL TREE CANOPY COVERAGE AREA REQ.	10,061 S.F. (27.7%)

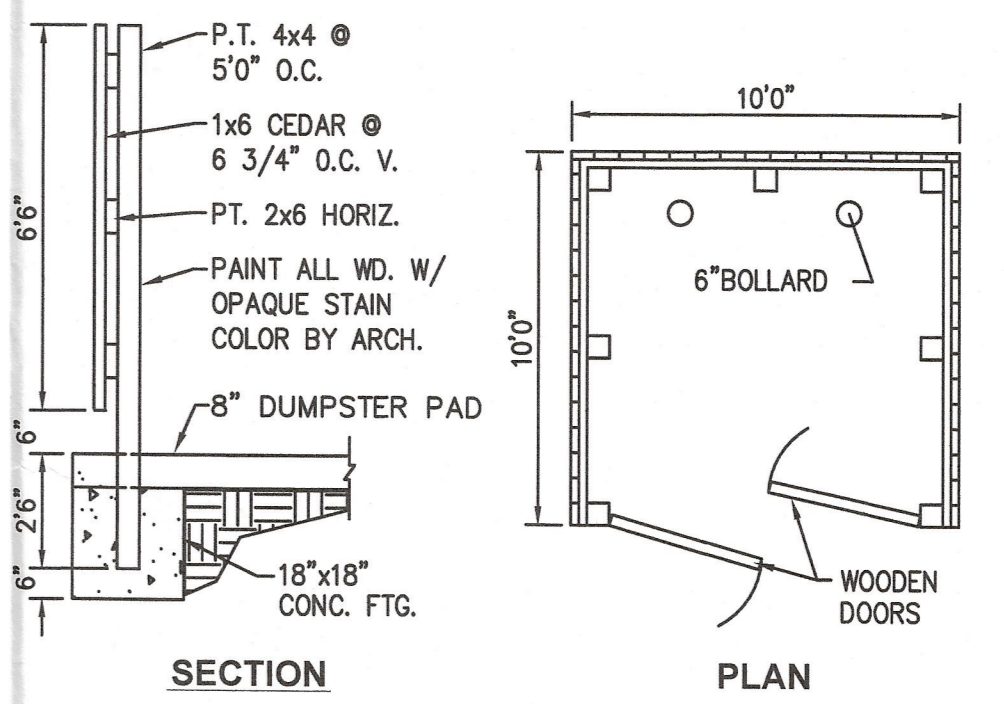


LOT SUMMARY (5206 STONY BROOK DR)

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

PARKING REQUIREMENTS

DAYCARE (11,400 SF)	1/EMP MIN.	2/EMP MAX.
(15 EMPLOYEES)	15 MIN.	30 MAX.
PARKING PROVIDED		26 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED		2 SPACES
*SHARED PARKING AGREEMENT PROVIDE IN DB 11568 PG 930		
BICYCLE PARKING REQUIRED/PROVIDED		3 SPACES
PROP. PARKING VUA		8,512 SF
PROP. PARKING ILA (5% = 426 SF)		PROVIDED 1,410 SF



DUMPER SCREENING DETAIL

GENERAL NOTES

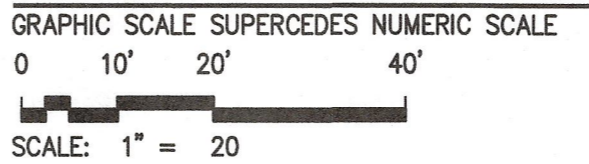
1. "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN 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 LOGIC 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. 18" KYTC MEDIAN BARRIER REQUIRED INCLUDING NARROW "KEEP RIGHT SIGNAGE".

MSD STANDARD EROSION CONTROLS RECEIVED AUG 22 2024

	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE

PLANNING & DESIGN SERVICES

SITE PLAN



REVISIONS

Date	Description	By
4/23	AGENCY COMMENTS	CC
6/23	AGENCY COMMENTS	CC
7/23	AGENCY COMMENTS	CC

BlueStone Engineers, PLLC
 4350 Brownsboro Road, Suite 110
 Louisville, Kentucky 40207
 (502) 292-9288
 info@bluestoneengineers.com

OWNER: STONY BROOK DRIVE, LLC
 4397 PROGRESS BLVD
 LOUISVILLE, KENTUCKY 40218

DEVELOPER: PROPERTY SERVICES GROUP, LLC
 PO BOX 6895
 LOUISVILLE, KY 40255

SIGNATURE _____
 DATE _____

TITLE: STONY BROOK DAYCARE
 REVISED DETAILED DISTRICT DEVELOPMENT PLAN

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

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SHEET NO. 1 OF 1

DATE: 03-14-23

DRAWN BY: ACW CHECKED BY: CTC

23-DDP-0020