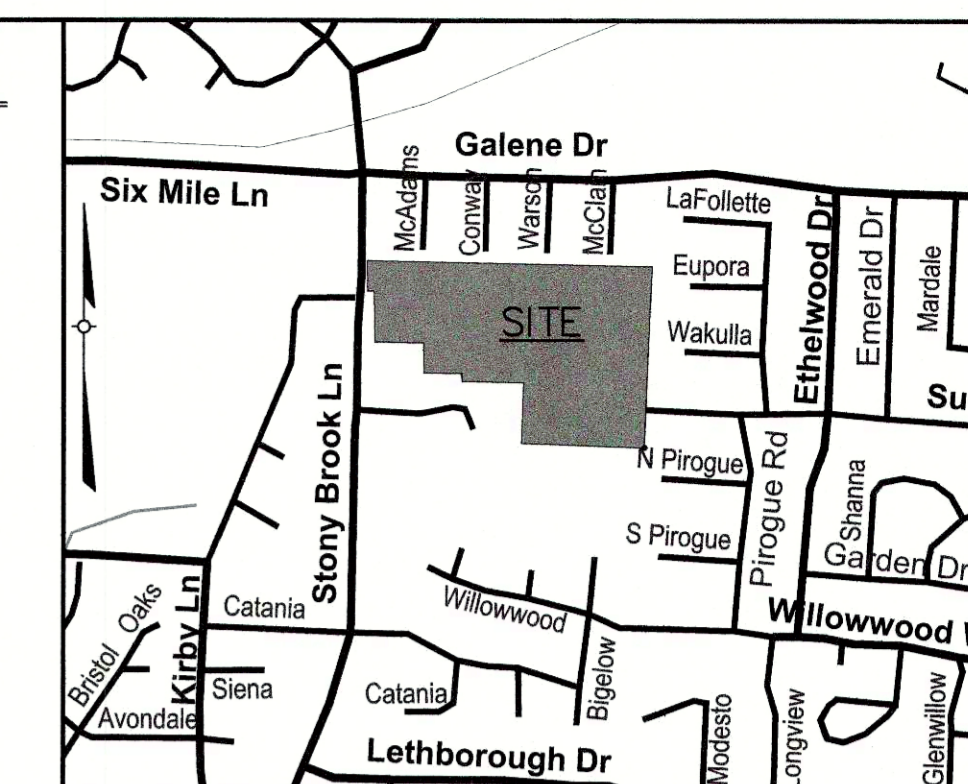


**PROJECT DATA**

TOTAL SITE AREA = 18.0± Ac.  
 TOTAL AREA OF R/W = 3.8± Ac.  
 NET SITE AREA = 14.2± Ac.  
 EXISTING ZONING = R-4  
 FORM DISTRICT = NEIGHBORHOOD  
 PROPOSED ZONING = R-5  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL  
 TOTAL # OF LOTS = 61 LOTS  
 TOTAL AREA OF LOTS = 10.8± Ac.  
 NET DENSITY = 4.3 DU/Ac. (7.26 DU/Ac. MAX.)  
 GROSS DENSITY = 3.4 DU/Ac. (7.26 DU/Ac. MAX.)  
 OPEN SPACE PROVIDED = 140,155± S.F. (3.2± Ac.)

**R-5 STANDARDS:**

MINIMUM LOT AREA = 6,000 SF  
 MINIMUM LOT WIDTH = 50 FT.  
 MINIMUM FRONT YARD SETBACK = 25 FT.  
 MINIMUM STREET SIDE YARD SETBACK = 25 FT.  
 MINIMUM SIDE YARD (EACH SIDE) = 5 FT.  
 MINIMUM REAR YARD SETBACK = 25 FT.  
 MAXIMUM BUILDING HEIGHT = 35 FT.



**LOCATION MAP**  
NOT TO SCALE

**NOTES**

- GENERAL**
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
  - Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
  - All open space lots are non-buildable and will be recorded as open space and utility easements.
  - Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
  - Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

**SEWER & DRAINAGE**

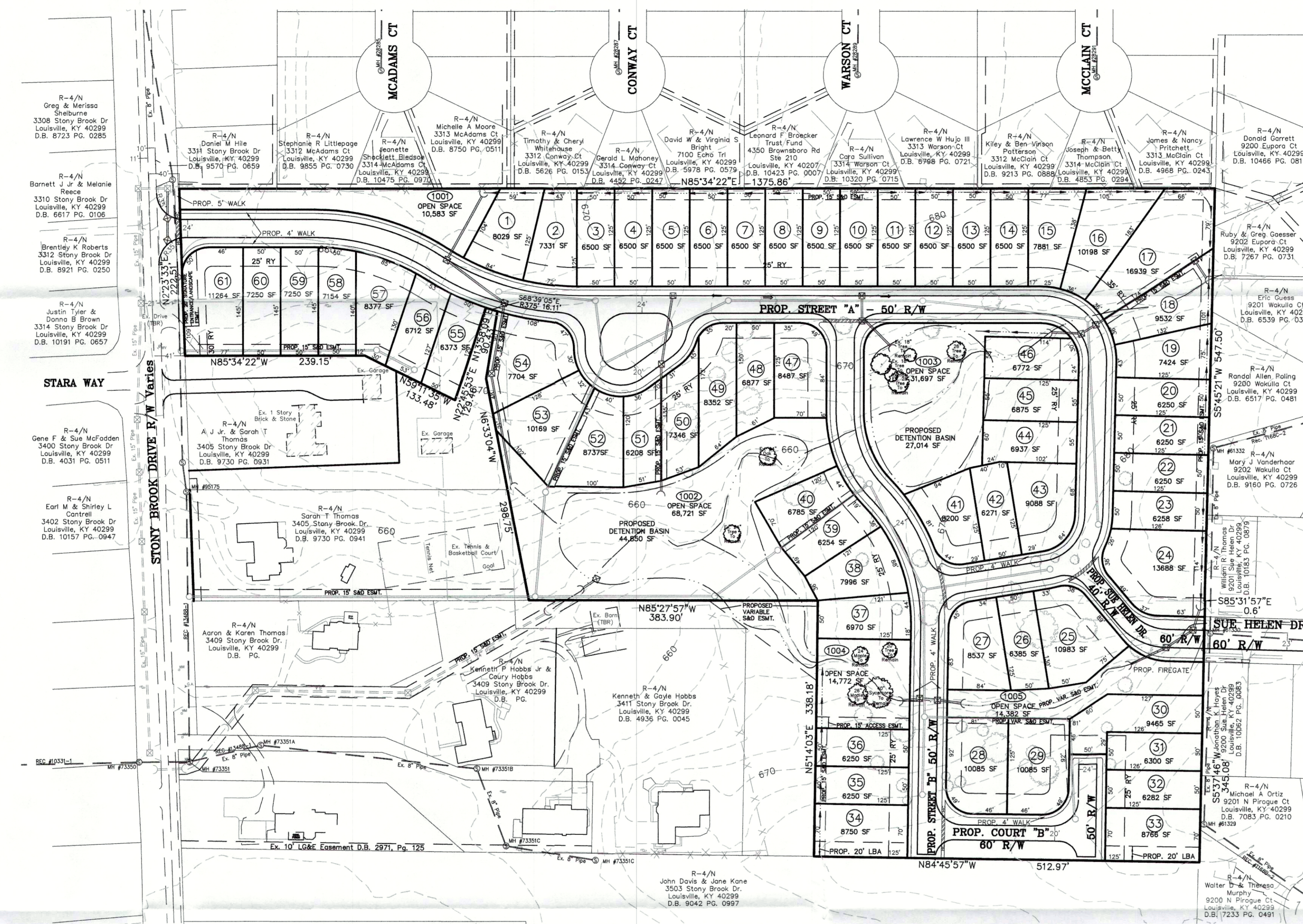
- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided. Due to down stream flood issues this site shall reduce proposed 100 year peak flow to 50% of the existing 100 Year Peak Flows.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0063 C dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" will be submitted to MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- 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.
- TV inspection may be required prior to MSD construction approval of the existing outfall pipe system to ensure the system is up to MSD standards. Modifications may be required.
- A down stream capacity facility request was submitted on September 26th, 2016.
- MSD drainage bond required prior to construction plan approval.

**STREETS & SIDEWALKS**

- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Street trees are required along Stony Brook Drive. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Stony Brook Drive Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- The approved erosion prevention and sediment control (EPPC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPPC plan must be reviewed and approved by MSD's private development review office. EPPC 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 tree 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.



**DETENTION BASIN CALCULATIONS**

REQUIRED TO REDUCE 100 YEAR TO 50% OF EXISTING 100 YEAR PEAK FLOW  
 $X = \frac{A \cdot C^R}{12}$   
 EXISTING  $C^R = 0.23$  TO BE REDUCED BY 50%  $(0.23/2) = (0.115)$   
 $\Delta C = 0.50 - 0.115 = 0.385$   
 $A = 18.0$  Ac.  
 $R = 2.8$  INCHES  
 $X = (0.385)(18.0)(2.8)/12 = 1.63$  AC.-FT.  
 REQUIRED  $X = 71,003$  CU.FT.  
 PROVIDED BASIN 1 = 44,850 SF @ APPROX. 2 FT. DEPTH = 89,700 CU. FT.  
 PROVIDED BASIN 2 = 27,014 SF @ APPROX. 1 FT. DEPTH = 27,014 CU. FT.  
 TOTAL BASIN PROVIDED = 116,714 CU. FT.  
 TOTAL = 116,714 CU.FT. > 71,003 CU.FT.

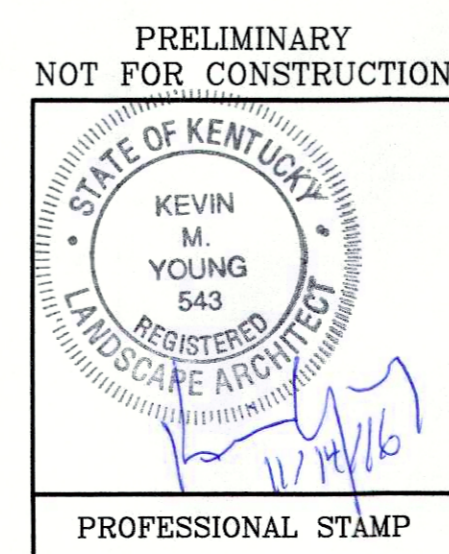
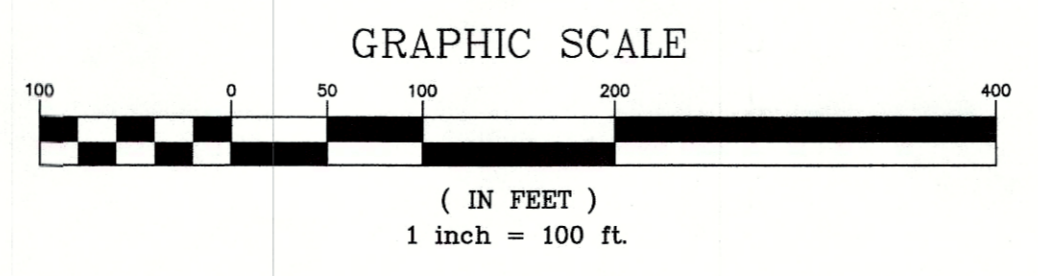
**TREE CANOPY CALCULATIONS (CLASS C)**

TOTAL SITE AREA = 782,948 S.F.  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (156,590 S.F.)  
 EXISTING TREE CANOPY COVERAGE = 73% (573,961 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 2% (14,400 S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 18% (142,560 S.F.)  
 TOTAL TREE CANOPY TO BE PROVIDED = 20% (156,960 S.F.)

**LEGEND**

- = PROPOSED STORM SEWER, CATCH BASIN AND HEADWALL
- = PROPOSED SEWER AND MANHOLE
- ▲— = PROPOSED DRAINAGE SWALE

| REVISIONS |          |                      |     |
|-----------|----------|----------------------|-----|
| NO.       | DATE     | DESCRIPTION          | BY  |
| 1         | 9-26-16  | PER AGENCY COMMENTS  | KMY |
| 2         | 10-17-16 | PER AGENCY COMMENTS  | KMY |
| 3         | 11-14-16 | SUE HELEN CONNECTION | KMY |



DEVELOPER/OWNER:  
 A. THOMAS CONSULTING LLC  
 P.O. BOX 99037  
 LOUISVILLE, KY 40269

SITE ADDRESS:  
 STONY BROOK DRIVE  
 TAX BLOCK 0045, LOT 0927  
 D.B. 9999, PG. 0613

OWNER:  
 A J JR & SARAH T THOMAS  
 3405 STONY BROOK DRIVE  
 LOUISVILLE, KY 40299

SITE ADDRESS:  
 3403 STONY BROOK DRIVE  
 TAX BLOCK 0045, LOT 0925  
 D.B. 9730, PG. 0931

CASE: 16ZONE1032  
 COUNCIL DISTRICT - 11  
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN

PREPARED BY:  
 LAND DESIGN & DEVELOPMENT, INC.  
 503 WASHURN AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40222  
 PHONE: (502) 426-9374  
 FAX: (502) 426-9375

JOB: 08062  
 MSD WM# 10866  
 DATE: 09/2/16

**THOMAS STATION SUBDIVISION**  
 PRELIMINARY SUBDIVISION PLAN

NOV 14 2016

16ZONE1032