PRELIMINARY APPROVAL Condition of Approval: LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

TOTAL SITE AREA TOTAL AREA OF R/W NET SITE AREA EXISTING ZONING FORM DISTRICT PROPOSED ZONING EXISTING USE PROPOSED USE TOTAL # OF LOTS TOTAL AREA OF LOTS NET DENSITY

OPEN SPACE PROVIDED

GROSS DENSITY

PROJECT DATA

 $= 18.0 \pm Ac.$ $= 3.8 \pm Ac.$ $= 14.2 \pm Ac.$ = R - 4

= NEIGHBORHOOD = R - 5

= SINGLE FAMILY RESIDENTIAL = SINGLE FAMILY RESIDENTIAL = 61 LOTS

= 3.4 DU/Ac. (7.26 DU/Ac. MAX.)

 $= 10.8 \pm Ac.$ $= 4.3 \, \text{DU/Ac.} \, (7.26 \, \text{DU/Ac.} \, \text{MAX.})$

 $= 140,155 \pm S.F. (3.2 \pm Ac.)$

R-5 STANDARDS: MINIMUM LOT AREA = 6,000 SFMINIMUM 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.

NOTES

GENERAL

= 35 FT.

lots than originally approved by the planning commission.

emissions form reaching existing roads and neighboring properties.

4. A "Request for Sanitary Sewer Capacity" will be submitted to MSD.

10. MSD drainage bond required prior to construction plan approval.

3. Street grades shall not be less than 1% (Min.) or 10% (max.).

6. Verges shall be provided as required by Metro Public Works.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

roadways. Soil tracked onto the roadway shall be removed daily.

construction until the contributing drainage areas are seeded and stabilized.

seeded, mulched, and adequately contained through the use of silt fence.

basin. All storm drainage shall conform to MSD standard specifications.

THOMAS STATION SUBDIVISION

PRELIMINARY SUBDIVION PLAN

land-disturbing activity on the construction site.

calender days after the activity has ceased.

activities shall be permitted within the fenced area.

Final location will be determined during construction approval process.

5. All proposed sewer and drain easements shall be 15' unless otherwise indicated.

ensure the system is up to MSD standards. Modifications may be required. 9. A down stream capacity facility request was submitted on September 26th, 2016.

information was taken from deeds.

required by appropriate agencies.

the existing 100 Year Peak Flows

STREETS & SIDEWALKS

damages caused by construction traffic.

be in place at time of bond release.

property owner's approval.

Development Code.

3. Sewers by L. E. and subject to all applicable fees.

SEWER & DRAINAGE

MAXIMUM BUILDING HEIGHT

OWNER: LOUISVILLE, KY 40299

3405 STONY BROOK DRIVE SITE ADDRESS:

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

LOUISVILLE, KENTUCKY 40222 PHONE: (502) 426-9374 FAX: (502) 426-9375 JOB: 08062 MSD WM# 10866 FIRE PROTECTION DISTRICT - JEFFERSONTOWN DATE: 09/2/16

Galene Dr

LOCATION MAP NOT TO SCALE

Wakulla

Six Mile Ln

1. No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of

2. Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading

3. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the

6. Compatible on—site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise

7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate

8. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance.

1. Runoff from this development must be conveyed to an adequate public outlet. On—site detention will be

2. No portion of the site is located in a floodplain per FIRM map 21111 C 0063 C dated December 5, 2006.

6. The Louisville Water Company will determine the width of their easement prior to construction plan

7. 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. 8. TV inspection may be required prior to MSD construction approval of the existing outfall pipe system to

1. All roads within the development shall have curb and gutters, Cul—de—sacs shall have a pavement width of

2. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land

4. 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. 5. A Bond & Encroachment Permit is required by Metro Public Works for all work within the Stony Brook Drive

7. 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

8. All street name signs shall conform with the MUTCD requirements and shall be installed prior to the

10. 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. 11. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any

3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during

4. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public

All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be

. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site,

temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14

8. 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

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

9. Construction fencing shall be erected prior to any construction or grading activities preventing

2. Any modifications to the approval 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.

20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot

Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to

recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall

9. 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

provided. Due to down stream flood issues this site shall reduce proposed 100 year peak flow to 50% of

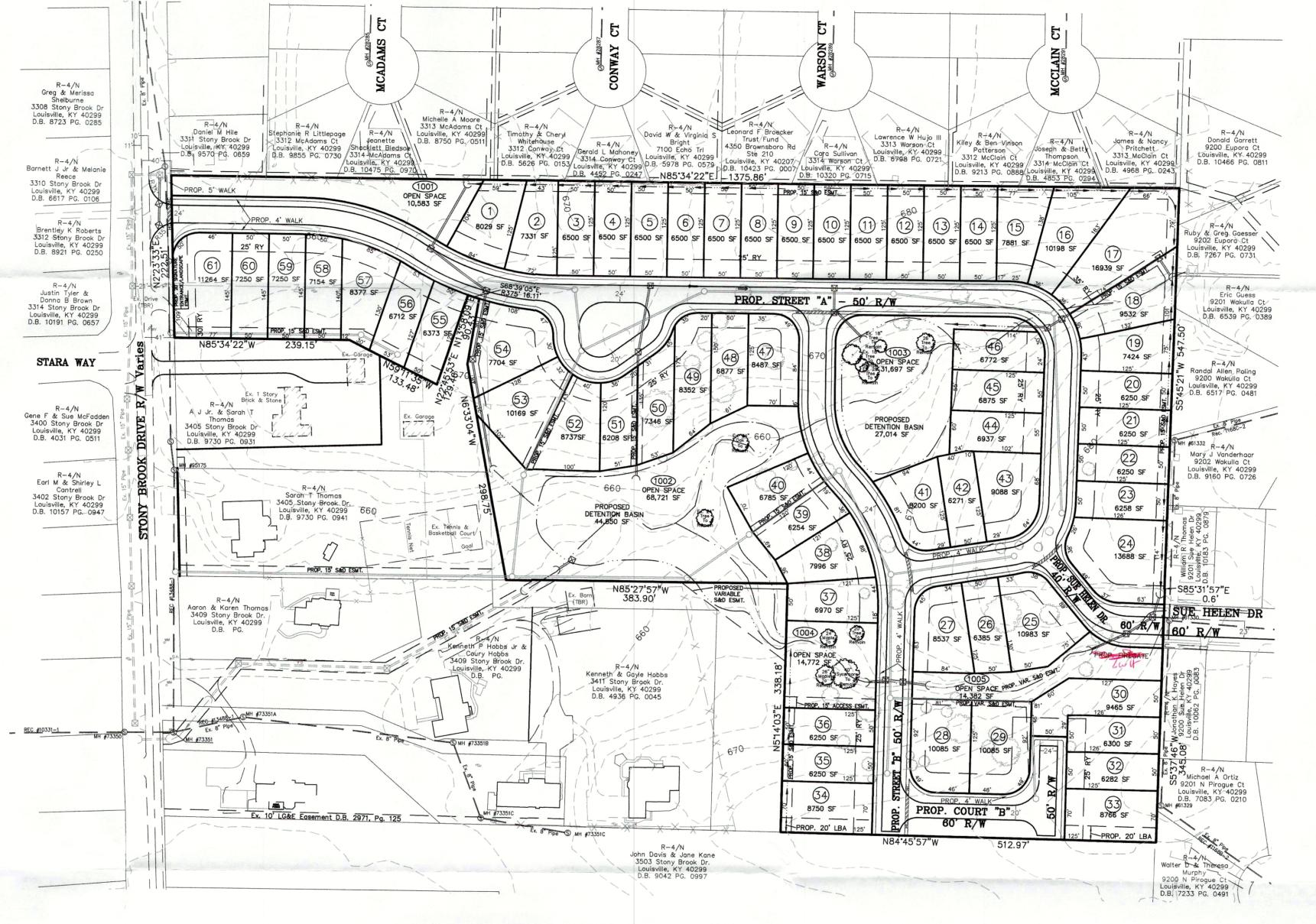
material storage, or construction activities shall be permitted within the fenced area.

4. All open space lots are non-buildable and will be recorded as open space and utility easements.

5. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary

Metropolitan Sewer District and USDA Soil Conservation Service recommendations.

or construction activities. The fencing is to remain in place until all construction is completed. No parking,



DETENTION BASIN CALCULATIONS

REQUIRED TO REDUCE 100 YEAR TO 50% OF EXISTING 100 YEAR PEAK FLOW

 $X = \Delta CRA/12$ EXISTING "C" = 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

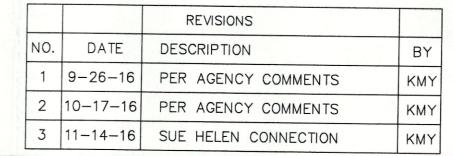
= 782,948 S.F. TOTAL TREE CANOPY AREA REQUIRED = 20% (156,590 S.F.)

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 257 (195,757)

= PROPOSED STORM SEWER, CATCH BASIN AND = PROPOSED SEWER AND MANHOLE

= PROPOSED DRAINAGE SWALE



16-20-16 Reising TCPA Remote Fine Link

GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.

OF KENT KEVIN YOUNG 543 PROFESSIONAL STAMP

PRELIMINARY

NOT FOR CONSTRUCTION

Sidewalks shall be provided on

stub road, which may require

both sides of Street "B" because of

the future possible extension of the

sidewalks on both sides if over 20

DEVELOPER/OWNER: THOMAS CONSULTING LLC A J JR & SARAH T THOMAS P.O. BOX 99037 LOUISVILLE, KY 40269

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

CASE: 16ZONE1032 COUNCIL DISTRICT - 11

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101

11070NF1037