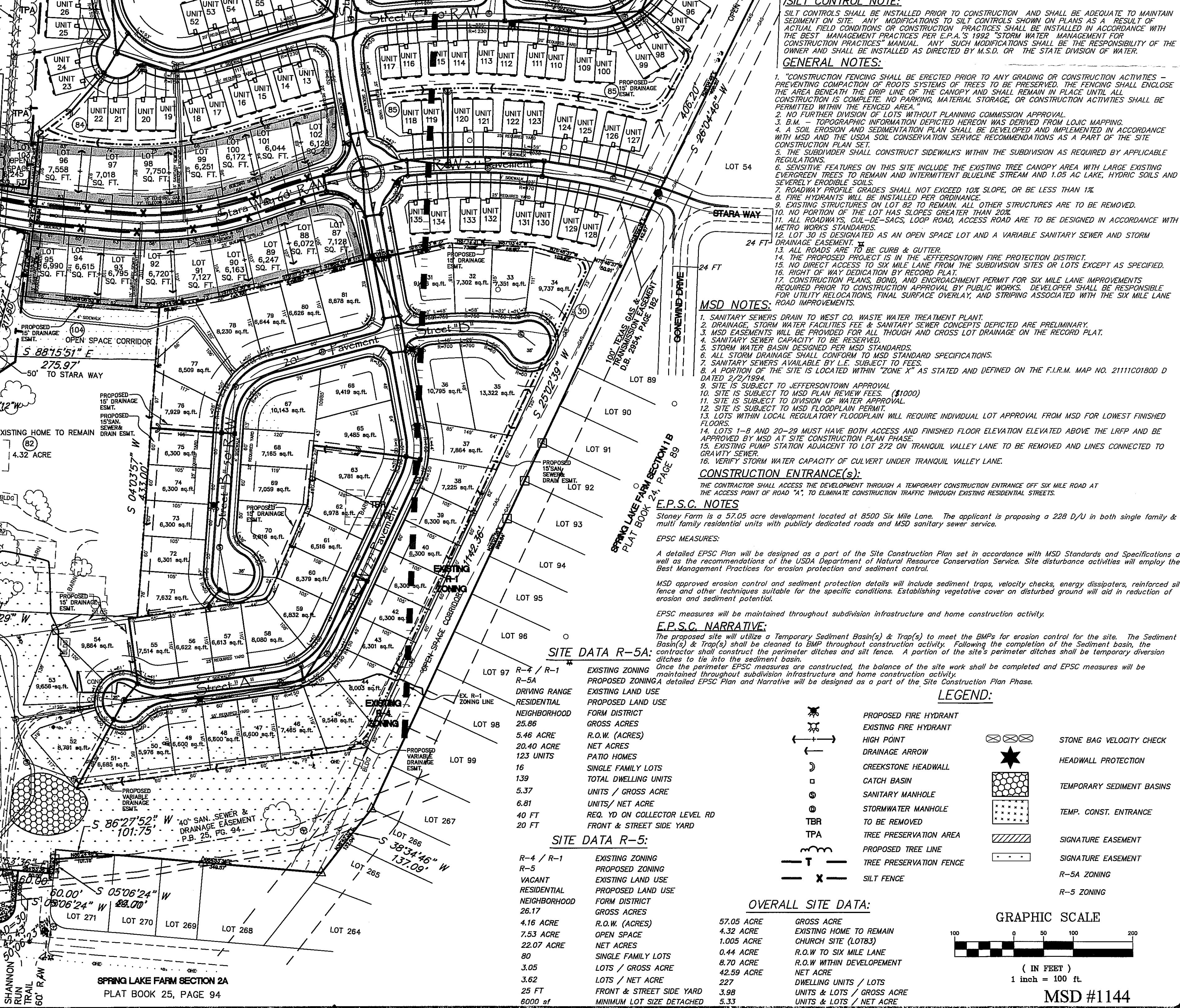
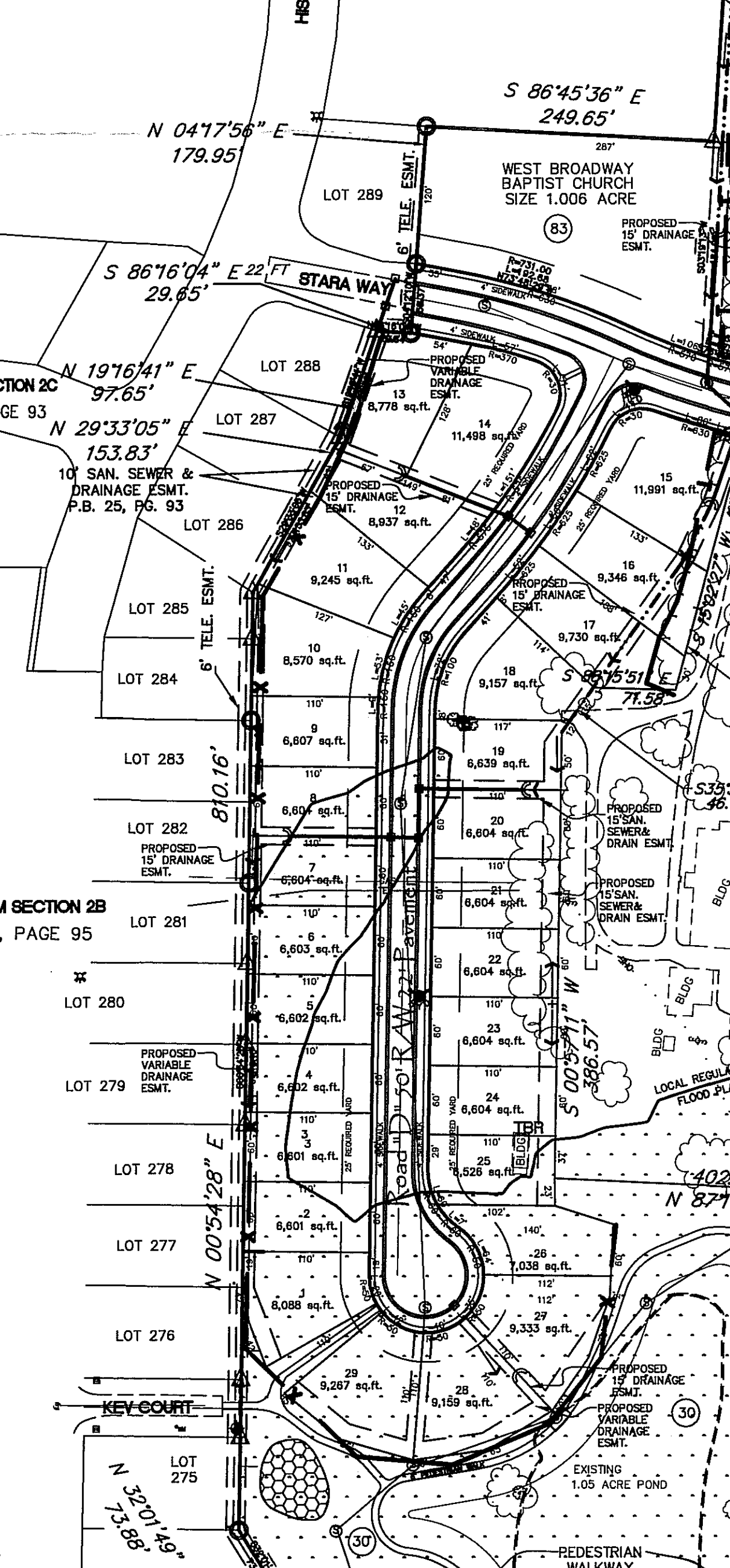


**LOCATION MAP**  
JEFFERSON COUNTY  
KENTUCKY  
NO SCALE

**Adjoining Property Owners:**

- 1849 Lot 83 Cooper, Kenneth & Treva
- 1849 Lot 91 Ochsner, Kevin & Jennifer
- 1849 Lot 99 Starnack, Matthew & June
- 1849 Lot 80 Starnack, Matthew & June
- 1837 Lot 26 Starnack, George & Karen
- 1858 Lot 6 Wharton, Augustus & Gloria
- 1845 Lot 711 Durritt, Gerald
- 1857 Lot 289 Norman, F. Riggs & Linda Sims
- 1849 Lot 99 Wharton, Augustus & Gloria
- 1849 Lot 96 Gatwood, Jan & Joyce
- 1845 Lot 602 West Broadway Baptist Church
- 1849 Lot 92 Newton, Harold & Janet
- 1849 Lot 89 Wharton, Augustus & Gloria
- 1837 Lot 29 Wharton, Augustus & Gloria
- 1857 Lot 5 Wharton, Augustus & Gloria
- 1845 Lot 1 Wharton, Augustus & Gloria
- 1857 Lot 269 Norman, F. Riggs & Linda Sims
- 1857 Lot 266 Quince, Hayden
- 1849 Lot 98 Wharton, Augustus & Gloria
- 1849 Lot 95 Wharton, Augustus & Gloria
- 1857 Lot 289 Wharton, Augustus & Gloria
- 1857 Lot 275 Knight, Donald Martha
- 1857 Lot 272 Williams, Kenneth & Patricia
- 1849 Lot 91 Ochsner, Kevin & Jennifer
- 1849 Lot 54 White, James & Cheryl
- 1837 Lot 26 Starnack, George & Karen
- 1858 Lot 4 Wharton, Augustus & Gloria
- 1845 Lot 711 Durritt, Gerald
- 1857 Lot 289 Norman, F. Riggs & Linda Sims
- 1849 Lot 99 Wharton, Augustus & Gloria
- 1849 Lot 96 Gatwood, Jan & Joyce
- 1845 Lot 602 West Broadway Baptist Church
- 1849 Lot 92 Newton, Harold & Janet
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- 1845 Lot 1 Wharton, Augustus & Gloria
- 1857 Lot 269 Norman, F. Riggs & Linda Sims
- 1857 Lot 266 Quince, Hayden
- 1849 Lot 98 Wharton, Augustus & Gloria
- 1849 Lot 95 Wharton, Augustus & Gloria
- 1857 Lot 289 Wharton, Augustus & Gloria
- 1857 Lot 275 Knight, Donald Martha
- 1857 Lot 272 Williams, Kenneth & Patricia



**UTILITY PROTECTION NOTE:**  
THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT 1-800-752-6007 PRIOR TO ANY CONSTRUCTION ACTIVITY. REQUESTS FOR UTILITY INFORMATION SHOULD BE MADE 48 HOURS IN ADVANCE OF INITIATING THE WORK. THIS TELEPHONE NUMBER HAS BEEN ESTABLISHED TO PROVIDE RECORDS AS SET OUT IN THE SPECIFICATIONS, PLANS AND/OR SPECIAL PROVISIONS. UTILITIES ARE SHOWN ON THE PLANS FOR DESIGN PURPOSES ONLY TO BE CONSIDERED A GENERAL REPRESENTATION OF INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES AND DO NOT CONSTITUTE THE RESULTS OF FIELD LOCATION BY BTM INC. OR THE OWNER. THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES THE OWNER, DESIGNER AND BTM INC. FROM ANY AND ALL LIABILITIES RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCROACHMENT WITH ANY AND ALL EXISTING UTILITIES.

**SILT CONTROL NOTE:**  
SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES PER E.P.A.'S 1992 "STORM WATER MANAGEMENT FOR CONSTRUCTION PRACTICES" MANUAL. ANY SUCH MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE INSTALLED AS DIRECTED BY M.S.D. OR THE STATE DIVISION OF WATER.

**GENERAL NOTES:**  
1. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING OF ROOTS SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BEHIND THE CURB AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.  
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.  
3. I.M. - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOIC MAPPING.  
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE US EPA AND THE USDOA'S SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF THE SITE CONSTRUCTION PLAN SET.  
5. THE SUBDIVIDER SHALL CONSTRUCT SIDEWALKS WITHIN THE SUBDIVISION AS REQUIRED BY APPLICABLE REGULATORY ORDINANCES.  
6. SENSITIVE FEATURES ON THIS SITE INCLUDE THE EXISTING TREE CANOPY AREA WITH LARGE EXISTING EVERGREEN TREES TO REMAIN AND INTERMITTENT BLUELINE STREAM AND 1.05 AC LAKE, HYDRIC SOILS AND SEVERELY ERODIBLE SOILS.  
7. ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.  
8. FIRE HYDRANTS WILL BE INSTALLED PER ORDINANCE.  
9. EXISTING STRUCTURES ON LOT 89 TO REMAIN. ALL OTHER STRUCTURES ARE TO BE REMOVED.  
10. NO PORTION OF THE LOT HAS SLOPES GREATER THAN 20%.  
11. ALL ROADWAYS: CUL-DE-SACS, LOOP ROAD, ACCESS ROAD ARE TO BE DESIGNED IN ACCORDANCE WITH LOCAL REGULATIONS.  
12. LOT 30 IS DESIGNATED AS AN OPEN SPACE LOT AND A VARIABLE SANITARY SEWER AND STORM DRAINAGE EASEMENT.  
13. ALL ROADS ARE TO BE CURB & GUTTER.  
14. THE PROPOSED PROJECT IS IN THE JEFFERSONTOWN FIRE PROTECTION DISTRICT.  
15. NO DIRECT ACCESS TO SIX MILE LANE FROM THE SUBDIVISION SITES OR LOTS EXCEPT AS SPECIFIED.  
16. RIGHT OF WAY DEDICATION BY RECORD PLAN.  
17. CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT FOR SIX MILE LANE IMPROVEMENTS REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, AND STRIPPING ASSOCIATED WITH THE SIX MILE LANE ROAD IMPROVEMENTS.

**M.S.D. NOTES:**  
1. SANITARY SEWERS DRAIN TO WEST CO. WASTE WATER TREATMENT PLANT.  
2. DRAINAGE, STORM WATER FACILITIES FEE & SANITARY SEWER CONCEPTS DEPICTED ARE PRELIMINARY.  
3. M.S.D. EASEMENTS WILL BE PROVIDED FOR ALL THOUGH AND CROSS LOT DRAINAGE ON THE RECORD PLAN.  
4. SANITARY SEWER CAPACITY TO BE PRESERVED.  
5. STORM WATER BASIN DESIGNED PER M.S.D. STANDARDS.  
6. ALL STORM DRAINAGE SHALL CONFORM TO M.S.D. STANDARD SPECIFICATIONS.  
7. SANITARY SEWERS AVAILABLE BY E.L. SUBJECT TO FEES.  
8. A PORTION OF THE SITE IS LOCATED WITHIN ZONE X, AS STATED AND DEFINED ON THE F.I.R.M. MAP NO. 21111C01000 D DATED 2/2/1994.  
9. SITE IS SUBJECT TO JEFFERSONTOWN APPROVAL.  
10. SITE IS SUBJECT TO M.S.D. PLAN REVIEW FEES. (\$1000)  
11. SITE IS SUBJECT TO DIVISION OF WATER APPROVAL.  
12. SITE IS SUBJECT TO M.S.D. FLOODPLAIN PERMIT.  
13. LOTS WITHIN LOCAL RESIDENTIAL FLOODPLAIN WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM MSD FOR LOWEST FINISHED FLOORS.  
14. LOTS 1-8 AND 20-29 MUST HAVE BOTH ACCESS AND FINISHED FLOOR ELEVATION ELEVATED ABOVE THE LRFP AND BE APPROVED BY MSD AT SITE CONSTRUCTION PLAN PERMIT.  
15. EXISTING PUMP STATION ADJACENT TO LOT 272 ON TRANQUIL VALLEY LANE TO BE REMOVED AND LINES CONNECTED TO GRAVITY SEWER.  
16. VERIFY STORM WATER CAPACITY OF CULVERT UNDER TRANQUIL VALLEY LANE.

**CONSTRUCTION ENTRANCE(S):**  
THE CONTRACTOR SHALL ACCESS THE DEVELOPMENT THROUGH A TEMPORARY CONSTRUCTION ENTRANCE OFF SIX MILE ROAD AT THE ACCESS POINT OF ROAD "A", TO ELIMINATE CONSTRUCTION TRAFFIC THROUGH EXISTING RESIDENTIAL STREETS.

**E.P.S.C. NOTES**  
Stoney Farm is a 57.05 acre development located at 8500 Six Mile Lane. The applicant is proposing a 228 D/U in both single family & multi family residential units with publicly dedicated roads and MSD sanitary sewer service.  
**E.P.S.C. MEASURES:**  
A detailed E.P.S.C. Plan will be designed as a part of the Site Construction Plan set in accordance with MSD Standards and Specifications as well as the recommendations of the USDA Department of Natural Resource Conservation Service. Site disturbance activities will employ the Best Management Practices for erosion protection and sediment control.  
MSD approved erosion control and sediment protection details will include sediment traps, velocity checks, energy dissipaters, reinforced silt fence and other techniques suitable for the specific conditions. Establishing vegetative cover on disturbed ground will aid in reduction of erosion and sediment potential.  
E.P.S.C. measures will be maintained throughout subdivision infrastructure and home construction activity.

**E.P.S.C. NARRATIVE:**  
The proposed site will utilize a Temporary Sediment Basin(s) & Trap(s) to meet the BMPs for erosion control for the site. The Sediment Basin(s) & Trap(s) shall be cleaned to BMP through construction activity. Following the completion of the Sediment basin, the contractor shall construct the perimeter ditch and a portion of the site's perimeter ditches shall be temporary diversion ditches to tie into the sediment basin.  
Once the perimeter E.P.S.C. measures are constructed, the balance of the site work shall be completed and E.P.S.C. measures will be maintained throughout subdivision infrastructure and home construction activity.

**LEGEND:**

PROPOSED FIRE HYDRANT	STONE BAG VELOCITY CHECK
EXISTING FIRE HYDRANT	HEADWALL PROTECTION
HIGH POINT	TEMPORARY SEDIMENT BASINS
DRAINAGE ARROW	SANITARY MANHOLE
CREEKSTONE HEADWALL	STORMWATER MANHOLE
CATCH BASIN	TEMP. CONST. ENTRANCE
TREE PRESERVATION AREA	SIGNATURE EASEMENT
TREE PRESERVATION FENCE	SIGNATURE EASEMENT
SILT FENCE	R-5 ZONING

**OVERALL SITE DATA:**

EXISTING ZONING	R-4 / R-1
PROPOSED ZONING	R-5
EXISTING LAND USE	RESIDENTIAL NEIGHBORHOOD
PROPOSED LAND USE	FORM DISTRICT GROSS ACRES
FORM DISTRICT	25.86
GROSS ACRES	5.48 ACRES
R.O.W. (ACRES)	20.40 ACRES
NET ACRES	123 UNITS
PATIO HOMES	16
SINGLE FAMILY LOTS	139
TOTAL DWELLING UNITS	5.37
UNITS / GROSS ACRE	43
UNITS / NET ACRE	6.37
REQ. YD ON COLLECTOR LEVEL RD	40 FT
FRONT & STREET SIDE YARD	20 FT

**Preliminary Stormwater Detention Requirements:**  
(0.50 - 0.32) (2.9/12) (57.05) = 2.48 ACRES FEET  
EXISTING POND DAM AND OUTLET STRUCTURE TO BE MODIFIED TO ACCOMMODATE THE ADDITIONAL STORAGE VOLUME. LOTS 1-8 AND 25-29 TO BE FILLED ABOVE DETENTION ELEVATION.

**Tree Canopy Requirements**

Preserved Tree Canopy	3%
New Tree Canopy	16%
Total Tree Canopy	19%

530 Type "A" Street Trees = 397,616 sf

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/20/2014	Per Metro Works & MSD
2	2/20/2014	Per MSD & Aerial Comments
3	2/24/2014	Per DLB Comments
4	2/24/2014	Memo W/ Memo Stoney Farm R/W & W/L
5	2/27/2014	Memo W/ Memo Tranquil Valley R/W to 504
6	2/29/2014	Per Remarking/Signaling Drawings

**OWNER & ADDRESS:**  
OWNER: FRANK, LLC  
1123 ROGERS STREET, LOUISVILLE, KY 40204  
DEED BOOK 10184, PAGE 275  
TAX BLOCK 3963, LOTS 89 & 90  
(SITE) 8809 TRANQUIL VALLEY LANE  
LOUISVILLE, KENTUCKY (JEFFERSON CO.) 40220

**DEVELOPER/DEVELOPMENT GROUP:**  
MARJAN DEVELOPMENT GROUP  
1122 R. ZACC STREET  
LOUISVILLE, KY 40204

**STONEY FARM SECTION 2**  
REVISED PRELIMINARY SUBDIVISION PLAN  
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**DESIGNED BY:** CHD  
**DATE:** 2/20/2014  
**DRAWING NO.:** 144-SHT34-sp24  
**SCALE:** 1 in = 100 ft  
**SHEET 1 OF 1**

**RECEIVED**  
FEB 24 2014  
PLANNING & DESIGN SERVICES

**MSD #1144**  
GRAPHIC SCALE  
1 inch = 100 ft