

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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 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.

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 PRACTICAL, 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**GENERAL NOTES**

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.
- THE APPLICANT SHALL SUBMIT A PLAN FOR APPROVAL BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT SHOWING TREE/TREE MASSES TO BE PRESERVED PRIOR TO BEGINNING ANY CONSTRUCTION PROCEDURE (I.E. CLEARING, GRADING, DEMOLITION). ADJUSTMENTS TO THE TREE PRESERVATION PLAN AS REQUESTED BY THE APPLICANT MAY BE APPROVED BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT IF THE REVISIONS ARE IN KEEPING WITH THE INTENT OF THE APPROVED TREE PRESERVATION PLAN. THE PLAN SHALL EXHIBIT THE FOLLOWING INFORMATION:
  - PROPOSED SITE PLAN (SHOWING BUILDING, EDGES OF PAVEMENT, PROPERTY/LOT LINES, EASEMENTS, EXISTING TOPOGRAPHY, AND OTHER SIGNIFICANT SITE FEATURES (LOJIC TOPOGRAPHIC INFORMATION IS ACCEPTABLE).
  - PRELIMINARY DRAINAGE CONSIDERATIONS (RETENTION/DETENTION, DITCHES/LARGE SWALES, ETC.).
  - LOCATION OF ALL EXISTING TREES/TREE MASSES EXISTING ON THE SITE AS SHOWN BY AERIAL PHOTO OF LOJIC MAPS.
  - LOCATION OF CONSTRUCTION FENCING FOR EACH TREE/TREE MASS DESIGNATED TO BE PRESERVED.
- A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES, "CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIFLINE OF TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- 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 ORDINANCES.
- 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. DOCUMENTATION OF THE METROPOLITAN SEWER DISTRICT'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT.
- BASIS OF REFERENCE MERIDIAN, COORDINATES, NORTH, AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- ALL STREETS SHALL BE A MINIMUM OF 1% AND NO GREATER THAN 10% GRADE.
- ALL STREETS SHALL BE CURB AND GUTTER.
- WHEN SIDEWALKS ELEVATIONS DEVIATE SLIGHTLY FROM THE PROPOSED CONSTRUCTION PLAN ELEVATIONS, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR THE ADJUSTMENT OF THE UTILITY COVER OR GRATE WHICH HAS BEEN PREVIOUSLY SET TO THE CONSTRUCTION PLAN ELEVATION FOR SIDEWALKS OR REMOVE THE SIDEWALKS AND RECONSTRUCT TO PROPER ELEVATIONS.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.

**BENCHMARK**  
**TEMPORARY BENCHMARK**  
 IRON PIN WITH CAP  
 ELEVATION 552.66

**PROJECT DATA**

EXISTING USE: VACANT  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
 EXISTING ZONING: R-4  
 FORM DISTRICT: NEIGHBORHOOD  
 GROSS ACREAGE: 10.99 AC.  
 GROSS DENSITY: 2.72 DU/AC.  
 NET ACREAGE: 9.47 AC.  
 NET DENSITY: 3.16 DU/AC.  
 PROPOSED BUILDABLE LOTS: 30 LOTS  
 PROPOSED OPEN SPACE LOTS: 1 LOTS

MINIMUM YARD REQUIREMENTS  
 FRONT YARD: 30 FEET  
 STREET SIDE YARD: 30 FEET  
 SIDE YARDS: 5 FEET  
 REAR YARD: 25 FEET

- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- 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 MGMT. PRACTICES.
- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- SWALES MAY BE REQUIRED ALONG SIDE PROPERTY LINES AS NEEDED TO CONVEY WATER TO STREET AND AWAY FROM HOMES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RUN OFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
- A KARST SURVEY WAS CONDUCTED BY MILESTONE DESIGN GROUP, INC ON DECEMBER 17, 2018.

**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.23)=0.27  
 SITE AREA = 10.99 ACRES  
 INCREASED RUNOFF = [(0.27x2.8/12)x10.99] = 0.69 AC-FT

**LEGEND**

- = PROPOSED SANITARY MANHOLE
- = PROPOSED DRAINAGE INLET
- = PROPOSED HEADWALL
- = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE FLOW
- TBR = TO BE REMOVED
- TCGE = TEMPORARY CONSTRUCTION ENTRANCE
- TP = TREE PRESERVATION FENCING
- TCOA = TREE CANOPY CALCULATION AREA
- = EXISTING SANITARY MANHOLE

**TREE CANOPY CALCULATIONS (TCCA)**

CLASS: C  
 EXISTING TREE CANOPY: 95% COVERAGE  
 SITE AREA: 10.99 AC (478,724 SF)  
 EXISTING TREES PRESERVED: 30,514 SF (6%)  
 REQUIRED NEW TREE CANOPY: 84,380 SF (18%)  
 REQUIRED TOTAL TREE CANOPY: 114,894 SF (24%)  
 APPROXIMATE NEW TREES TO BE PLANTED: 160

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0095E.

**APPROVED**  
 Louisville Metro Planning Commission  
 1. *Eluned W. Stiel* date 3/20/19  
 2. *Theresa Kelly* date 3/20/19  
 3. *Theresa Kelly* date 3/20/19  
 4. *Theresa Kelly* date 3/20/19  
 Checked if conditional approval  
 See back of plan for conditions of approval  
 Expiration date \_\_\_\_\_

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonedesign.org

THE WOODS OF BROOKSHIRE

DATE: 5/2/18  
 DRAWN BY: G.C.Z.  
 CHECKED BY: D.L.E.  
 SCALE: 1"=50' (HORZ)  
 SCALE: N/A (VERT)

REVISIONS
AGENCY COMMENTS 10/29/18
AGENCY COMMENTS 12/17/18
AGENCY COMMENTS 12/27/18
AGENCY COMMENTS 1/25/19

CASE # 18SUBDIV1016  
**PRELIMINARY SUBDIVISION PLAN**  
 THE WOODS OF BROOKSHIRE

6302 ROCKY MOUNTAIN DRIVE  
 LOUISVILLE, KY 40228  
 TAX BLOCK 0636, LOT 0148

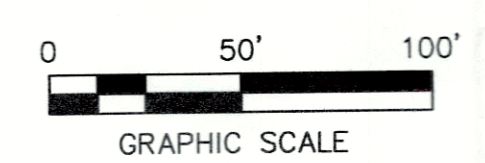
DEVELOPER:  
 H&T REALTY Co., Inc.  
 304 WHITTINGTON PKY,  
 LOUISVILLE, KY 40222

OWNER:  
 EG PROPERTIES, INC.  
 FORMERLY KNOWN AS  
 H&J PROPERTIES LLC  
 P.O. BOX 309  
 FRANKFORT, KY 40602  
 D.B. 9885 PG. 377

PRELIMINARY SUBDIVISION PLAN

JOB NUMBER 18025

1 RECEIVED  
 OF JAN 25 2019  
 1 DESIGN SERVICES



SUB # 1010

18025pre.dwg



**Conditions of Approval  
Case No. 18SUBDIV1016**

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
  - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
  - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
  - d. Location of construction fencing for each tree/tree mass designated to be preserved.
3. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
4. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction 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 until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
5. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
6. The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public right of way for all stub streets. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.
7. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
8. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
9. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
10. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.
11. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
12. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
  1. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
  2. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
  3. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.
13. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
14. Any proposed signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
15. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
16. Prior to recording the record plat, the applicant shall record a street name change for the section of Victoria Way north of Moorhaven Dr to Brook Valley Dr.
17. Prior to recording the record plat, the applicant shall record a street name change for the section of Rocky Mountain Dr south of Brook Terrace Dr to match the final approved name for "Court A."

