



LOCATION MAP
NO SCALE

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 DRIPLINE 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."
- 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 EXISTING CONNECTION AND LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE CEDAR CREEK 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.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- 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.
- 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 DEVICE (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.
- 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.
- APPROVAL FROM THE CITY OF JEFFERSONTOWN WILL BE REQUIRED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE IS SUBJECT TO MSD PLAN REVIEW FEES.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.

* A TOTAL OF 60' OF R/W FROM CENTERLINE OF BILLTOWN ROAD SHALL BE DEDICATED TO PUBLIC USE.

WAIVER(S) REQUESTED

- (W1) A WAIVER IS REQUESTED FROM CHAPTER 5, TABLE 5.3.1 OF THE LDC TO HAVE A LOT WIDTH LESS THAN THE MINIMUM REQUIRED.
- (W2) A WAIVER IS REQUESTED FROM SEC. 7.8.60.B4 OF THE LDC TO ALLOW A RESIDENTIAL LOT TO HAVE DIRECT ACCESS TO A COLLECTOR LEVEL ROADWAY.

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. 21111C0080E.

- BENCHMARK**
- TEMPORARY BENCHMARK**
- MAG NAIL SET IN CONCRETE CURB IN VANTAGE VIEW COURT. ELEVATION= 706.14'

PROJECT DATA

EXISTING USE	RESIDENTIAL/VACANT
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
FORM DISTRICT	R-4
GROSS ACREAGE	13.917 AC.
GROSS DENSITY	3.25 DU/AC.
NET ACREAGE	11.77 AC.
NET DENSITY	3.82 DU/AC.
PROPOSED BUILDABLE LOTS	45 LOTS*
PROPOSED OPEN SPACE LOTS	1 LOTS
*LOT 46 IS NOT PART OF THE HOA.	

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

LEGEND

- = PROPOSED SANITARY MANHOLE
- ⊕ = PROPOSED DRAINAGE INLET
- ▭ = PROPOSED HEADWALL
- SF- = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE FLOW
- TBR = TO BE REMOVED
- TGCE = TEMPORARY CONSTRUCTION ENTRANCE
- TP = TREE PRESERVATION FENCING
- TCPA = TREE CANOPY PRESERVATION AREA
- ⊖ = EXISTING UTILITY POLE
- = EXISTING SANITARY MANHOLE
- ▭ = ADA ACCESSIBLE CURB RAMP



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**BROOK STONE ESTATES
RESIDENTIAL SUBDIVISION**

DATE: 6/6/17
 DRAWN BY: D.L.E.
 CHECKED BY: D.L.E.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
△	AGENCY CMTS 7/6/17
△	AGENCY CMTS 7/24/17
△	AGENCY CMTS 8/31/17
△	AGENCY CMTS 9/11/17
△	AGENCY CMTS 9/26/17

**CASE #17SUBDIV1012
PRELIMINARY
SUBDIVISION PLAN**

OF
**BROOK STONE ESTATES
RESIDENTIAL SUBDIVISION**
 4121 BILLTOWN ROAD
 LOUISVILLE, KY 40299
 TAX BLOCK 45, LOT 73

FOR
 OWNER / DEVELOPER:
 MRC DEVELOPMENT GROUP, LLC
 10323 LINN STATION ROAD
 LOUISVILLE, KENTUCKY 40223
 D.B. 10901, Pg. 459

PRELIMINARY
SUBDIVISION PLAN

**JOB NUMBER
17022**

1
OF
1

PRELIMINARY DRAINAGE CALCULATIONS
 CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.22)=0.28
 SITE AREA = 13.917 ACRES
 INCREASED RUNOFF = (0.28x2.8/12x13.917) = 0.909 AC-FT
 150% STORAGE FOR 100-YR = 0.909 x 1.5 = 1.3635 AC-FT

TREE CANOPY CALCULATIONS (TCCA)
 CLASS: C
 EXISTING TREE CANOPY: 76-100% COVERAGE
 SITE AREA: 13.917 AC (606,224 SF)
 EXISTING TREES PRESERVED: 90,934 SF (15%)
 REQUIRED NEW TREE CANOPY: 0 SF (0%)
 REQUIRED TOTAL TREE CANOPY: 90,934 SF (15%)

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 SEP 27 2017
 PLANNING &
 DESIGN SERVICES

WM # 11659

17022pre.dwg

