

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED 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.

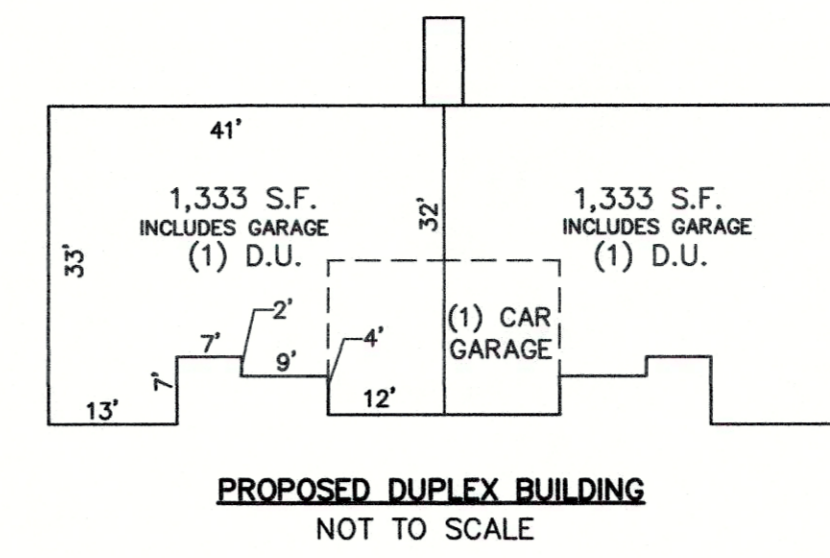
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

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 SEED, 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.

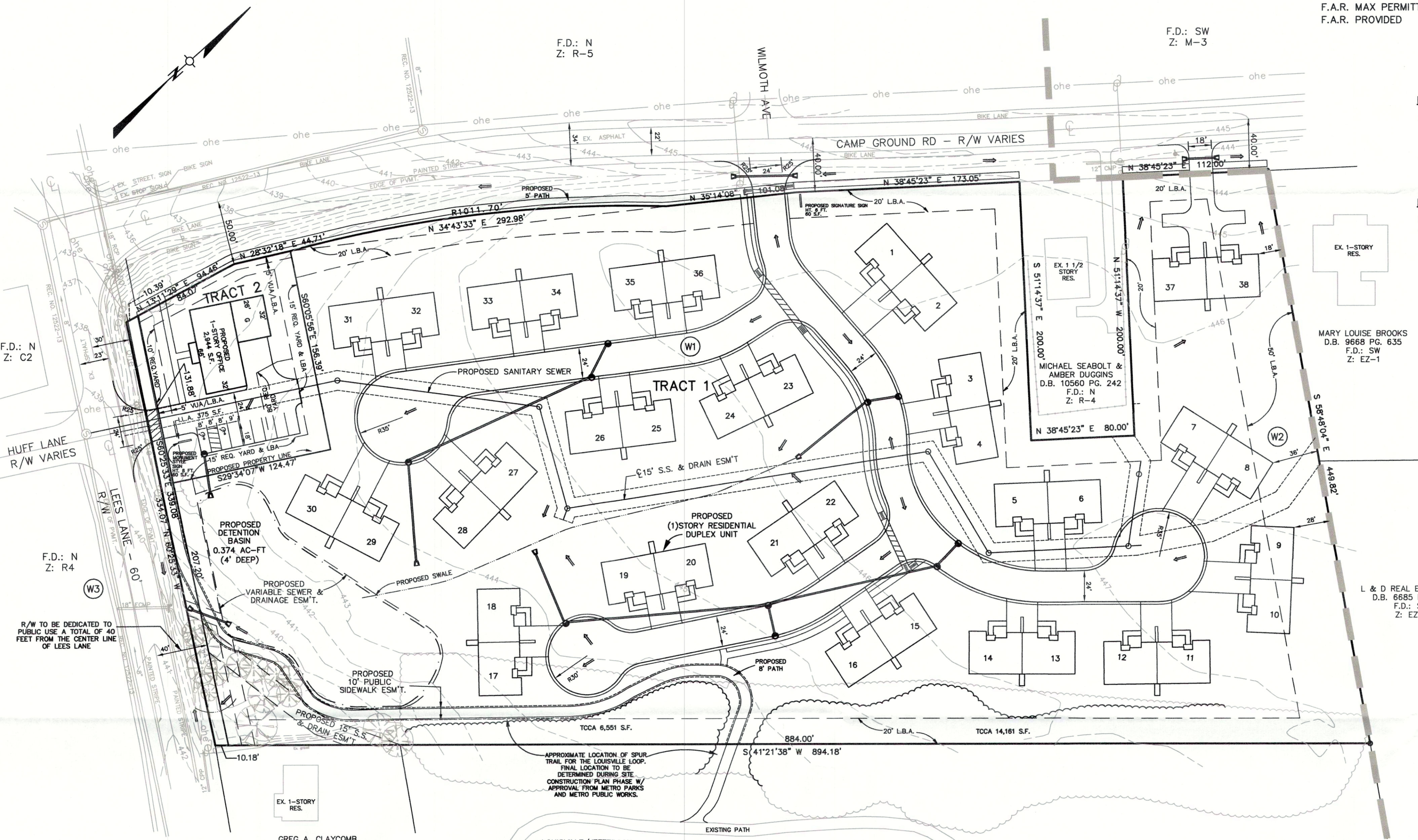


PROJECT SUMMARY

EXISTING ZONE	R4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
TRACT 1	
PROPOSED ZONE	R-5A
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE AREA	7.64 AC. (332,843 S.F.)
PROPOSED BLDG S.F. *(INCLUDES GARAGE)	47,462 S.F.
VJA	49,709 S.F.
ILA REQUIRED	3,728 S.F. (7.5%)
ILA PROVIDED	0 S.F. (WAIVER REQUESTED)
DENSITY	4.92 D.U./AC.
PROPOSED NO. OF D.U.	38
F.A.R. MAX PERMITTED	0.5 PROPOSED (R-5A:0.5 MAX)
F.A.R. PROVIDED	0.14 PROPOSED
TRACT 2	
PROPOSED ZONE	OR-1
PROPOSED USE	GENERAL OFFICE
SITE AREA	0.42 AC. (18,393 S.F.)
PROPOSED BLDG S.F.	2,944 S.F.*
VJA	7,502 S.F.
ILA REQUIRED	375 S.F. (5%)
ILA PROVIDED	407 S.F.
DENSITY	N/A
PROPOSED NO. OF D.U.	N/A
F.A.R. MAX PERMITTED	1.0 PROPOSED (OR-1: 1.0 MAX)
F.A.R. PROVIDED	0.16 PROPOSED

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WATER QUALITY TREATMENT PLANT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE KYTC RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ON SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD SITE CONSTRUCTION PLAN APPROVAL.
- NO STORAGE OR LOADING OF MATERIALS FOR BUSINESS OPERATIONS NOT INCIDENTAL TO RESIDENTIAL USES, GENERAL, PROFESSIONAL OR MEDICAL OFFICES IS PERMITTED.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- GRADING IN ACCORDANCE W/ METRO PUBLIC WORKS REQUIREMENTS SHALL BE DONE ON THE SOUTHWEST CORNER OF THIS SITE (TRACT 2) TO IMPROVE SIGHT LINES AT THE INTERSECTION OF CAMP GROUND ROAD AND LEES LANE.



PARKING SUMMARY

REQUIRED	TRACT 1	TRACT 2
MULTI-FAMILY RESIDENTIAL (38 D.U.)		
MIN 1.5 SPACES/D.U.	57 SPACES	N/A
MAX 2.5 SPACES/D.U.	95 SPACES	N/A
GENERAL OFFICE (S.F.)		
MIN 1 SPACE/350 S.F.	N/A	SPACES
MAX 1 SPACE/200 S.F.	N/A	SPACES
PROVIDED		
MULTI-FAMILY RESIDENTIAL	76 SPACES*	N/A
GENERAL OFFICE	N/A	7 SPACES

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. 21111C0054E.

LEGEND

- = EX. FIRE HYDRANT
- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. OVERHEAD ELECTRIC
- = PROPOSED DUMPSTER
- = TO BE REMOVED
- = STORM WATER FLOW ARROW
- = PROPOSED HEADWALL
- = PROPOSED YARD DRAIN
- = PROPOSED CATCH BASIN
- = PROPOSED PARKING COUNT
- = PROPOSED LIGHT POLE
- = PROPOSED CONSTRUCTION ENTRANCE
- = PROPOSED SILT FENCE
- = FORM DISTRICT BOUNDARY

TREE CANOPY CALCULATIONS

	TRACT 1	TRACT 2
SITE AREA:	7.72 AC. (336,301 S.F.)	0.42 AC. (18,393 S.F.)
CLASS C		
EXISTING TREES PRESERVED:	19,325 S.F. (5.7%)	(0%)
REQUIRED TREE CANOPY:	67,260 S.F. (20%)	3,679 S.F. (20%)
REQUIRED NEW TREE CANOPY:	47,935 S.F. (14.3%)	3,679 S.F. (20%)
NEW TREE CANOPY TO BE PROVIDED:	47,935 S.F. (14.3%)	3,679 S.F. (20%)
TOTAL TREE CANOPY:	67,260 S.F. (20%)	3,679 S.F. (20%)

**BENCHMARK
TEMPORARY BENCHMARKS**

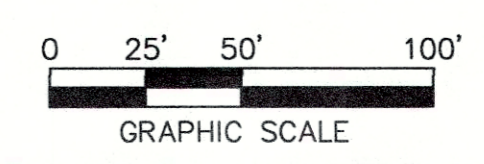
- CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE COLUMN ELEVATION 459.03 NAVD 88 DATUM
- CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE COLUMN ELEVATION 459.02 NAVD 88 DATUM

INCREASED RUNOFF CALCULATIONS

C_{pre} = 0.23
C_{post} = 0.46
AREA = 8.14 AC.
(0.46 - 0.23) X 2.8/12 X 8.14 AC = 0.44 AC.-FT.

WAIVERS REQUESTED

- (W1) FROM CHAPTER 10.2.13 FROM THE LDC TO OMIT THE REQUIRED ILA.
- (W2) FROM CHAPTER 10.2.4 FROM THE LDC TO REDUCE PORTION OF THE REQUIRED PERIMETER 50' LBA TO A MINIMUM 18'.
- (W3) FROM CHAPTER 6.21 FROM THE LDC TO OMIT THE REQUIRED SIDEWALK ALONG LEES LANE.



RECEIVED
JUN 12 2018
PLANNING & DESIGN SERVICES

**CASE #17ZONE1035
DETAILED DISTRICT
DEVELOPMENT PLAN**

OF
ALLEN-BROOKE MEADOWS
RESIDENTIAL COMMUNITY
6305 CAMP GROUND RD
LOUISVILLE, KENTUCKY 40216
T.B. 1012, LOT 0007
FOR

OWNER/DEVELOPER:
DAVID MATTINGLY
8508 GLASER LANE
LOUISVILLE, KENTUCKY 40291
D.B. 10650, PG. 958

Milestone design group
108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7075 www.milestonedesign.org

ALLEN-BROOKE MEADOWS

DATE: 9/5/17
DRAWN BY: M.J.H.
CHECKED BY: D.L.E.
SCALE: 1"=50' (HORZ)
SCALE: N/A (VERT)

REVISIONS

11/30/17	AGENCY CMTS.
4/9/18	AGENCY CMTS.
4/24/18	AGENCY CMTS.
6/11/18	AGENCY CMTS.

DEVELOPMENT PLAN

JOB NUMBER
17011

1
OF
1