

LEGEND

- EXISTING CONTOURS
EXISTING STREETS TO REMAIN
PROPOSED STREETS
PROPOSED STORM SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
EXISTING TREE LINE
RAILROAD
DITCH OR SWALE
TEMPORARY CONSTRUCTION ENTRANCE
DRAINAGE FLOW ARROWS
DENTENSION BASIN
PROPOSED LOT NUMBERS
TREE CANOPY PRESERVATION AREA (TCPA)

SITE DATA

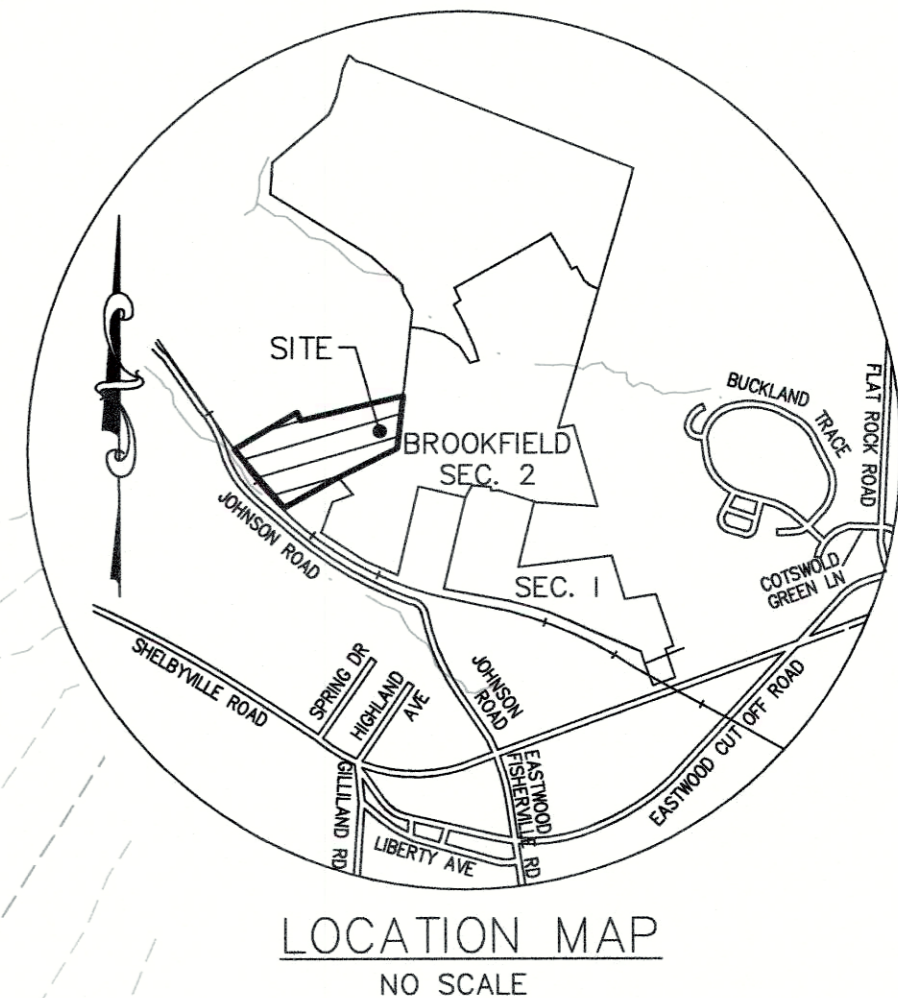
EXISTING ZONING: R-4
EXISTING FORM DISTRICT: N
ADJACENT ZONING: R-4
ADJACENT FORM DISTRICT: N
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS ACERAGE: 7.6 AC./332,831 SF
AREA IN ROW: .9 AC./39,804 SF
NET AREA: 6.7 AC.
NUMBER OF UNITS: 23 BUILDABLE LOTS
OPEN SPACE: 1 LOT
GROSS DENSITY: 3.0 DU/AC.
NET DENSITY: 3.4 DU/AC.

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 332,831 SF
EXISTING TREE CANOPY: 101,868 SF (31%)
TOTAL TREE CANOPY REQUIRED: 59,910 SF (18%)
TREE CANOPY TO BE PRESERVED: 21,933 SF (7%)
ADDITIONAL TREE CANOPY REQUIRED: 37,977 SF (11.5%)
TREE CANOPY PROPOSED: 43,200 SF (13%)
LBA EVERGREEN SCREEN (TYP A): 14*720SF 10,080 SF
TWO TREE PER LOT (TYP A): 46*720SF 33,120 SF
(NOT SHOWN ON PLAN)

LOT REQUIREMENTS

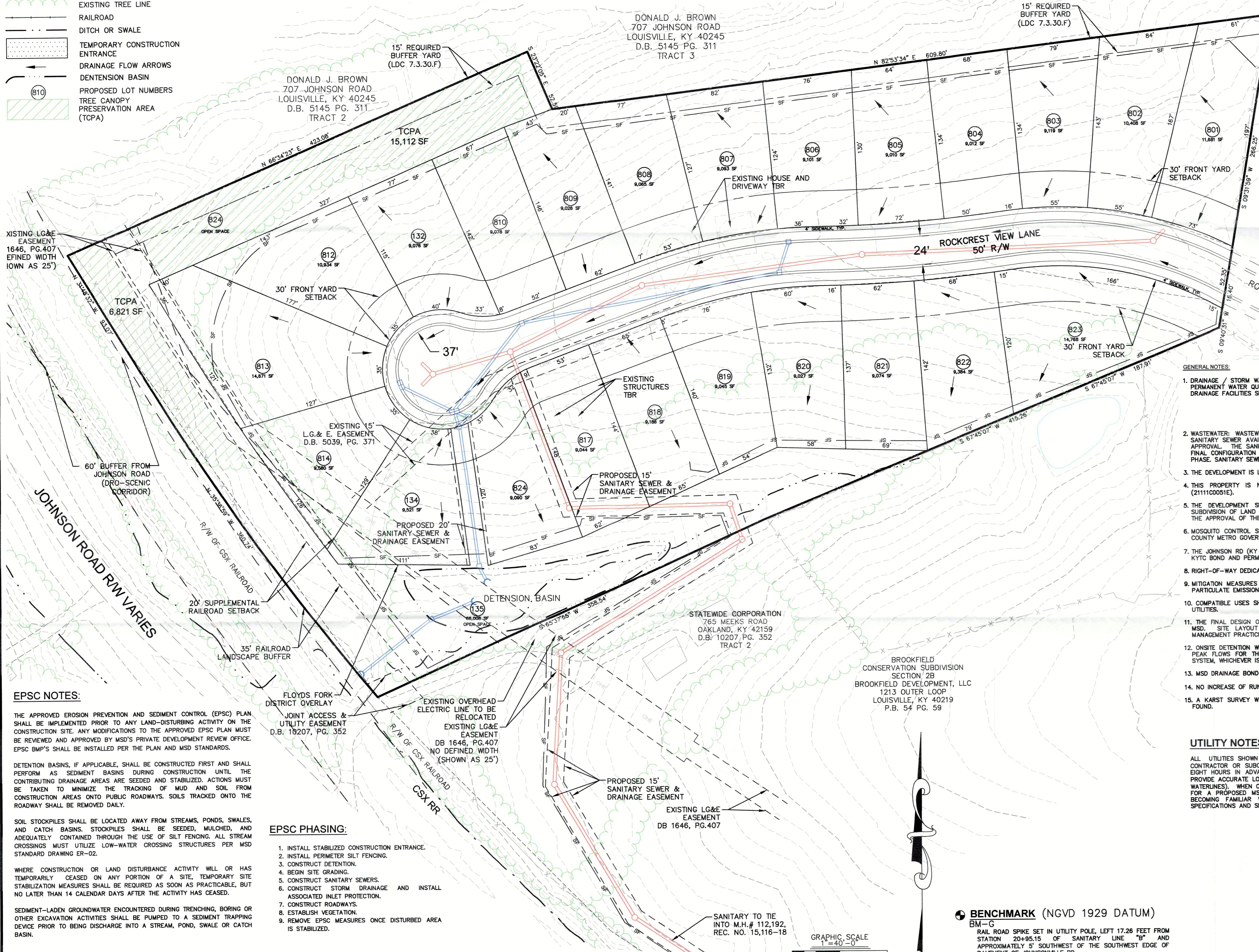
Table with 2 columns: NEIGHBORHOOD/R-4, REQUIREMENTS. Includes MIN. LOT AREA (9,000SF), MIN. LOT WIDTH (60'), FRONT YARD (30'), STREET SIDE YARD (30'), SIDE YARD (5'EACH SIDE), REAR YARD (25'), MAX BUILDING HT (35').



DONALD J. BROWN
707 JOHNSON ROAD
LOUISVILLE, KY 40245
D.B. 5145 PG. 311
TRACT 3

DONALD J. BROWN
707 JOHNSON ROAD
LOUISVILLE, KY 40245
D.B. 5145 PG. 311
TRACT 2

BROOKFIELD CONSERVATION SUBDIVISION
SECTION 2A
BROOKFIELD DEVELOPMENT, LL
1213 OUTER LOOP
LOUISVILLE, KY 40219
P.B. 54 PG. 32



GENERAL NOTES

- 1. DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PHASE.
2. WASTEWATER: WASTEWATER TREATMENT TO BE PROVIDED AT FLOYDS FORK WASTEWATER TREATMENT PLANT.
3. THE DEVELOPMENT IS LOCATED WITHIN THE EASTWOOD FIRE DISTRICT.
4. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER REVIEW OF FEMA FIRM MAP (21111C0051E).
5. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN.
6. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
7. THE JOHNSON RD (KY 1531) RESIDENTIAL DRIVEWAY SHALL BE REMOVED PRIOR TO SUBDIVISION BOND RELEASE.
8. RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAN.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. COMPATIBLE USES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE UTILITIES.
11. THE FINAL DESIGN OF THIS PROJECT SHALL MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
12. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWN STREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
13. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
14. NO INCREASE OF RUN OFF ONTO THE ADJACENT PROPERTY OWNER(S).
15. A KARST SURVEY WAS PERFORMED BY KELLI JONES ON MAY 19, 2016 AND NO KARST TOPOGRAPHY WAS FOUND.

UTILITY NOTES

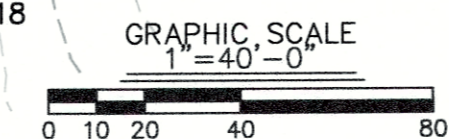
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

EPSC 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 PHASING:

- 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SILT FENCING.
3. CONSTRUCT DETENTION.
4. BEGIN SITE GRADING.
5. CONSTRUCT SANITARY SEWERS.
6. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
7. CONSTRUCT ROADWAYS.
8. ESTABLISH VEGETATION.
9. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.



BENCHMARK (NGVD 1929 DATUM)

BM-G
RAIL ROAD SPIKE SET IN UTILITY POLE, LEFT 17.26 FEET FROM STATION 20+95.15 OF SANITARY LINE "B" AND APPROXIMATELY 5' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVEMENT OF JOHNSONVILLE RD
ELEV. 647.08

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET, LOUISVILLE, KY 40202



Table with columns: DATE, NO. REVISION, AGENCY COMMENTS. Includes revision 1 dated 5/17/16.

SHEET TITLE: PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: BROOKFIELD SECTION 8
501 JOHNSON ROAD
LOUISVILLE, KENTUCKY 40245
DEVELOPER: PULTE HOMES OF OHIO, LLC
4900 TUTTLE CROSSING BLVD
DUBLIN, OH 43016
JOB NO. 2983
SCALE: 1"=40'
DATE: 4/11/16
DRAWING NO. 1
SHEET 1 OF 1

RECEIVED

MAY 26 2016
PLANNING & DESIGN SERVICES



OWNER: STATEWIDE CORP
765 MEEKS ROAD
OAKLAND, KY 42159
CASE # 16SUBD1004
SUB#: 1096
501 JOHNSON ROAD
ROCKCREST VIEW LANE
LOUISVILLE, KENTUCKY 40245
TB 25, PG 69
DB 10207, PG 352