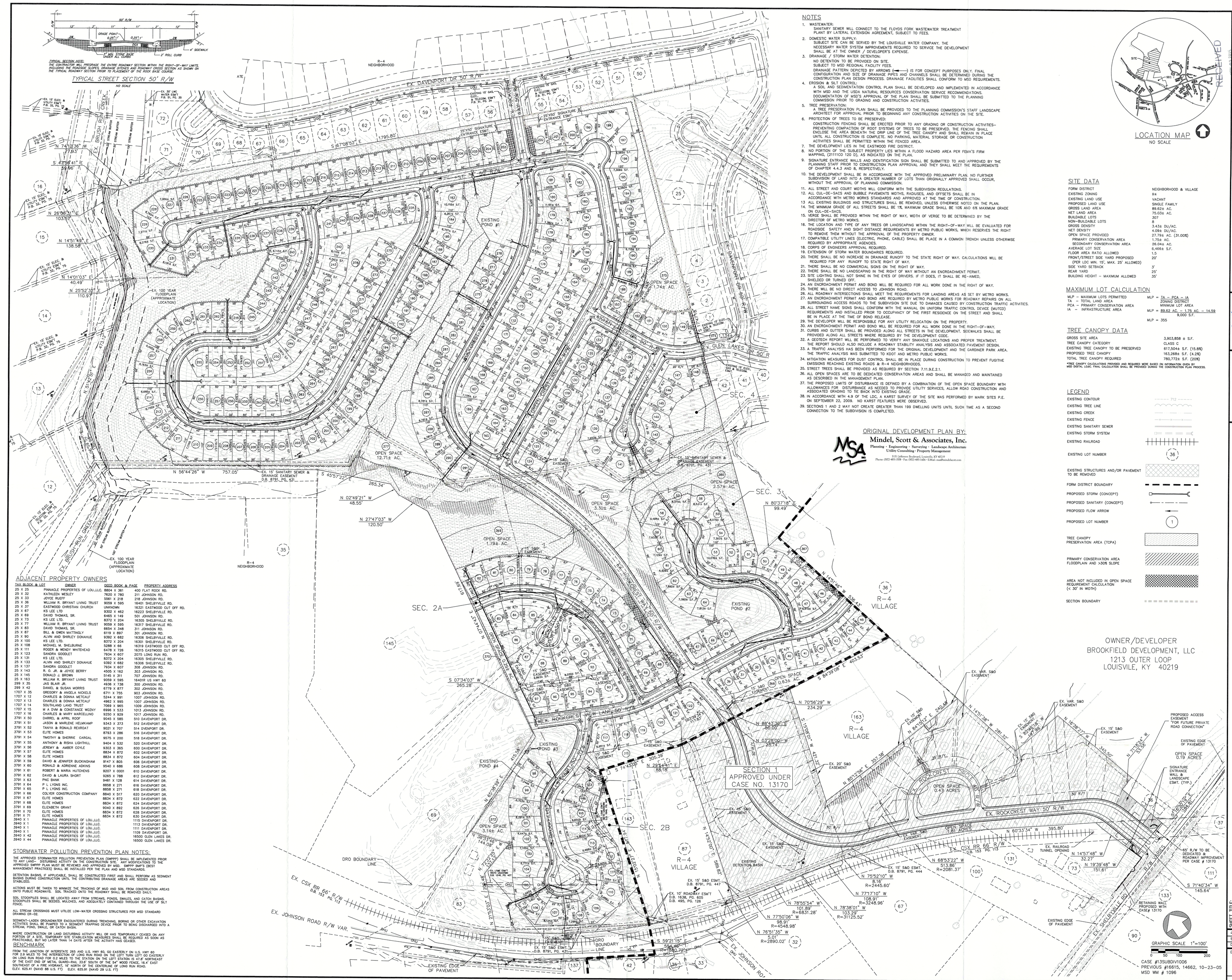

TYPICAL SECTION NOTE:
THE CONTRACTOR WILL PREGRADE THE ENTIRE ROADWAY SECTION WITHIN THE RIGHT-OF-WAY LIMITS, INCLUDING THE ROADSIDE SLOPES, DRAINAGE DITCHES AND ROADWAY CROSS SECTION AS SHOWN ON THE TYPICAL ROADWAY SECTION PRIOR TO PLACEMENT OF THE ROCK BASE COURSE.

TYPICAL STREET SECTION 50' R/W

NO SCALE

ADJACENT PROPERTY OWNERS

TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	PROPERTY ADDRESS
25 X 25	PINNACLE PROPERTIES OF LOU.,LLC.	8804 X 361	400 FLAT ROCK RD.
25 X 32	KATHLEEN WESLEY	7620 X 780	211 JOHNSON RD.
25 X 33	JOYCE RUEFF	5561 X 218	218 JOHNSON RD.
25 X 36	WILLIAM R. BRYANT LIVING TRUST	9059 X 595	16401 SHELBYVILLE RD.
25 X 37	EASTWOOD CHRISTIAN CHURCH	UNKNOWN	16321 EASTWOOD CUT OFF RD.
25 X 67	KS LEE LTD	9302 X 462	16223 SHELBYVILLE RD.
25 X 69	DAVID THOMAS, SR.	6465 X 149	501 JOHNSON RD.
25 X 73	KS LEE LTD.	8372 X 204	16305 SHELBYVILLE RD.
25 X 77	WILLIAM R. BRYANT LIVING TRUST	9059 X 595	16317 SHELBYVILLE RD.
25 X 83	DAVID THOMAS, SR.	6654 X 348	311 JOHNSON RD.
25 X 87	BILL & GWEN MATTINGLY	6119 X 897	301 JOHNSON RD.
25 X 90	ALVIN AND SHIRLEY DONAHUE	9392 X 682	16306 SHELBYVILLE RD.
25 X 100	KS LEE LTD.	8372 X 204	16301 SHELBYVILLE RD.
25 X 108	MICHAEL M. SHELBURNE	5288 X 66	16319 EASTWOOD CUT OFF RD.
25 X 111	ROGER & WENDY WHITEHEAD	6478 X 726	16315 EASTWOOD CUT OFF RD.
25 X 123	SANDRA GOODLET	7934 X 607	2075 LONG RUN RD.
25 X 131	KS LEE LTD.	8372 X 204	16305 SHELBYVILLE RD.
25 X 133	ALVIN AND SHIRLEY DONAHUE	9392 X 682	16306 SHELBYVILLE RD.
25 X 137	SANDRA GOODLET	7934 X 607	308 JOHNSON RD.
25 X 143	R. O. JR. & JOYCE BERRY	4505 X 162	303 JOHNSON RD.
25 X 145	DONALD J. BROWN	5145 X 311	707 JOHNSON RD.
25 X 163	WILLIAM R. BRYANT LIVING TRUST	9059 X 595	16400FR US HWY 60
299 X 35	JAS BLAIR JR.	4936 X 738	300 JOHNSON RD.
299 X 42	DANIEL & SUSAN MORRIS	6779 X 877	302 JOHNSON RD.
1707 X 35	GREGORY & ANGELA NICKELS	6711 X 755	903 JOHNSON RD.
1707 X 12	CHARLES & DONNA METCALF	5244 X 991	1007 JOHNSON RD.
1707 X 13	CHARLES & DONNA METCALF	4962 X 995	1007 JOHNSON RD.
1707 X 14	SOUTHLAND LAND TRUST	7069 X 965	1009 JOHNSON RD.
1707 X 15	M A DVM & CONSTANCE WOZNY	6996 X 533	1013 JOHNSON RD.
1707 X 16	CHARLES & MARY MARCELLINO	9250 X 929	1017 JOHNSON RD.
3791 X 50	DARREL & APRIL ROOF	9045 X 585	510 DAVENPORT DR.
3791 X 51	JASON & MARLENE HELMKAMP	9343 X 373	512 DAVENPORT DR.
3791 X 52	TANYA & RONALD REXROAT	9021 X 707	514 DVENPORT DR.
3791 X 53	ELITE HOMES	8793 X 286	516 DAVENPORT DR.
3791 X 54	TIMOTHY & SHERRIE CARGAL	9575 X 200	518 DAVENPORT DR.
3791 X 55	ANTHONY & RISHA LIGHTHILL	9404 X 532	520 DAVENPORT DR.
3791 X 56	JEREMY & AMBER COYLE	9303 X 365	600 DAVENPORT DR.
3791 X 57	ELITE HOMES	8834 X 872	602 DAVENPORT DR.
3791 X 58	ELITE HOMES	8834 X 872	604 DAVENPORT DR.
3791 X 59	DAVID & JENNIFER BUCKINGHAM	9147 X 805	606 DAVENPORT DR.
3791 X 60	RONALD & ADRIENNE ADKINS	9540 X 686	608 DAVENPORT DR.
3791 X 61	ROBERT & MARIA HUTCHENS	9207 X 0001	610 DAVENPORT DR.
3791 X 62	DAVID & LAURA SHORT	9265 X 788	612 DAVENPORT DR.
3791 X 63	PNC BANK	9461 X 128	614 DAVENPORT DR.
3791 X 64	P L LYONS INC.	8858 X 271	616 DAVENPORT DR.
3791 X 65	P L LYONS INC.	8858 X 271	618 DAVENPORT DR.
3791 X 66	COLYER CONSTRUCTION COMPANY	8840 X 517	620 DAVENPORT DR.
3791 X 67	ELITE HOMES	8834 X 872	622 DAVENPORT DR.
3791 X 68	ELITE HOMES	8834 X 872	624 DAVENPORT DR.
3791 X 69	ELIZABETH GRANT	9040 X 892	626 DAVENPORT DR.
3791 X 70	ELITE HOMES	8834 X 872	628 DAVENPORT DR.
3791 X 71	ELITE HOMES	8834 X 872	630 DAVENPORT DR.
3940 X 1	PINNACLE PROPERTIES OF LOU.,LLC.		1115 DAVENPORT DR.
3940 X 1	PINNACLE PROPERTIES OF LOU.,LLC.		1113 DAVENPORT DR.
3940 X 1	PINNACLE PROPERTIES OF LOU.,LLC.		1111 DAVENPORT DR.
3940 X 1	PINNACLE PROPERTIES OF LOU.,LLC.		1109 DAVENPORT DR.
3940 X 42	PINNACLE PROPERTIES OF LOU.,LLC.		16500 GLEN LAKES DR.
3940 X 44	PINNACLE PROPERTIES OF LOU.,LLC.		16500 GLEN LAKES DR.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND- DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDED 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 SEEDED, 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.

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.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

BENCHMARK

FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTERLY ON U.S. HWY 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT TURN LEFT GO EASTERLY ON LONG RUN ROAD FOR 0.2 MILES TO THE STATION ON THE LEFT STATION IS 47.6' NORTHEAST OF THE EAST END OF METAL GUARD-RAIL 33.6' SOUTH OF THE 54" WOOD FENCE, 16.4' EAST SOUTHEAST OF A FIRE HYDRANT, 16' NORTH OF THE CENTERLINE OF LONG RUN ROAD.
ELEV. 625.41 (NAVD 88 U.S. FT) ELEV. 625.91 (NAVD 29 U.S. FT)

NOTES

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
2. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION:
   NO DETENTION TO BE PROVIDED ON SITE.
   SUBJECT TO MSD REGIONAL FACILITY FEES.
   DRAINAGE PATTERN DEPICTED BY ARROWS (⟶) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF TREES TO BE PRESERVED:
   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 DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 120 D), AS INDICATED ON THE PLAN.
9. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY.
10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
11. ALL STREET AND COURT WIDTHS WILL CONFORM WITH THE SUBDIVISION REGULATIONS.
12. ALL CUL-DE-SACS AND BUBBLE PAVEMENTS WIDTHS, RADIUSES, AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
13. ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED, UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10% AND 6% MAXIMUM GRADE ON CUL-DE-SACS.
15. VERGE SHALL BE PROVIDED WITHIN THE RIGHT OF WAY, WIDTH OF VERGE TO BE DETERMINED BY THE DIRECTOR OF METRO WORKS.
16. THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS, WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
17. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACE IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
18. CORPS OF ENGINEERS APPROVAL REQUIRED.
19. EXTENSION OF STORM WATER BOUNDARIES REQUIRED.
20. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO STATE RIGHT OF WAY.
21. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
22. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
23. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
24. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
25. THERE WILL BE NO DIRECT ACCESS TO JOHNSON ROAD.
26. ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO WORKS.
27. 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.
28. 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 BOND RELEASE.
29. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
30. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
31. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
32. A GEOTECH REPORT WILL BE PERFORMED TO VERIFY ANY SINKHOLE LOCATIONS AND PROPER TREATMENT. THE REPORT SHOULD ALSO INCLUDE A ROADWAY STABILITY ANALYSIS AND ASSOCIATED PAVEMENT DESIGN.
33. A TRAFFIC ANALYSIS HAS BEEN PERFORMED FOR THE ORIGINAL DEVELOPMENT AND THE GARDINER PARK AREA. THE TRAFFIC ANALYSIS WAS SUBMITTED TO KDOT AND METRO PUBLIC WORKS.
34. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS & R-4 NEIGHBORHOODS.
35. STREET TREES WILL BE PROVIDED AS REQUIRED BY SECTION 7.11.9.E.2.1.
36. ALL OPEN SPACES ARE TO BE DEDICATED CONSERVATION AREAS AND SHALL BE MANAGED AND MAINTAINED AS DESCRIBED IN THE MANAGEMENT PLAN.
37. THE PROPOSED LIMITS OF DISTURBANCE IS DEFINED BY A COMBINATION OF THE OPEN SPACE BOUNDARY WITH ALLOWANCES FOR DISTURBANCE AS NEEDED TO PROVIDE UTILITY SERVICES, ALLOW ROAD CONSTRUCTION AND ASSOCIATED GRADING TO TIE BACK INTO EXISTING GRADE.
38. IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES P.E. ON SEPTEMBER 22, 2009. NO KARST FEATURES WERE OBSERVED.
39. SECTIONS 1 AND 2 MAY NOT CREATE GREATER THAN 199 DWELLING UNITS UNTIL SUCH TIME AS A SECOND CONNECTION TO THE SUBDIVISION IS COMPLETED.

ORIGINAL DEVELOPMENT PLAN BY:

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 - Fax: (502) 485-1606 - EMail: msa@mindelscott.com

LOCATION MAP

NO SCALE

RECEIVED
MAY 20 2015
PLANNING & DESIGN SERVICES

SITE DATA

FORM DISTRICT	NEIGHBORHOOD & VILLAGE
EXISTING ZONING	R4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	89.62± AC.
NET LAND AREA	75.03± AC.
BUILDABLE LOTS	307
NON-BUILDABLE LOTS	8
GROSS DENSITY	3.43± DU/AC.
NET DENSITY	4.09± DU/AC.
OPEN SPACE PROVIDED	27.79± AC. (31.00%)
PRIMARY CONSERVATION AREA	1.75± AC.
SECONDARY CONSERVATION AREA	26.04± AC.
AVERAGE LOT SIZE	6,466± S.F.
FLOOR AREA RATIO ALLOWED	1.5
FRONT/STREET SIDE YARD PROPOSED (PER LDC MIN. 15', MAX. 25' ALLOWED)	20'
SIDE YARD SETBACK	3'
REAR YARD	25'
BUILDING HEIGHT – MAXIMUM ALLOWED	35'

MAXIMUM LOT CALCULATION

MLP – MAXIMUM LOTS PERMITTED
TA – TOTAL LAND AREA
PCA – PRIMARY CONSERVATION AREA
IA – INFRASTRUCTURE AREA

MLP = TA – PCA – IA / ZONING DISTRICT MINIMUM LOT AREA

MLP = 89.62 AC. – 1.75 AC. – 14.59 / 9,000 S.F.

MLP = 355

TREE CANOPY DATA

GROSS SITE AREA	3,903,858 ± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	617,504± S.F. (15.8%)
PROPOSED TREE CANOPY	163,268± S.F. (4.2%)
TOTAL TREE CANOPY REQUIRED	780,772± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LEGEND

EXISTING CONTOUR
EXISTING TREE LINE
EXISTING CREEK
EXISTING FENCE
EXISTING SANITARY SEWER
EXISTING STORM SYSTEM
EXISTING RAILROAD
EXISTING LOT NUMBER
EXISTING STRUCTURES AND/OR PAVEMENT TO BE REMOVED
FORM DISTRICT BOUNDARY
PROPOSED STORM (CONCEPT)
PROPOSED SANITARY (CONCEPT)
PROPOSED FLOW ARROW
PROPOSED LOT NUMBER
TREE CANOPY PRESERVATION AREA (TCPA)
PRIMARY CONSERVATION AREA FLOODPLAIN AND >30% SLOPE
AREA NOT INCLUDED IN OPEN SPACE REQUIREMENT CALCULATION (< 30' IN WIDTH)
SECTION BOUNDARY

OWNER/DEVELOPER
BROOKFIELD DEVELOPMENT, LLC
1213 OUTER LOOP
LOUISVILE, KY 40219

SABAK, WILSON & LINGO, INC
ENGINEERS · LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY · 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 · (502) 584 - 6371

NO.	REVISION	DATE
-	-	-
-	-	-

SHEET TITLE: CONSERVATION SUDIVISION - REVISED PRELIMINARY PLAN

PROJECT TITLE: BROOKFIELD SUBDIVISION SECTION 5B
16401 GLEN LAKES DRIVE + 309 JOHNSON ROAD, LOUISVILLE, KY. 40245
TAX BLOCK 25, LOTS 332 + 336, D.B. 9937, PG. 660

JOB NO.	2850
SCALE:	1" = 100'
DATE:	11/2/15
DRAWING NO:	PSP
SHEET	1 OF 1