## EROSION PREVENTION AND SEDIMENT CONTROL NOTE: T.B 3876, LOT 212 THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND- DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY D.B. 10929, PG. 41 -RIVER TRAIL DR MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE SINGLE STORY INSTALLED PER THE PLAN AND MSD STANDARDS. APPROXIMATE VALERIE & CORY MONSOUR BUILDERS INC LOCATION MUSENGA DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS T.B. 3876, LOT 210/ D.B. NA, PG. NA SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE 597.00 F.F.E Q.B. 10292, PG. 217 FND I.PIN OR -FND I.PIN OR > R-5/NSEEDED AND STABILIZED. FND I.PIN OR R-5/N PIPE (ITYP.) PIPE (TYP.) 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. MONSOUR BUILDERS INC. MICHELE MOSES T.B. 3876, LOT 158 D.B. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH TELECOM. ESM T.B. 3876, LOT 211 S 67'21'21" E 304.14' BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE B. 10639, PG. 629 R-5/NMIN. DRIVEWAY SIZE 18' DRIVEWAY MONSQUE BUILDERS INC USE OF SILT FENCE. R-5/N18' WIDE X 20' DEPT. (APPROX. -EX. 8" SEWER D.B. NA, PG. NA 15' SAN. SEWER -LOCATION) ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD COOPER CHAPEL RD & DRAIN ESMT. DRAWING ER-02. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EX. PSC FOR -15' SAN. SEWER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING PIPE (TYP.) DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. & DRAIN ESMT. NOT TO SCALE - PROPOSED PSC FOR WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON PLUMBING CONNECTION TREE CANOPY ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS PROTECTION AREA SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED. I.E. 591.89 REC. NO. 15160-2 18,117.92 S.F. INDIAN FALLS PROJECT DATA: HOMEOWNERS ASSOCIATION GROSS PROPERTY SIZE 6.9434 AC (302,453.94 S.F.) T.B. 3390, LOT 170 D.B. 9355, PG. 307 NET PROPERTY SIZE 6.9434 AC (302,453.94 S.F.) 587.9 W.S.EL R-4/NTO REMAIN EXISTING USE PROPOSED 22 LOTS AND 1 OPEN SPACE LOT -VAR. SAN. SEWER-EXISTING ZONING & DRAIN ESMT. EXISTING FORM DISTRICT NEIGHBORHOOD FORM DISTRICT 594.7 · W.S.EL PROPOSED USE 2 SINGLE FAMILY LOT SUB. TO BE REMOVED PROPOSED ZONING UNCHANGED 8' DRIVEWAY PROPOSED FORM DISTRICT UNCHANGED LOCATION) GROSS DENSITY 0.29 D.U. / AC (7.26 D.U./ AC MAXIMUM) NET DENSITY 0.29 D.U. / AC (7.26 D.U./ AC MAXIMUM) FND I.PIN OR FLOOR AREA RATIO (F.A.R.) PIPE (TYP.) 0.23 F.A.R (ALLOWED 0.50) MIN. LOT SIZE 6,000 S.F. MIN. LOT WIDTH -4"DIA.-215 L.F. OF MIN. FRONT / STREET SIDE YARD PLUMBING LINE @ 2.29% MIN. SIDE YARD 5' EACH SIDE / 10' TOTAL 40' (TYP.) MIN. REAR YARD MAX. BUILDING HEIGHT 40'(TYP.) WILLIAM & CINDY TREE CANOPY CANOPY CLASS CLASS C T.B 3320, LOT 75 -D.B. 7679, PG. 337 LAND AREA 6.9434 AC (302,453.94 S.F.) R-4/N EX. TREE CANOPY 191,791 (64%) HOUSE PAD TREE CANOPY AREA % REQ. SINGLE STORY TREE CANOPY AREA REQ. 75,613.49 S.F. APPROXIMATE LOCATION EX. TREE CANOPY PRESERVED 49,935.72 S.F. 120' X 60' ADDITIONAL TREE CANOPY REQ. 25,677.78 S.F. MIN. DRIVEWAY SIZE 600.00 F.F.E. NEW TREE CANOPY AREA 25,920 S.F. 18' WIDE X 20' DEPT PROVIDED 36 - TYPE "A" TREES Y-FUTURE RIVER TRAIL DRIVE @ 720 S.F. EACH R/W == == EX SWALK 50' RIGHT-OF-WAY EXTENSION TOTAL TREE CANOPY % PROVIDED 75,855.72 S.F. (25%) \*\*\* APPLICABLE IF FUTURE REDEVELOPMENT AND SUBDIVISION EX. RIVER TRAIL OF LOTS OCCURE \*\* DRAINAGE CALCULATIONS: 50' R/W (LOCAL) SITE DISTURBANCE AREA = 4.99 AC (217,364.4 S.F.) RUN OFF AREAS: R/W = FX SWALK TOTAL SITE AREA = 6.9434 AC (302,453.94 S.F.) TOTAL EXISTING IMPERVIOUS AREA = 4,202.28 S.F EX. PVMT & TOTAL PROPOSED IMPERVIOUS AREA = 15,217 S.F. FUTURE & RIVER TRAIL DRIVE EXISTING RUN-OFF COEFFICIENT = 0.25 (C) 150' RIGHT+OF+WAY EXTENSION DEVELOPED RUN-OFF COEFFICIENT = 0.29 (C) RUNOFF VOLUME CALCS: X = CRA/12 FOR 1 HOUR 100 YR. STORMROAD MARKERS (RED HI-INTENSITY) = (0.29-0.25) (2.8) (3.9304 ACRES) / 12 EX GRAVEL DRIVE-PAUL BENKOWSKI SEE MUTCO LATEST = 0.0367 AC.-FT. (TO BE REMOVED) T.B. 3320, LOT 74 D.B. 11001, PG. 245 STORM WATER RUN-OFF TO BE ROUTED TO EXISTING DRAINAGE SYSTEM R-4/N IN SUBDIVISION AND / OR REMAINING POND ON THE PROPERTY WHICH WAS THE ORIGINAL DEVELOPMENT INTENT OF THE PROJECT FOR TIMBERBEND SUBDIVISION. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF TRIBUTARY FIRM MAP #21111C0111E AND # 21111C0112E, EFFECTIVE DECEMBER 5, EX. GRAVEL DRIVE 2006 WHICH IS NOT IN THE 100 YEAR FLOOD PLAIN. (TO BE REMOVED AT TGCE PROTECTION AREA PROPERTY LINE) FND I,PIN OR-SOIL DESCRIPTION: 21,205.30 S.F. PIPE (TYP.) ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL N 74:35'26" W 515.15' SOIL SURVEY, THE SITE CONSISTS OF BEDFORD SILT LOAM (BrB), N 69'52'00" W 88.87' CRIDER SILT LOAM (CrC) AND CANEYVILLE SILT LOAM (CaD2). PIPE (TYP.) -FND LPIN OR APPLICABLE MSD STANDARD DRAWINGS: PIPE (TYP.) (TO REMAIN) PHYLLIS 100S JOSEPH & TRINA STABILIZED CONSTRUCTION ENTRANCE TGCE ER-01-03 TIMOTHY & DEBORAH BURNETT T.B. 85. LOT 353 -(3) 18"X18" 'END OF PRATHER SILT FENCE \_\_\_\_\_ EF-09-02 T.B. 85, LOT 358 D.B. 5669, PG. 829 T.B. 85, LOT 340 D.B. 9802, PG. 814 STONE BAG INLET PROTECTION (RED HI-INTENSITY R-4/N D.B. 6957, PG. 353 R-4/NSEE MUTCD LATEST R-4/NEDITION) TRANSPORTATION PLANNING NOTES: MSD NOTES: GENERAL NOTES: REVISED DETAILED DISTRICT 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED LOUISVILLE METRO WORKS 1. DOMESTIC WATER SUPPLY: EXISTING BOUNDARY LINE 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON R/W WITHOUT AN ENCROACHMENT PERMIT. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY THE BASIS OF BEARING FOR THIS COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS. \_\_\_\_\_ 7 \_\_\_\_ EXISTING BOUNDARY LINE REMOVED **DEVELOPMENT PLAN** 2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE 2. WASTEWATER: PLAN IS N 67'21'22" W PER RECORD EXISTING BOUNDARY LINE LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS ... PLAT IN P.B. 54, PG. 65 OFFICE OF SANITARY SEWER BY NEW PROPERTY SERVICE CONNECTION AND THE PROJECT LIES OWNER / DEVELOPER'S EXPENSE. EXISTING CONTOURS FOR TIMBERBEND SUBDIVISION SECTION 5C 3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO CLERK OF JEFFERSON. COUNTY. IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL 2. TREE PRESERVATION: EXISTING FENCE PUBLIC WORKS STANDARDS EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF 4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY DRAINAGE FLOW ARROWS (SURFACE) GRAPHIC SCALE 1"=40' BY METROPOLITAN SEWER DISTRICT. LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES 5611 COOPER CHAPEL ROAD AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING DRAINAGE / STORM WATER DETENTION MINIMIMININT CONSTRUCTION APPROVAL PROCESS, IF REQUIRED. DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN DUE TO THE LOUISVILLE, KY 40229 PROTECTION OF TREES TO BE PRESERVED: 5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR TREE MASS REMOVED CHANGE IN RUN-OFF IS INSIGNIFICANT BECAUSE THE DEVELOPMENT INTENT INDICATES A "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE MINOR INCREASE IN IMPERVIOUS OF 15,217 S.F. (REFER TO DRAINAGE CALCULATIONS FOR 0662, LOT 0004 CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED. CASE # 19DEVPLAN1072 FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SPECIFICS) THEREFOR THE DEVELOPER IS REQUESTING THAT THE REGIONAL FACILITY FEE BE ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON PREVOUS CASE #9-27-05, 8772, PG. 0851 SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL PAID IN LIEU OF PROVIDING AN ONSITE DETENTION SYSTEM. DRAINAGE PATTERN (DEPICTED ZZZZZZZ EXISTING SANITARY SEWERS/MANHOLE UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY BASE ON THE EXISTING TOPOGRAPHY STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA." 10-18-05, 14LSCAPE1023 CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN \_\_\_\_\_\_ EXISTING STORM SEWERS/CATCH BASIN INLET OWNER / DEVELOPER: HARRIS ACQUISITIONS F THE SITE THAT IS INTENDED TO BE MAINTAINED. DRAINAGE FACILITIES SHALL CONFORM THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT. PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY. 5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT MSD SUB # 891 \_\_\_\_\_ EXISTING STORM DITCH/SWALE/POND LIMITS THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%, LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED EROSION & SILT CONTROL: C/O RICKY HARRIS, PRESIDENT WM# 11932 UNLESS OTHERWISE SPECIFIED. W EXISTING WATERLINE OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN 8. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS 5510 FERN VALLEY ROAD, SUITE 104 REQUIRED PER METRO PUBLIC WORKS STANDARDS. PROPOSED TREE LINE RECOMMENDATIONS, DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC. 9. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL 6. A REVISED LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE LOUISVILLE, KY 40223-2250 SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS $\sim\sim\sim\sim\sim$ PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR TIMBERBEND SECTION 5. ACTIVITIES. FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE IF ANY FURTHER LOT SUBDIVISION OF THIS SITE SHOULD TAKE PLACE, THE SITE MUST MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO 502.907.0035 (OFFICE) TREE CANOPY PROTECTION AREA (TCPA) CONSTRUCTION," LATEST EDITION. PETERS. MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND 10. CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT APR 25 25 PLAN DATE: 3.10.19 ZANETTI NEIGHBORING PROPERTIES. PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR KLONDIKE LANE RIGHT OF WAY. BOUNDARY HEREON IS FROM RECORD PLAN AND PREVIOUS SUBDIVISION PLAN. 11. ALL NEW AND EXISTING SIDEWALKS WITHIN PROJECT LIMITS SHALL BE BUILT OR REBUILT TO REVISION DATE: 4.9.19 PLANNIN TOPOGRAPHIC SURVEY BY LOJIC MAPPING. PROPOSED SANITARY SEWERS/MANHOLE O. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE DESIGN SERVICES REVISION DATE: 4.22.19 PROPOSED STORM SEWERS/CATCH BASIN INLET REQUIRED BY APPROPRIATE AGENCIES. 11. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL PROPOSED STORM DITCH/SWALE SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD C. R. P. & ASSOCIATES, INC. — W ———— PROPOSED WATERLINE 12. ON THIS PORTION OF THE PROPERTY AND SITE LOCATION THE LOJIC MAP INDICATED STEEP 7321 New LaGrange Road, Suite 111 FOUND SLOPES WITH THE DEVELOPMENT INFORMATION. HOWEVER BASE ON THE TOPOGRAPHIC MAP RECEIVED BY LOJIC MAPPING AS REFERENCE IN NOTE 9 ABOVE THERE IS NO APPEARACNE **EXISTING** Louisville, KY. 40222 OF STEEP SLOPES EXCEEDING 20% OR 30% IN THE PROJECT AREA. ENGINEER STAMP 13. A KARST SURVEY IS NOT REQUIRED BY PLANNING AND DESIGN SERVICES STAFF DUE TO CURB / EDGE OF PAVEMENT CURB/ EOP (502)423 - 8747THE PROJECT BEING A REVISED PLAN. RIGHT OF WAY R/W CENTERLINE