

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (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.

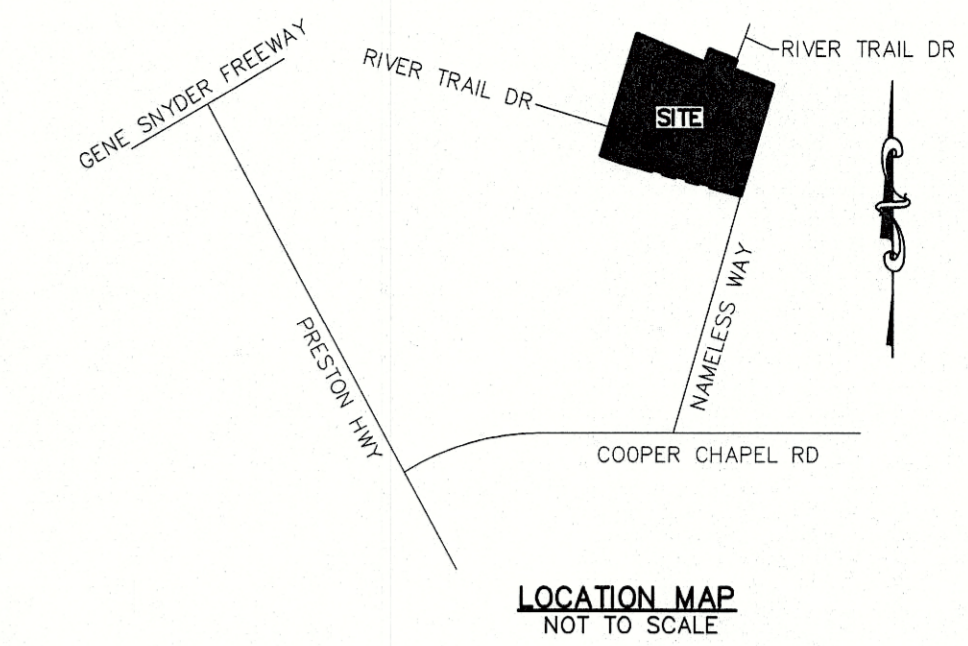
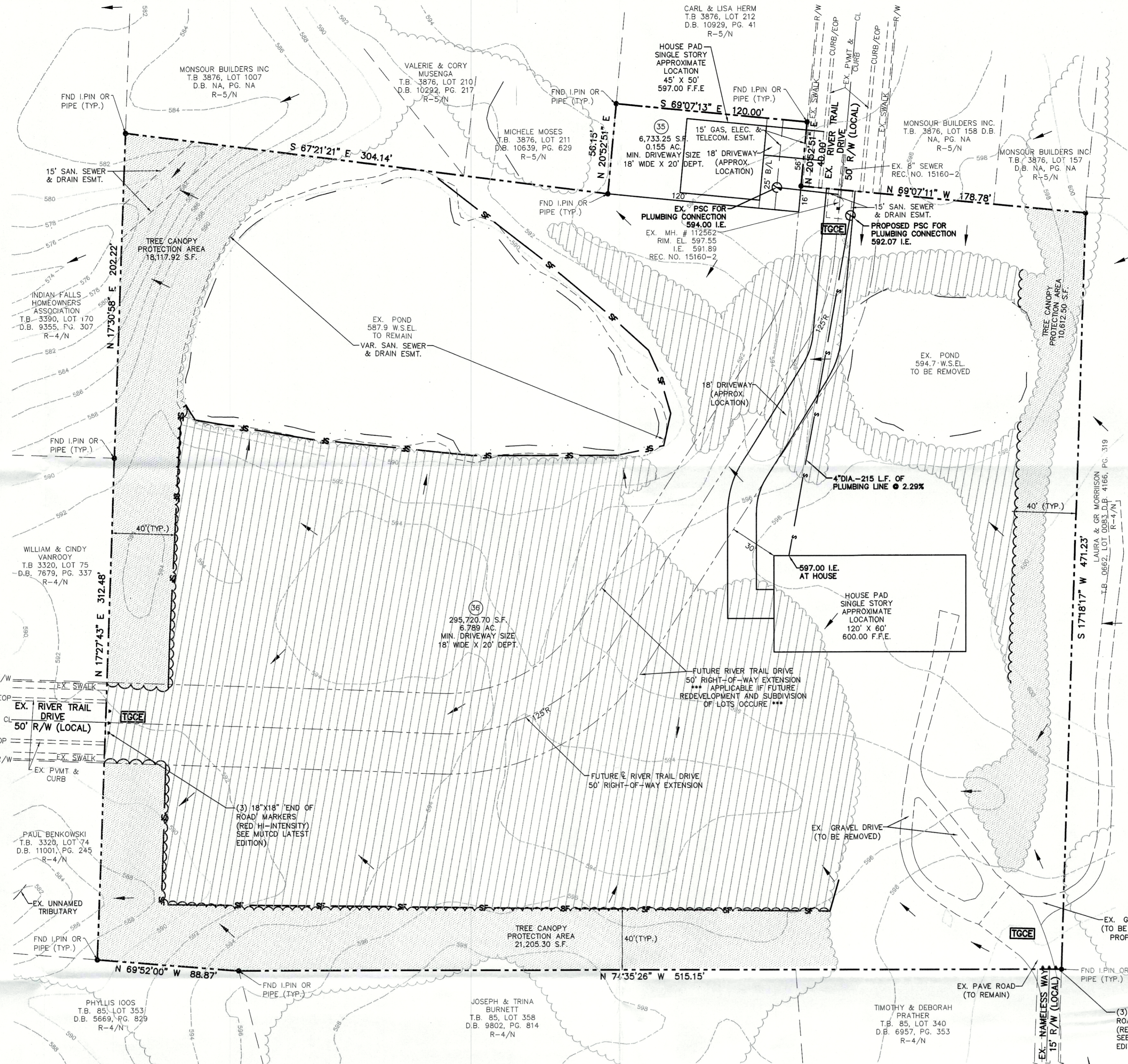
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, 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.



PROJECT DATA:

GROSS PROPERTY SIZE	6.9434 AC (302,453.94 S.F.)
NET PROPERTY SIZE	6.9434 AC (302,453.94 S.F.)
EXISTING USE	PROPOSED 22 LOTS AND 1 OPEN SPACE LOT
EXISTING ZONING	R-5
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	2 SINGLE FAMILY LOT SUB.
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
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)
FLOOR AREA RATIO (F.A.R.)	0.23 F.A.R. (ALLOWED 0.50)
MIN. LOT SIZE	6,000 S.F.
MIN. LOT WIDTH	50'
MIN. FRONT / STREET SIDE YARD	25'
MIN. SIDE YARD	5' EACH SIDE / 10' TOTAL
MIN. REAR YARD	25'
MAX. BUILDING HEIGHT	35'

TREE CANOPY

CANOPY CLASS	CLASS C
LAND AREA	6.9434 AC (302,453.94 S.F.)
EX. TREE CANOPY	191,791 (64%)
TREE CANOPY AREA % REQ.	25%
TREE CANOPY AREA REQ.	75,613.49 S.F.
EX. TREE CANOPY PRESERVED	49,835.72 S.F.
ADDITIONAL TREE CANOPY REQ.	25,677.78 S.F.
NEW TREE CANOPY AREA PROVIDED	25,920 S.F.
36 -TYPE "A" TREES	
720 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	75,855.72 S.F. (25%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 4.99 AC (217,364.4 S.F.)

BUILDUP AREAS:

TOTAL SITE AREA = 6.9434 AC (302,453.94 S.F.)

TOTAL EXISTING IMPERVIOUS AREA = 4,202.28 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 15,217 S.F.

EXISTING RUN-OFF COEFFICIENT = 0.25 (C)

DEVELOPED RUN-OFF COEFFICIENT = 0.29 (C)

RUNOFF VOLUME CALCS:

X = CRA/12 FOR 1 HOUR 100 YR. STORM

= (0.29-0.25) (2.8) (3.9304 ACRES) / 12

= 0.0367 AC.-FT.

STORM WATER RUN-OFF TO BE ROUTED TO EXISTING DRAINAGE SYSTEM IN SUBDIVISION AND / OR REMAINING POND ON THE PROPERTY WHICH WAS THE ORIGINAL DEVELOPMENT INTENT OF THE PROJECT FOR TIMBERBEND SUBDIVISION.

FLOOD NOTE:

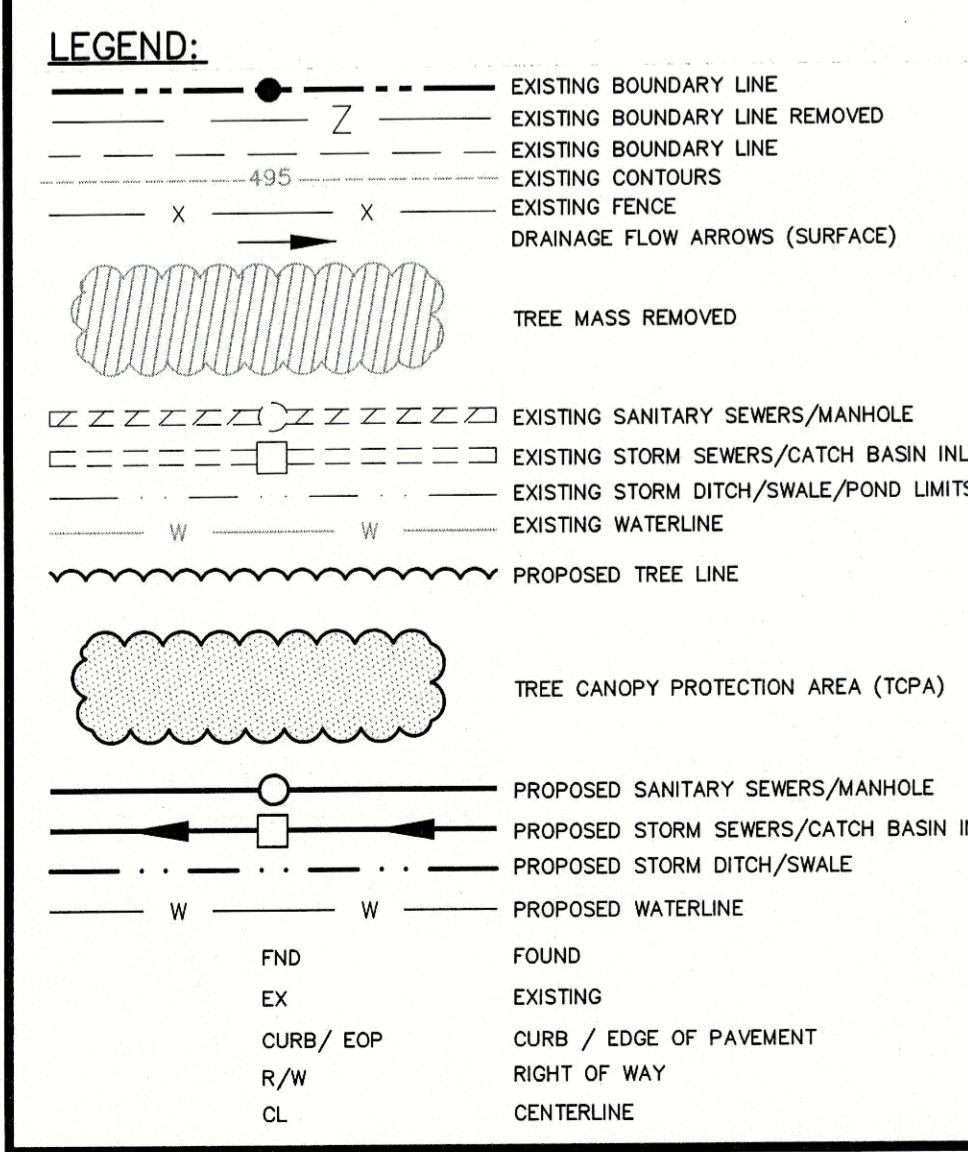
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #2111C0111E AND # 2111C0112E, EFFECTIVE DECEMBER 5, 2006 WHICH IS NOT IN THE 100 YEAR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF BEDFORD SILT LOAM (BfB), CRIDER SILT LOAM (CrC) AND CANEVILLE SILT LOAM (CaD2).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE	ER-01-03
SILT FENCE	EF-09-02
STONE BAG INLET PROTECTION	EF-03-02



- GENERAL NOTES:**
- 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.
 - 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.
 - 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." THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 41.3 OF THE LDC.
 - A REVISED LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR TIMBERBEND SECTION 5.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - BOUNDARY HEREON IS FROM RECORD PLAN AND PREVIOUS SUBDIVISION PLAN.
 - TOPOGRAPHIC SURVEY BY LOIC MAPPING.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
 - ON THIS PORTION OF THE PROPERTY AND SITE LOCATION THE LOIC MAP INDICATED STEEP SLOPES WITH THE DEVELOPMENT INFORMATION, HOWEVER BASE ON THE TOPOGRAPHIC MAP RECEIVED BY LOIC MAPPING AS REFERENCE IN NOTE 9 ABOVE THERE IS NO APPEARANCE OF STEEP SLOPES EXCEEDING 20% OR 30% IN THE PROJECT AREA.
 - A KARST SURVEY IS NOT REQUIRED BY PLANNING AND DESIGN SERVICES STAFF DUE TO THE PROJECT BEING A REVISED PLAN.

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER BY NEW PROPERTY SERVICE CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN DUE TO THE CHANGE IN RUN-OFF IS INSIGNIFICANT BECAUSE THE DEVELOPMENT INTENT INDICATES A MINOR INCREASE IN IMPERVIOUS OF 15,217 S.F. (REFER TO DRAINAGE CALCULATIONS FOR SPECIFICS) THEREFOR THE DEVELOPER IS REQUESTING THAT THE REGIONAL FACILITY FEE BE PAID IN LIEU OF PROVIDING AN ONSITE DETENTION SYSTEM. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY BASE ON THE EXISTING TOPOGRAPHY OF THE SITE THAT IS INTENDED TO BE MAINTAINED. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - 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.
 - IF ANY FURTHER LOT SUBDIVISION OF THIS SITE SHOULD TAKE PLACE, THE SITE MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

- TRANSPORTATION PLANNING NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
 - VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%, UNLESS OTHERWISE SPECIFIED.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL SURFACE WORKS" PRIOR TO CONSTRUCTION APPROVAL FOR KLONDIKE LANE RIGHT OF WAY, CONSTRUCTION, LATEST EDITION.
 - CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR KLONDIKE LANE RIGHT OF WAY.
 - ALL NEW AND EXISTING SIDEWALKS WITHIN PROJECT LIMITS SHALL BE BUILT OR REBUILT TO ADA STANDARDS.

THE BASIS OF BEARING FOR THIS PLAN IS N 67°21'22" W PER RECORD PLAT IN P.B. 54, PG. 65 OFFICE OF CLERK OF JEFFERSON COUNTY.

GRAPHIC SCALE 1"=40'

0 10 20 40 80

ENGINEER STAMP

PETER S. ZANETTI
Professional Engineer
No. 19918
Exp. 12-19

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR TIMBERBEND SUBDIVISION SECTION 5C

5611 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229
T.B. 0662, LOT 0004
D.B. 8772, PG. 0851

OWNER / DEVELOPER: HARRIS ACQUISITIONS
C/O RICKY HARRIS, PRESIDENT
5510 FERN VALLEY ROAD, SUITE 104
LOUISVILLE, KY 40223-2250
502.907.0035 (OFFICE)
PLAN DATE: 3.10.19
REVISION DATE: 4.9.19
REVISION DATE: 4.22.19

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
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