

NOTES

GENERAL

- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- This development is located in the Okolona Fire Protection District and approval shall be obtained prior to construction approval.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- There shall be no access to any lot within proposed subdivision from Cooper Chapel Road
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Regarding Benchmark data, topographical information shown hereon was derived from lojic data.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions reaching existing roads and neighborhoods.

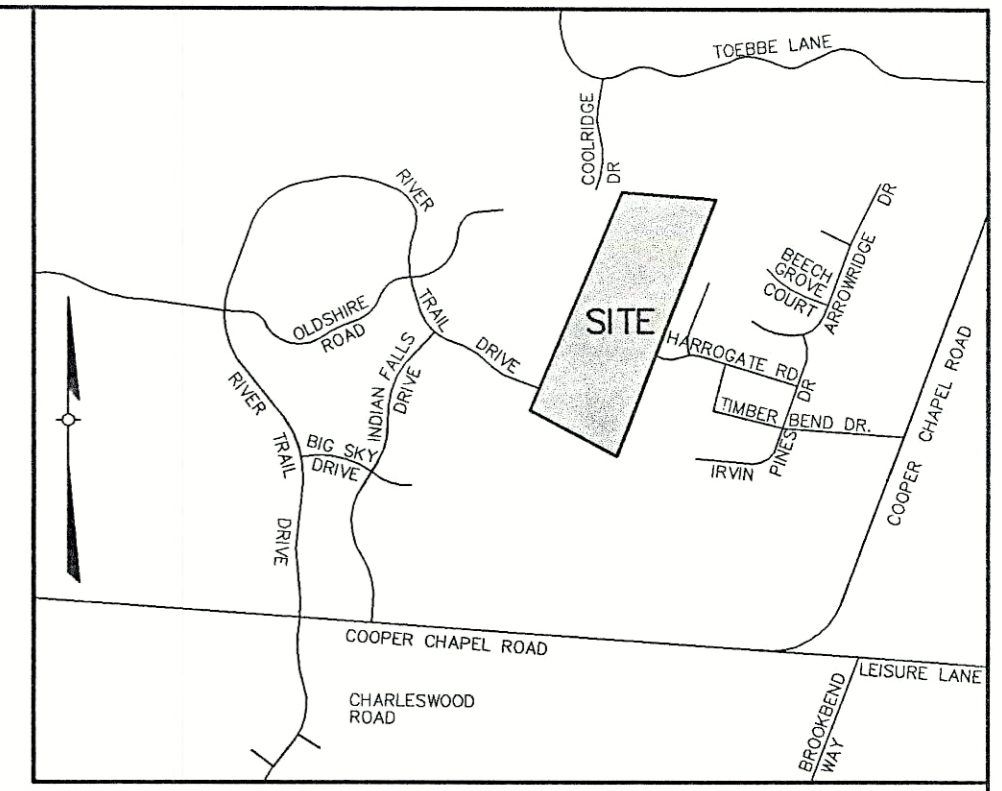
SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
- No portion of the site is located in a floodplain per FIRM map 21111C0260D dated February 2, 1994.
- Sewers by L. E. and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- No increase in property line velocities.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters. Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).

- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs to the site due to damage caused by construction traffic activities.
- There shall be no access to Cooper Chapel Road from any individual lot in Timberbend Section 5.



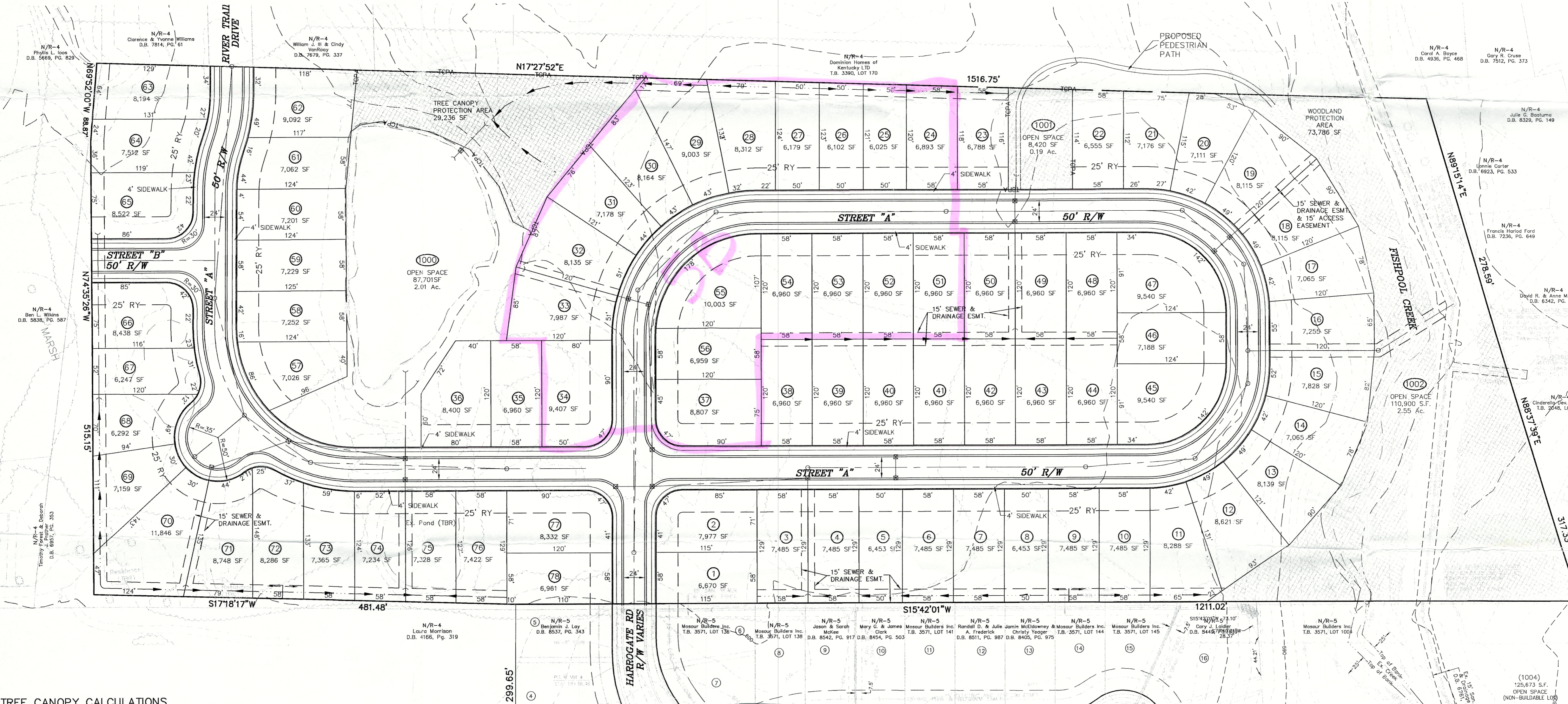
LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 21.8± Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5
TOTAL # RESIDENTIAL LOTS	= 78
TOTAL # OPEN SPACE LOTS	= 3
TOTAL AREA OF R/W	= 3.5 Ac.
NET AREA	= 18.3 Ac.
GROSS DENSITY	= 3.6 DU/AC.
NET DENSITY	= 4.3 DU/AC.
TOTAL AREA OF LOTS	= 13.5 Ac.
OPEN SPACE PROVIDED	= 4.8 Ac.

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-27-05 + 10-18-05
 APPROVAL DATE: June 16, 2005
 EXPIRATION DATE: August 2, 2008
 SIGNATURE OF PLANNING COMMISSION: [Signature]
 PLANNING COMMISSION

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



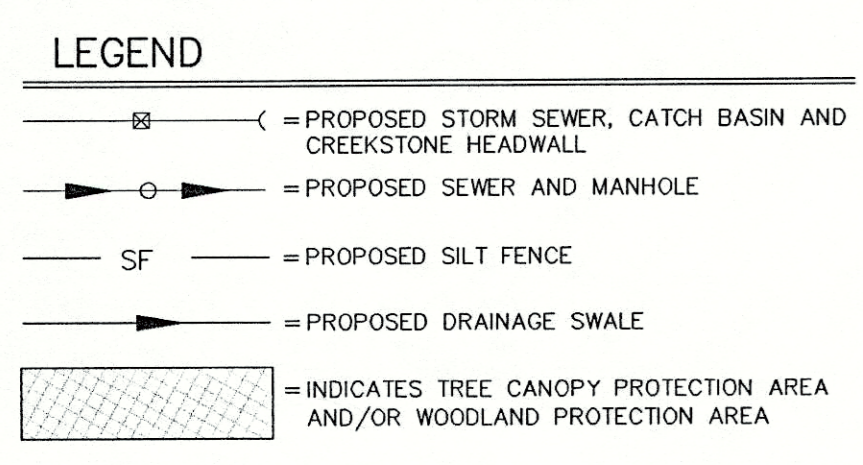
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 949,608 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (189,992 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 12% (111,442 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 8% (78,480 S.F.)
88 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 79,200 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (190,642 S.F.)

DETENTION BASIN CALCULATIONS

$X = \Delta \text{CRA} / 12$
 $\Delta C = 0.70 - 0.23 = 0.47$
 $A = 19.03 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.47)(19.03)(2.8) / 12 = 2.09 \text{ AC.-FT.}$
 REQUIRED $X = 91,040 \text{ CU.FT.}$
 PROVIDED BASIN = 57,107 SQ.FT.

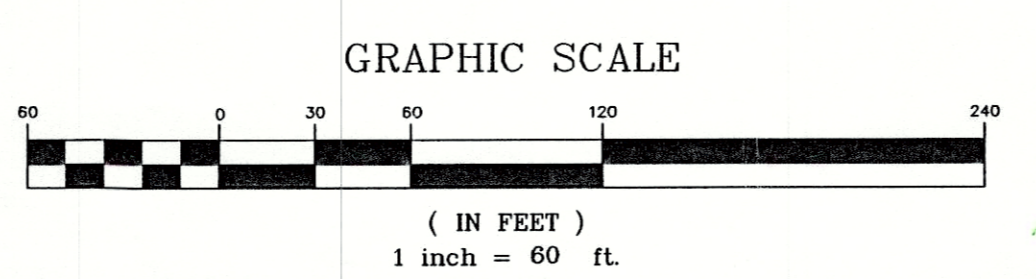
TOTAL = 57,107 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 114,214 CU.FT. > 91,040 CU.FT.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	6/29/05	BOUNDARY ADJUSTMENT	AR

PRELIMINARY APPROVAL
 Condition of Approval: [Signature]
 [Signature]
 Development Review Date: 6-30-05
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY NOT FOR CONSTRUCTION
 J.P. COURTNEY
 333
 ENGINEER STAMP



TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS: [Signature]
 BY: [Signature]
 DATE: 6/30/05

TIMBERBEND SECTION 5
 PRELIMINARY SUBDIVISION PLAN REZONING

OWNERS: EUNICE ANN FORSETH
 400 THOMPSON AVENUE
 LOUISVILLE, KY 40207

DEVELOPER: MONSOUR BUILDERS
 2361 NELSON MILLER PARKWAY
 SUITE 12
 LOUISVILLE, KY 40223
 PHONE: (502) 244-8444

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 8014 VINE CREST AVENUE, SUITE 8
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 JOB: 05027
 MSD SUB# 891
 DATE: 6/29/05

RECEIVED
 JUL 01 2005
 PLANNING DESIGN SERVICES