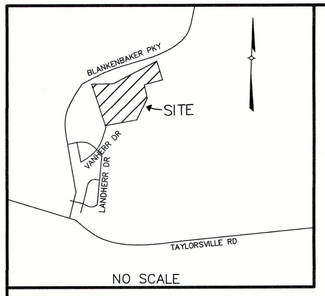


TREE CANOPY CALCULATIONS (TCCA)

CLASS: C

EXISTING TREE CANOPY: 71% COVERAGE

SITE AREA: 36.77 AC (1,601,791 SF)

EXISTING TREES PRESERVED: 329,719 SF (29%)

REQUIRED NEW TREE CANOPY: 0 SF (0%)

REQUIRED TOTAL TREE CANOPY: 171,332 SF (15%)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0064E.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.50−0.22)=0.28
SITE AREA = 36.77 ACRES
INCREASED RUNOFF = [(0.28x2.8/12)x36.77] = 2.40 AC−FT
50% REDUCTION = 1.5*2.40 AC−FT=3.60 AC−FT

BENCHMARK

TEMPORARY BENCHMARK

TBM #1 — IRON PIN WITH CAP
ELEVATION 651.86

PROJECT DATA

EXISTING USE	VACANT
PROPOSED USE	SINGLE−FAMILY RESIDENTIAL
EXISTING ZONING	R−4
FORM DISTRICT	NEIGHBORHOOD
GROSS ACREAGE	36.77 AC.
GROSS DENSITY	2.31 DU/AC.
NET ACREAGE	28.03 AC.
NET DENSITY	3.03 DU/AC.
PROPOSED BUILDABLE LOTS	85 LOTS
PROPOSED OPEN SPACE LOTS	3 LOTS

MINIMUM YARD REQUIREMENTS
FRONT YARD: 30 FEET
STREET SIDE YARD: 30 FEET
SIDE YARDS: 5 FEET
REAR YARD: 25 FEET

GENERAL NOTES

1. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.

2. THE APPLICANT SHALL SUBMIT A PLAN FOR APPROVAL BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT SHOWING TREE/TREE MASSES TO BE PRESERVED PRIOR TO BEGINNING ANY CONSTRUCTION PROCEDURE (I.E. CLEARING, GRADING, DEMOLITION). ADJUSTMENTS TO THE TREE PRESERVATION PLAN AS REQUESTED BY THE APPLICANT MAY BE APPROVED BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT IF THE REVISIONS ARE IN KEEPING WITH THE INTENT OF THE APPROVED TREE PRESERVATION PLAN. THE PLAN SHALL EXHIBIT THE FOLLOWING INFORMATION:
   A. PROPOSED SITE PLAN (SHOWING BUILDING, EDGES OF PAVEMENT, PROPERTY/LOT LINES, EASEMENTS, EXISTING TOPOGRAPHY, AND OTHER SIGNIFICANT SITE FEATURES (LOJIC TOPOGRAPHIC INFORMATION IS ACCEPTABLE).
   B. PRELIMINARY DRAINAGE CONSIDERATIONS (RETENTION/DETENTION, DITCHES/LARGE SWALES, ETC.).
   C. LOCATION OF ALL EXISTING TREES/TREE MASSES EXISTING ON THE SITE AS SHOWN BY AERIAL PHOTO OF LOJIC MAPS.
   D. LOCATION OF CONSTRUCTION FENCING FOR EACH TREE/TREE MASS DESIGNATED TO BE PRESERVED.

3. A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES, "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVIES – PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN COMPLETED. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."

4. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

5. 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. DOCUMENTATION OF THE METROPOLITAN SEWER DISTRICT'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.

6. MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE CEDAR CREEK WASTEWATER TREATMENT PLANT.

7. BASIS OF REFERENCE MERIDIAN, COORDINATES, NORTH, AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

8. ALL STREETS SHALL BE A MINIMUM OF 1% AND NO GREATER THAN 10% GRADE.

9. ALL STREETS SHALL BE CURB AND GUTTER.

10. WHEN SIDEWALKS ELEVATIONS DEVIATE SLIGHTLY FROM THE PROPOSED CONSTRUCTION PLAN ELEVATIONS, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR THE ADJUSTMENT OF THE UTILITY COVER OR GRATE WHICH HAS BEEN PREVIOUSLY SET TO THE CONSTRUCTION PLAN ELEVATION FOR SIDEWALKS OR REMOVE THE SIDEWALKS AND RECONSTRUCT TO PROPER ELEVATIONS.

11. ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

12. VERGE AREA WITHIN PUBLIC RIGHT−OF−WAY TO BE PROVIDED PER METRO PUBLIC WORKS.

13. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

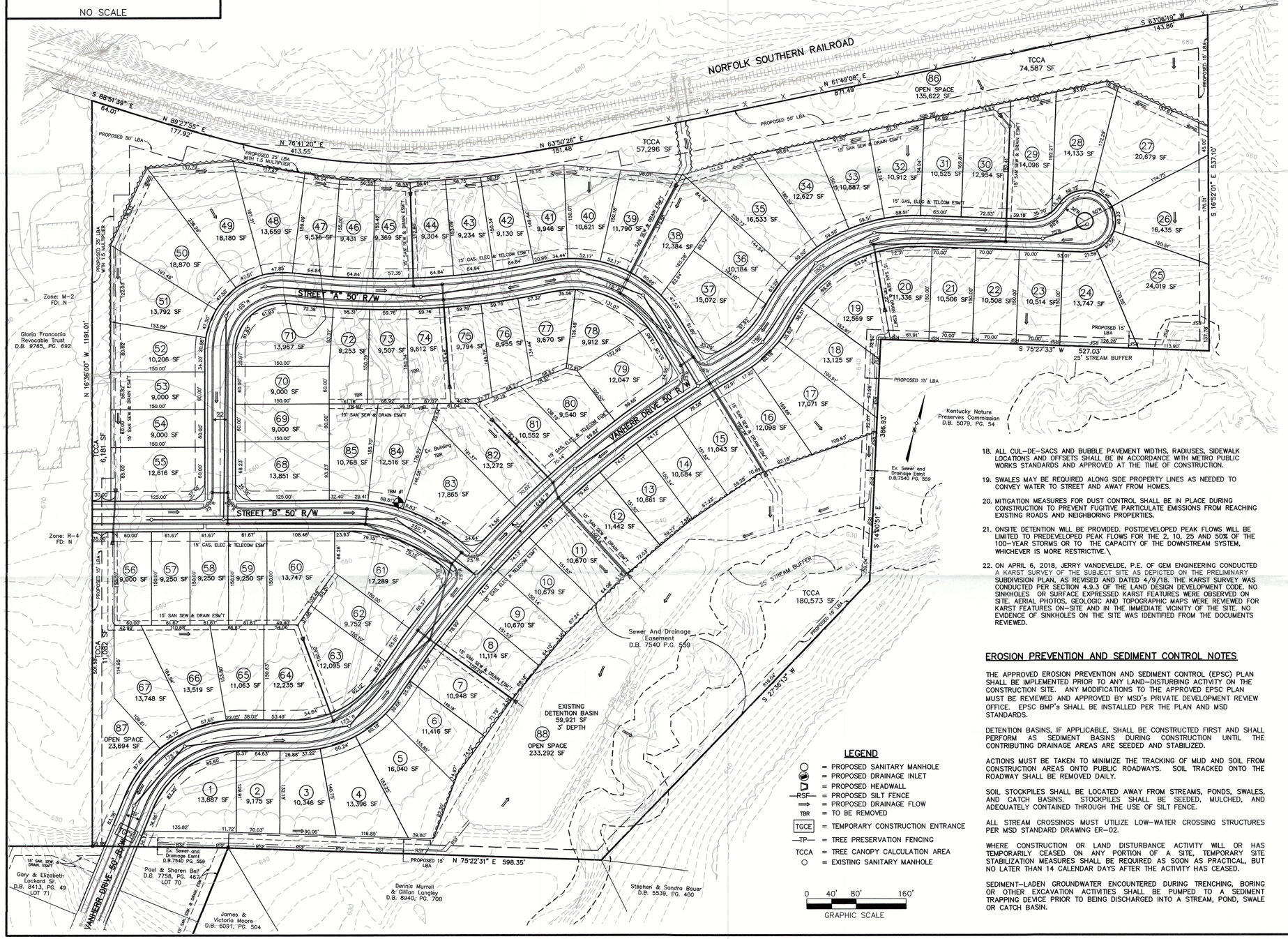
14. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.

15. 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.

16. ALL STREET NAME SIGNS SHALL CONFROM 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 THE BOND RELEASE.

17. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.

18. THE FINAL DESIGN OF THIS PROJECT 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 MGMT. PRACTICES.



LEGEND

- = PROPOSED SANITARY MANHOLE
- = PROPOSED DRAINAGE INLET
- = PROPOSED HEADWALL
- RSF = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE FLOW
- TBR = TO BE REMOVED
- TGCE = TEMPORARY CONSTRUCTION ENTRANCE
- TP = TREE PRESERVATION FENCING
- TCCA = TREE CANOPY CALCULATION AREA
- = EXISTING SANITARY MANHOLE

18. ALL CUL−DE−SACS AND BUBBLE PAVEMENT WIDTHS, RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.

19. SWALES MAY BE REQUIRED ALONG SIDE PROPERTY LINES AS NEEDED TO CONVEY WATER TO STREET AND AWAY FROM HOMES.

20. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

21. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100−YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.\

22. ON APRIL 6, 2018, JERRY VANDEVELDE, P.E. OF GEM ENGINEERING CONDUCTED A KARST SURVEY OF THE SUBJECT SITE AS DEPICTED ON THE PRELIMINARY SUBDIVISION PLAN, AS REVISED AND DATED 4/9/18. THE KARST SURVEY WAS CONDUCTED PER SECTION 4.9.3 OF THE LAND DESIGN DEVELOPMENT CODE. NO SINKHOLES OR SURFACE EXPRESSED KARST FEATURES WERE OBSERVED ON SITE. AERIAL PHOTOS, GEOLOGIC AND TOPOGRAPHIC MAPS WERE REVIEWED FOR KARST FEATURES ON−SITE AND IN THE IMMEDIATE VICINITY OF THE SITE. NO EVIDENCE OF SINKHOLES ON THE SITE WAS IDENTIFIED FROM THE DOCUMENTS REVIEWED.

EROSION PREVENTION AND SEDIMENT CONTROL 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 BMP'S 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.

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

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.

CASE #18SUBDIV1003

PRELIMINARY SUBDIVISION PLAN

OF

THE WOODS OF LANDHERR

3401 BLAKENBAKER PKWY
LOUISVILLE, KY 40299
TAX BLOCK 0046, LOT 0010

DEVELOPER:
RJ THIENEMAN
12488 LAGRANGE ROAD
LOUISVILLE, KENTUCKY 40245
(502) 491−4645

OWNER:
MJHG LLC
920 DUPONT RD STE 100
LOUISVILLE, KENTUCKY 40207
D.B. 6870 PG. 358

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Milestone design group
108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

THE WOODS OF LANDHERR

DATE: 2/19/18
DRAWN BY: D.L.E.
CHECKED BY: D.L.E.
SCALE: 1"=80' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
1	3/19/18 PDS 1ST REVIEW
2	4/9/18 AGENCY COMMENTS
3	
4	
5	
6	
7	

PRELIMINARY SUBDIVISION PLAN

JOB NUMBER 17087

1 OF 1

18 SUBDIV 1003