

**SITE DATA:**

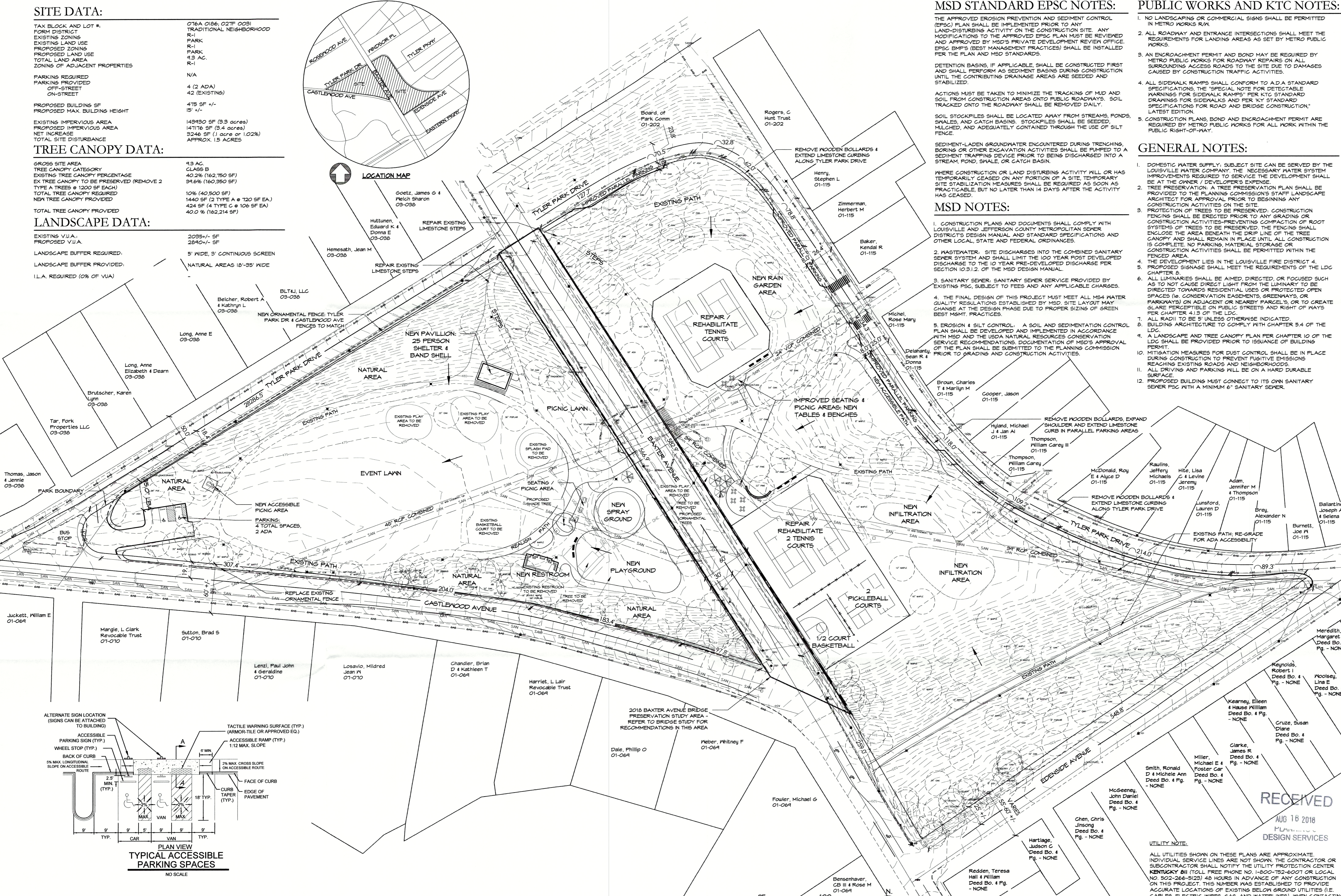
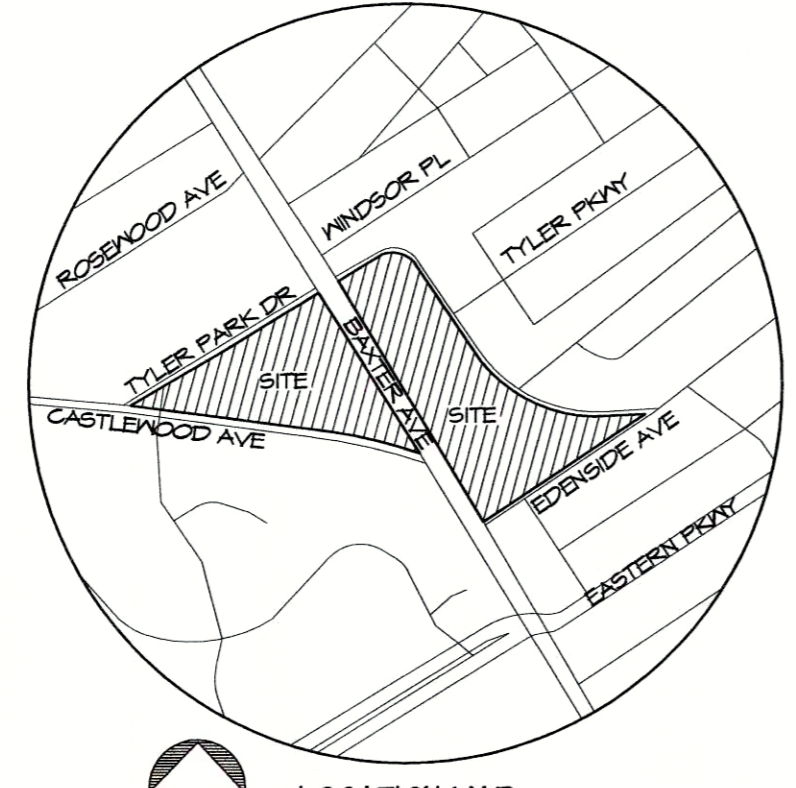
TAX BLOCK AND LOT #: 076A 0186, 027F 0031  
 FORM DISTRICT: R-1  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: PARK  
 TOTAL LAND AREA: 4.3 AC.  
 ZONING OF ADJACENT PROPERTIES: R-1  
 PARKING REQUIRED: 4 (2 ADA)  
 OFF-STREET: 42 (EXISTING)  
 ON-STREET: N/A  
 PROPOSED BUILDING SF: 475 SF +/-  
 PROPOSED MAX. BUILDING HEIGHT: 15' +/-  
 EXISTING IMPERVIOUS AREA: 149480 SF (3.3 acres)  
 PROPOSED IMPERVIOUS AREA: 147176 SF (3.4 acres)  
 NET INCREASE: 3246 SF (1 acre or 1.02%)  
 TOTAL SITE DISTURBANCE: APPROX. 1.5 ACRES

**TREE CANOPY DATA:**

GROSS SITE AREA: 4.3 AC.  
 TREE CANOPY CATEGORY: GLASS B  
 EXISTING TREE CANOPY PERCENTAGE: 40.2% (162,750 SF)  
 EX TREE CANOPY TO BE PRESERVED (REMOVE 2 TYPE A TREES @ 1200 SF EACH): 34.6% (160,350 SF)  
 TOTAL TREE CANOPY REQUIRED: 10% (40,500 SF)  
 NEW TREE CANOPY PROVIDED: 1440 SF (2 TYPE A @ 120 SF EA.)  
 424 SF (4 TYPE C @ 106 SF EA.)  
 40.0 % (162,214 SF)

**LANDSCAPE DATA:**

EXISTING V.I.A.: 20354/- SF  
 PROPOSED V.I.A.: 28904/- SF  
 LANDSCAPE BUFFER REQUIRED: 5' WIDE, 3' CONTINUOUS SCREEN  
 LANDSCAPE BUFFER PROVIDED: NATURAL AREAS 16'-35' WIDE  
 I.L.A. REQUIRED (0% OF VUA)



**MSD STANDARD EPSC 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 (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 SEEDDED 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.  
 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, SHALE, OR LATCH 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.

**MSD NOTES:**

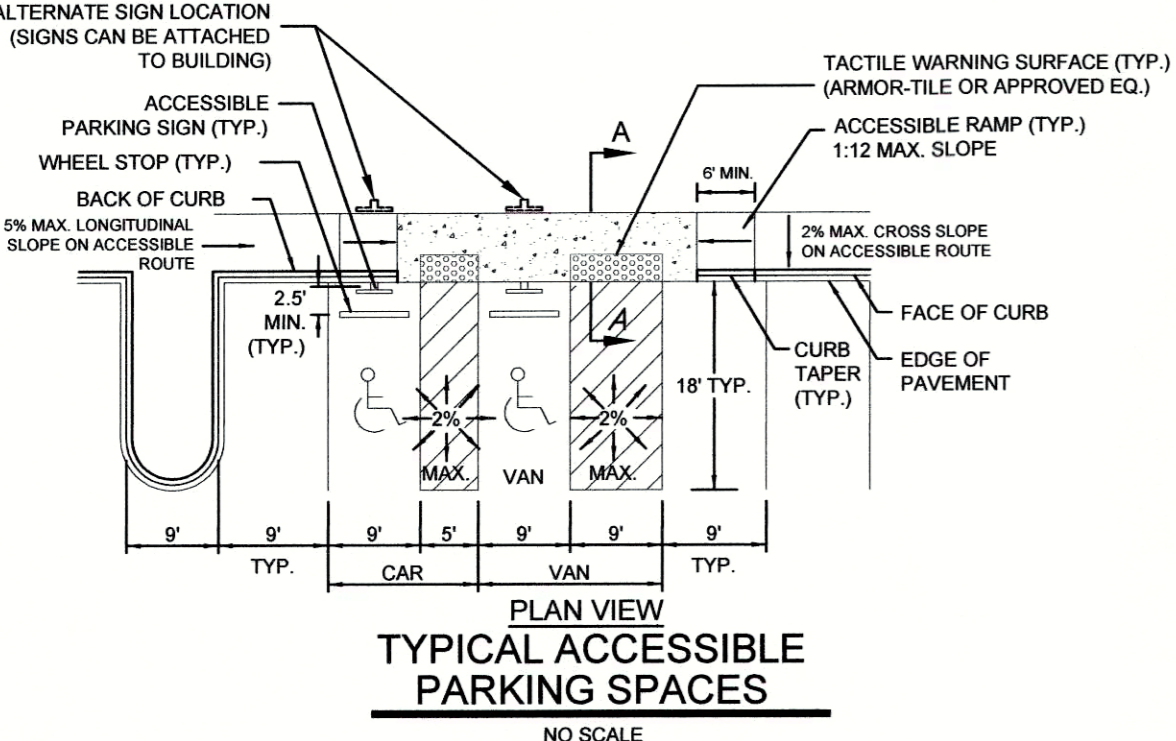
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2. OF THE MSD DESIGN MANUAL.
- SANITARY SEWER: SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 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.
- 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.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 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.
- ALL SIDEWALK RAMP SHALL CONFORM TO A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

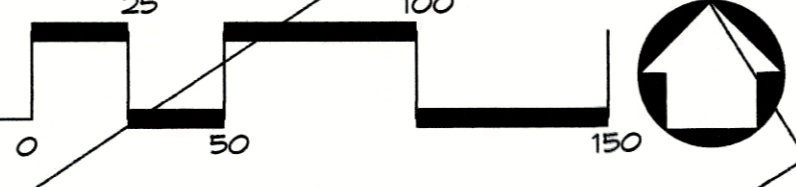
**GENERAL NOTES:**

- 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.
- 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.
- PROPOSED SIGNAGE SHALL MEET THE REQUIREMENTS OF THE DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARD 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 4.13 OF THE LDC.
- ALL RADI II TO BE 5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS. ALL DRIVING AND PARKING WILL BE ON A HARD DURABLE SURFACE.
- PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.



**TYLER PARK MASTER PLAN - Community Facility Review**

SCALE 1" = 50'-0"



**elementdesign**  
 landscape architecture-civil engineering-planting  
 366 south broadway  
 lexington, ky 40508  
 p. 859.389.4533  
 f. 859.389.4534  
 www.element-site.com

**Tyler Park**  
 MASTER PLAN UPDATE  
 Castlewood Ave & Tyler Park Drive  
 Louisville, Kentucky 40204

**Owner**  
 Louisville Metro Parks & Recreation  
 PO Box 37280  
 Louisville, KY 40233

**RECEIVED**  
 AUG 16 2018  
 PLANNING  
 DESIGN SERVICES

STATE OF KENTUCKY  
 ELIZABETH D.  
 LANDSCAPE ARCHITECT

Date: MARCH 30, 2018  
 Drawn by: EDP  
 Checked by: EDP / RAF  
 Revision: JULY 23, 2018  
 Revision:  
 Revision:

Sheet No.  
**CFR**

PROJECT # 18DEVPAN1062  
 MSD P.W. # 10655

18Dev Plan 1062