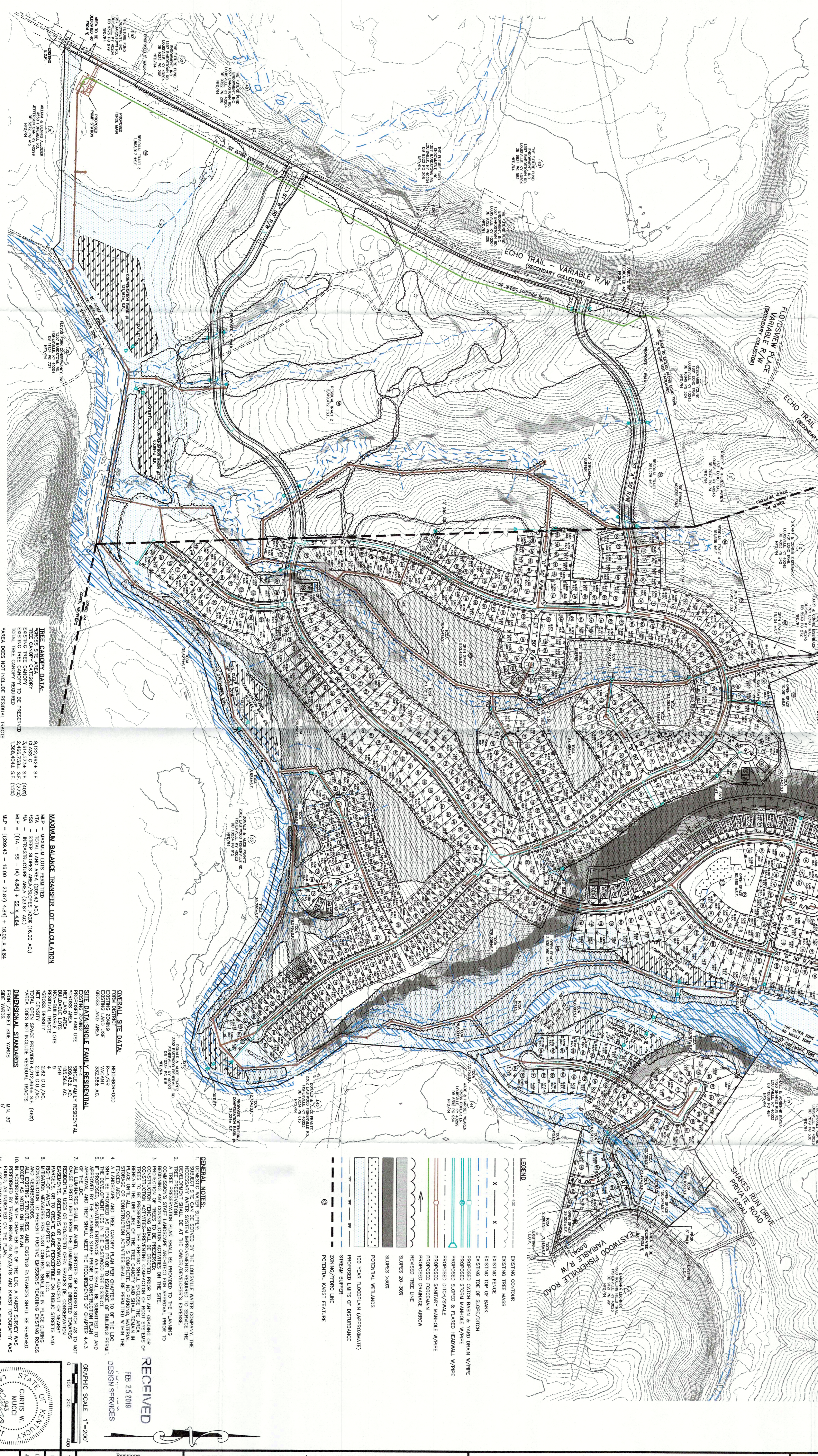


- PUBLIC WORKS AND KTC NOTES:**
1. NOT LANSSEPPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND
 2. RIGHT-OF-WAY DEDICATION BY DEED OR MONUMENT MUST BE ACCORDING TO
 3. RECORD PLANS AS REQUIRED BY METRO PUBLIC WORKS OR WITH ASSOCIATED
 4. ALL ROADWAY AND EXISTING INTERSECTIONS SHALL MEET THE REQUIREMENTS
 5. KENTUCKY WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC
 6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A
 7. COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 8. PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE
 9. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC
 10. STREET LIGHTS SHALL BE PROVIDED BY THE DEVELOPER. ALL STREET LIGHTS SHALL BE
 11. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS
 12. FOR STREETS "A", "B", "C" & "D" SUCH SIGNS SHALL BE INSTALLED PRIOR TO
 13. NO WORKS BEING DONE ON THE INTERSECTION OF THE STREET INTERSECTION.
 14. NO WORKS BEING DONE ON THE INTERSECTION OF THE STREET INTERSECTION.
 15. NO WORKS BEING DONE ON THE INTERSECTION OF THE STREET INTERSECTION.
 16. NO WORKS BEING DONE ON THE INTERSECTION OF THE STREET INTERSECTION.

- MSD NOTES:**
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND
 2. STANDARD SPECIFICATIONS.
 3. SANITARY SEWER WILL CONNECT TO THE FLOYS FORK WASTEWATER TREATMENT
 4. PLANT BY LOCAL EXTENSION AGREEMENT, SUBJECT TO EESS SANITARY SEWER
 5. BRANCH/STORMWATER RETENTION. THE 48 HOURS STORAGE CAPACITY
 6. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK
 7. FLOWS FROM DEVELOPMENT FOR THE 2, 10, 20, AND 100 YEAR STORMS OR
 8. (WHICHEVER IS GREATER) IS FOR THE CONCEPT PURPOSES ONLY. FINAL
 9. DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. BRANING
 10. DESIGN SHALL COMPLY TO MSD REQUIREMENTS.
 11. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND
 12. CONSERVATION SERVICE RECOMMENDATIONS.
 13. FINAL DESIGN OF THE PROJECT MUST MEET ALL BEST WATER QUALITY
 14. PHASE DUE TO PROPER SIZING OF BEST MANAGEMENT PRACTICES
 15. APPROVAL. KNOW APPROVAL REQUIRED PRIOR TO MSO CONSTRUCTION PLAN
 16. APPROVAL. KNOW APPROVAL REQUIRED PRIOR TO MSO CONSTRUCTION PLAN

- DETENTION CALCULATIONS:**
- 2.9/72 (0.00-0.20) (0.00-4.5) = 12.65 AC-FT
- BENCHMARKS:**
- VERTICAL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & METHOD AND DIFFERENTIAL LEVELING. SOURCE BENCHMARK: 09S-01-01-01 NAD 1988 BENCH. 589.99
- FROM THE INTERSECTION OF INTERSTATE 64 OVERPASS AND BECKETT STATION ROAD AND WHERE THE ROAD THE SON OF EXTENSIVE OF BECKETT STATION ROAD.



TREE CANOPY DATA:

EXISTING TREE CANOPY	91224922.8 SF
EXISTING TREE CANOPY	33414734.5 SF (40%)
EXISTING TREE CANOPY	24687024.5 SF (27%)
EXISTING TREE CANOPY	13861492.5 SF (15%)

*AREA DOES NOT INCLUDE RESIDUAL TRACTS.

*AREA DOES NOT INCLUDE RESIDUAL AREAS.

MAXIMUM BALANCE TRANSFER LOT CALCULATION:

MP - MAXIMUM LOTS PERMITTED	91224922.8 SF
TA - TOTAL LAND AREA (209.43 AC)	14660.00 AC
MA - INFRASTRUCTURE AREA (12.87 AC)	12.87 AC
MP = (TA - SS - MA) / 4.81 + SS X 4.84	
MP = (91224922.8 - 1600 - 2287) / 4.81 + 16.02 X 4.84	

*AREA DOES NOT INCLUDE RESIDUAL TRACTS.

*AREA DOES NOT INCLUDE RESIDUAL AREAS.

OVERALL SITE DATA:

NEIGHBORHOOD	R-4/R
EXISTING ZONING	R-4/R
EXISTING ZONING	R-4/R
GROSS AREA	209,434 AC
NET BUILDABLE AREA	162,068 AC
NET DENSITY	2.68 DU/AC
NET DENSITY	2.68 DU/AC
NET DENSITY	2.68 DU/AC

GENERAL NOTES:

1. CONDUCT SITE SURVEY BY THE LICENSED WATER ENGINEER. THE
2. NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE
3. DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
4. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING
5. DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE PLANNING
6. BOARDING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
7. CONSTRUCTION OF TREES TO BE PRESERVED PRIOR TO ANY GRADING OR
8. CONSTRUCTION ACTIVITIES. PRESERVATION OF ROOT SYSTEMS OR
9. BENEATH THE CURB LINE OF THE TREE CANOPY AND SHALL REMAIN IN
10. STANDING THROUGHOUT THE CONSTRUCTION PERIOD. MAINTAIN THE
11. FENCED AREA AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC.
12. SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. IF PROPOSED SIGNATURE DISTANCE WALLS SHALL BE SUBMITTED TO AND
14. APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN 4.3
15. OF THE LDC.
16. CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS
17. RESIDENTIAL USES OR PROTECTED GREEN SPACES BY CONSERVATION
18. PLANTS, OR TO ORIENT GAZE PERPENDICULAR TO PUBLIC STREETS AND
19. MITIGATION MEASURES FOR DIST CONTROLS SHALL BE IN PLACE DURING
20. CONSTRUCTION TO PREVENT FLOODING DRAINAGE REACHING ROADS
21. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED
22. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC. A KANSAS SIGNET WAS
23. PERFORMED BY TRAVIS BROWN ON 8/23/18 AND KANSAS SIGNET WAS
24. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC. A KANSAS SIGNET WAS
25. PERFORMED BY TRAVIS BROWN ON 8/23/18 AND KANSAS SIGNET WAS
26. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC. A KANSAS SIGNET WAS

RECEIVED

FEB 23 2018

DESIGN SERVICES

GRAPHIC SCALE: 1"=200'

VERTICAL SCALE: N/A

REVISIONS

Date	Revisions
11/12/16	REVISIONS PER AGENCY COMMENTS
11/28/16	REVISIONS PER AGENCY COMMENTS
12/10/16	REVISIONS PER AGENCY COMMENTS
12/21/16	REVISIONS PER AGENCY COMMENTS
1/14/18	ADDED SELECT BUILDING PADS
2/25/18	REDUCED NUMBER OF LOTS

PRELIMINARY SUBDIVISION (DEVELOPMENT POTENTIAL TRANSFER) & FLOYS FORK OVERLAY PLAN

ECHO TRAIL

2605 ECHO TRAIL, EASTWOOD FISHERVILLE ROAD
LOUISVILLE, KY 40245

TB 41 LOT 199, 18, 212 / TB 42 LOT 46 / TB 2328 LOT 18
DB 11202 PG 487 / DB 9215 PG 196 / DB 10827 PG 62

OWNER/DEVELOPER
LONG RUN CREEK PROPERTIES, LLC
3911 WINDSOR TRAIL
LOUISVILLE, KY 40299

MINDLE SCOTT

ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE

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