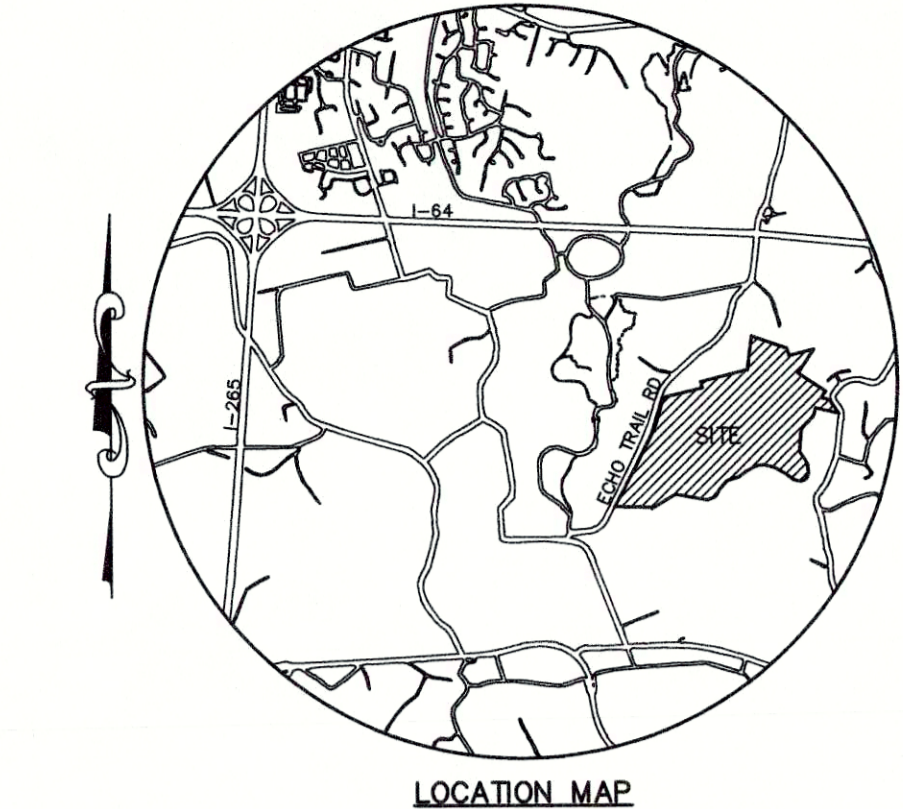


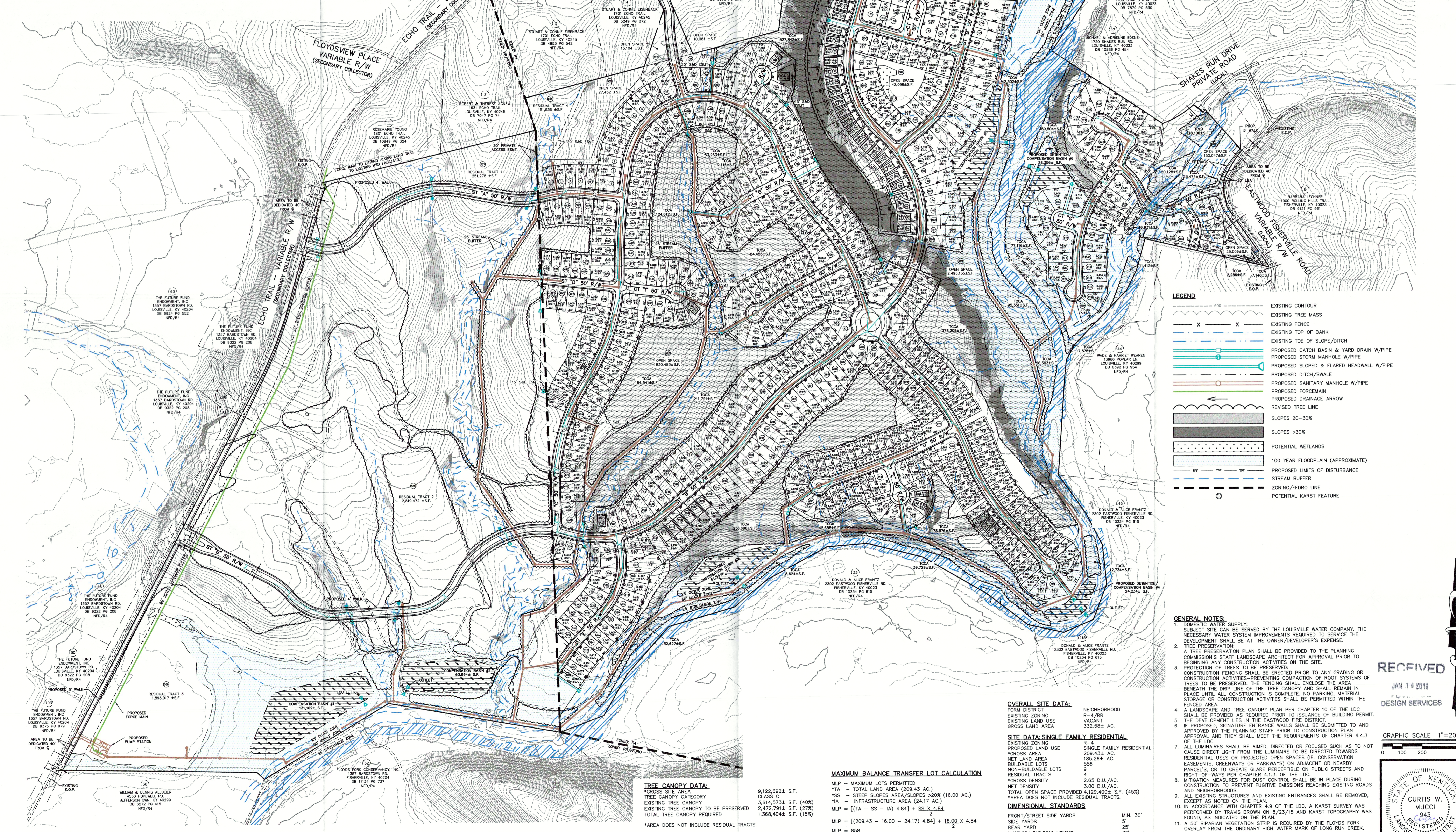
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VEGETATION WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - 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.
  - 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 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT WITHOUT APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL CURB-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - CURBS AND CUTTER SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
  - 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.P.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "D", "H", AND "I" AND THE EXTENSION OF SHAKES RUN ROAD. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - EROSION AND 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.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111000685E & 211100067E).
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL NECA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES. CODE AND KNOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1:1.
- DETONATION CALCULATIONS**  
2.9/12 (0.50-0.25) (209.43) = 12.65 AC-FT
- BENCHMARKS**  
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.  
SOURCE BENCHMARK GPS86-32RESET NAVD 1988 ELEV. 589.98



**MINDLE SCOTT**  
ENGINEERING & PLANNING & LANDSCAPE ARCHITECTURE  
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502-465-1598 | mindlescott.com

**OWNER/DEVELOPER**  
LONG CREEK PROPERTIES, LLC  
3911 WILDERNESS TRAIL  
LOUISVILLE, KY 40299



**LEGEND**

---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED STORM MANHOLE W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED FORCEMAIN
---	PROPOSED DRAINAGE ARROW
---	REVISED TREE LINE
---	SLOPES 20-30%
---	SLOPES >30%
---	POTENTIAL WETLANDS
---	100 YEAR FLOODPLAIN (APPROXIMATE)
---	PROPOSED LIMITS OF DISTURBANCE
---	STREAM BUFFER
---	ZONING/FEDRO LINE
---	POTENTIAL KARST FEATURE

**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.
- 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.
- LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- 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 PROJECTED OPEN SPACES (IE. CONSERVATION CASEMENTS, 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 8/23/18 AND KARST TOPOGRAPHY WAS FOUND, AS INDICATED ON THE PLAN.
- A 50' RIPARIAN VEGETATION STRIP IS REQUIRED BY THE FLOYDS FORK OVERLAY FOR THE ORDINARY HIGH WATER MARK OF LONG RUN CREEK.

**OVERALL SITE DATA:**

FOUR DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4/RR
EXISTING LAND USE	VACANT
GROSS LAND AREA	332.584 AC.
EXISTING ZONING	R-4
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS AREA	209.434 AC.
NET LAND AREA	185.264 AC.
BUILDABLE LOTS	9
NON-BUILDABLE LOTS	9
RESIDUAL TRACTS	4
GROSS DENSITY	2.65 D.U./AC.
NET DENSITY	3.00 D.U./AC.
TOTAL OPEN SPACE PROVIDED	129.400A S.F. (45%)
*AREA DOES NOT INCLUDE RESIDUAL TRACTS.	

**SITE DATA-SINGLE FAMILY RESIDENTIAL**

FRONT/STREET SIDE YARDS	MIN. 30'
REAR YARD	5'
SIDE YARDS	5'
MAXIMUM BUILDING HEIGHT	2 1/2'
DETACHED MINIMUM LOT AREA	4,500 S.F.
LOTS <6,000 S.F. (MAX 20% OR 139 LOTS)	108 LOTS PROPOSED
LOTS 29,000 S.F. (MIN 20% OR 111 LOTS)	128 LOTS PROPOSED

**TREE CANOPY DATA:**

TOTAL TREE CANOPY	9,122,692± S.F.
EXISTING TREE CANOPY TO BE PRESERVED	3,614,573± S.F. (40%)
TOTAL TREE CANOPY REQUIRED	2,472,791± S.F. (27%)
*AREA DOES NOT INCLUDE RESIDUAL TRACTS.	1,368,404± S.F. (15%)

**MAXIMUM BALANCE TRANSFER LOT CALCULATION**

M.L.P. = MAXIMUM LOTS PERMITTED	M.L.P. = 858
*TA = TOTAL LAND AREA (209.43 AC.)	
*SS = STEEP SLOPES AREA/SLOPES >20% (16.00 AC.)	
*IA = INFRASTRUCTURE AREA (24.17 AC.)	
M.L.P. = [(TA - SS - IA) 4.84] ÷ SS X 4.84	
M.L.P. = [(209.43 - 16.00 - 24.17) 4.84] ÷ 18.00 X 4.84	
M.L.P. = 858	

\*AREA DOES NOT INCLUDE RESIDUAL TRACTS  
NOTE: ONLY THE AREAS OF STEEP SLOPES WITHIN OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER AREA CALCULATION.

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DESIGN SERVICES

GRAPHIC SCALE 1"=200'  
0 100 200 400

STATE OF KENTUCKY  
CURTIS W. MUCCI  
REGISTERED  
LANDSCAPE ARCHITECT

PROJECT #18SUBDIVI023  
MSD WM # 9674

PRELIMINARY SUBDIVISION (DEVELOPMENT POTENTIAL TRANSFER) & FLOYDS 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

Vertical Scale: N/A  
Horizontal Scale: 1"=200'  
Date: 10/15/18  
Job Number: 3334  
Sheet  
1