

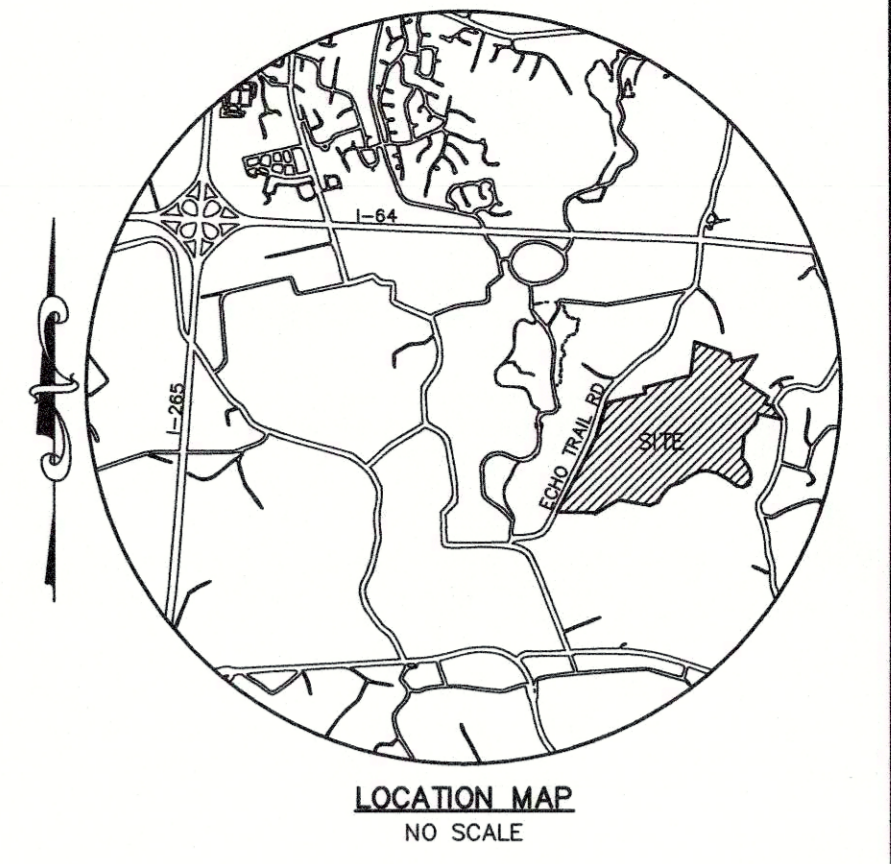
PUBLIC WORKS AND KTC NOTES:

- 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.
- VERGE AREA 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 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 C&G-S&S AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPER.
- 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.D.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", "E", "H" & "J" 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 (2111C00665E & 2111C00676E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ACEQ AND KDOV 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.
- DETENTION CALCULATIONS**
 $2.9/12 (0.50-0.25) (209.43) = 12.65 \text{ AC-FIT}$
- BENCHMARKS**
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK: GPS88-32RESSET NAVD 1988 ELEV. 509.99
 FROM THE INTERSECTION OF INTERSTATE 64 OVERPASS AND BECKLEY STATION ROAD 1150 FEET TO THE INTERSECTION OF BECKLEY STATION ROAD AND WIBLE HILL ROAD. THE STATION IS ON THE LEFT 164 FEET MORE OR LESS FROM THE CENTERLINE OF BECKLEY STATION ROAD.

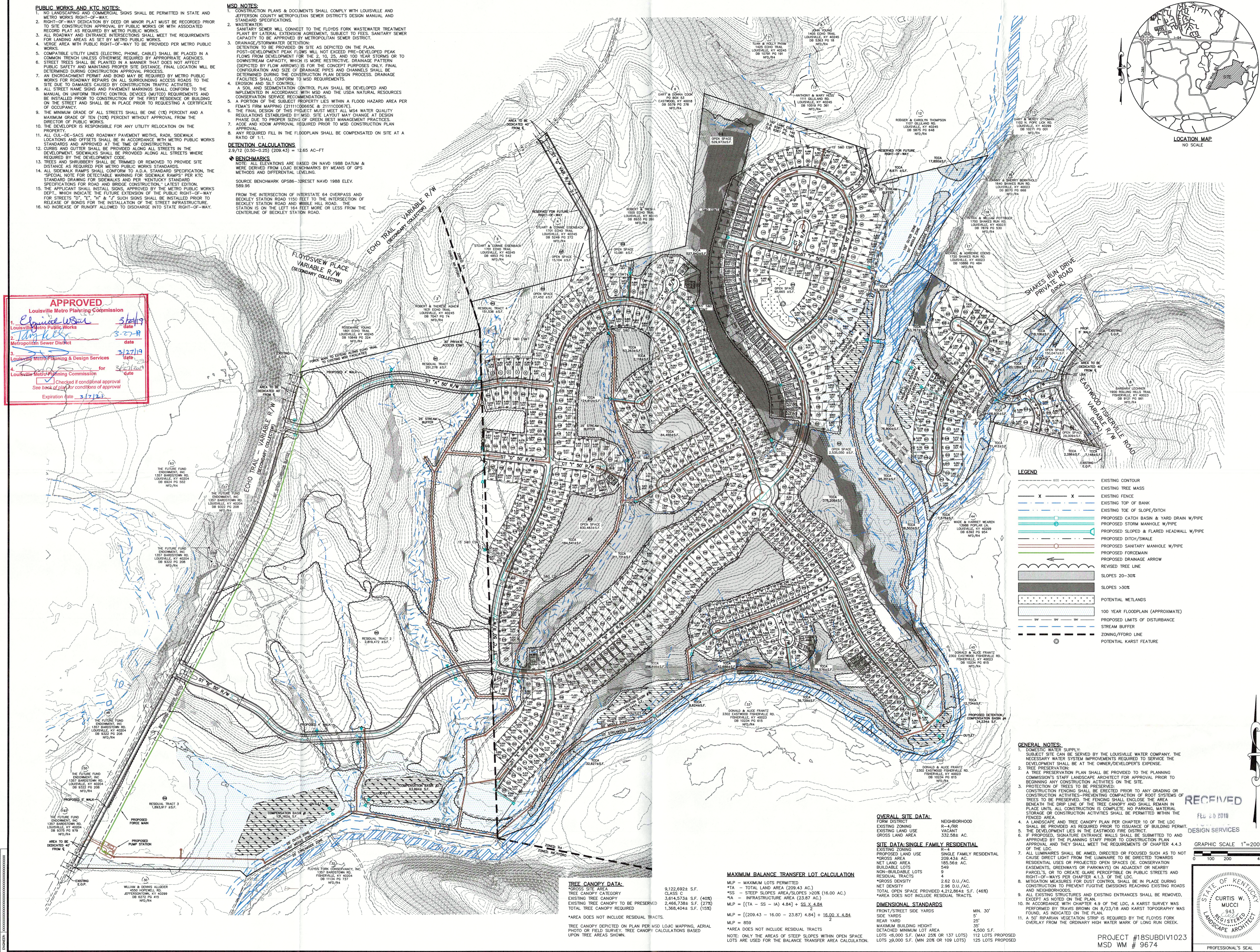
APPROVED
 Louisville Metro Planning Commission
 1. *Elaine Wilson* 3/27/19 date
 Louisville Metro Public Works 3/27/19 date
 Metropolitan Sewer District 3/27/19 date
 Louisville Metro Planning & Design Services 3/27/19 date
 2. *Elaine Wilson* 3/27/2019 date
 Louisville Metro Planning Commission 3/27/2019 date
 Checked if conditional approval
 See back of plat for conditions of approval
 Expiration date 3/17/21



MINDEL SCOTT
 SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE
 ENGINEERING
 5151 Jefferson Blvd., Louisville, KY 40219
 502-485-1500 / MindelScott.com

OWNER/DEVELOPER
 LONG RUN CREEK PROPERTIES, LLC
 3811 WILDRESS TRAIL
 LOUISVILLE, KY 40299

PRELIMINARY SUBDIVISION (DEVELOPMENT POTENTIAL TRANSFER) & FLOYDS FORK OVERLAY PLAN
ECHO TRAIL
 2605 ECHO TRAIL, EASTWOOD FISHERVILLE ROAD
 LOUISVILLE, KY 40245
 TB 41 LOT 69, 18, 212, 7 TB 42 LOT 46, 7 TB 2329, LOT 18
 DB 11202 PG 467 / DB 9215 PG 196 / DB 10327 PG 62



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 FOREMAN
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- SLOPES 20%-30%
- SLOPES >30%
- POTENTIAL WETLANDS
- 100 YEAR FLOODPLAIN (APPROXIMATE)
- PROPOSED LIMITS OF DISTURBANCE
- STREAM BUFFER
- ZONING/FFORD 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 BETWEEN 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.
- ALL LUMINAIRES SHALL BE AMED, 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 EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- A 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.
- 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 6/22/2018 AND KARST TOPOGRAPHY WAS FOUND, AS INDICATED ON THE PLAN.
- A 30' RIPARIAN VEGETATION STRIP IS REQUIRED BY THE FLOYDS FORK OVERLAY FROM THE ORDINARY HIGH WATER MARK OF LONG RUN CREEK.

RECEIVED
 DESIGN SERVICES
 GRAPHIC SCALE 1"=200'
 0 100 200 400

OVERALL SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4/RP
EXISTING LAND USE	VACANT
GROSS LAND AREA	332.58± AC.

SITE DATA-SINGLE FAMILY RESIDENTIAL

EXISTING ZONING	R-4
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
*GROSS AREA	209.43± AC.
NET LAND AREA	185.56± AC.
BUILDABLE LOTS	549
NON-BUILDABLE LOTS	4
RESIDUAL TRACTS	4
*GROSS DENSITY	2.62 D.U./AC.
NET DENSITY	1.96 D.U./AC.
TOTAL OPEN SPACE PROVIDED	4,212,864± S.F. (46%)
*AREA DOES NOT INCLUDE RESIDUAL TRACTS.	

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 30'
REAR YARDS	35'
MAXIMUM BUILDING HEIGHT	12'
DETACHED MINIMUM LOT AREA	4,500 S.F.
LOTS <8,000 S.F. (MAX 25% OR 137 LOTS)	112 LOTS PROPOSED
LOTS ≥8,000 S.F. (MIN 20% OR 109 LOTS)	125 LOTS PROPOSED

TREE CANOPY DATA:

*GROSS SITE AREA	9,122,692± S.F.
CLASS C	3,614,573± S.F. (40%)
*EXISTING TREE CANOPY	2,466,738± S.F. (27%)
TOTAL TREE CANOPY REQUIRED	1,368,404± S.F. (15%)

*AREA DOES NOT INCLUDE RESIDUAL TRACTS.
 TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP - MAXIMUM LOTS PERMITTED	1
*TA - TOTAL LAND AREA (209.43 AC.)	
*SS - STEEP SLOPES AREA (SLOPES >20% (16.00 AC.)	
*IA - INFRASTRUCTURE AREA (23.87 AC.)	
MLP = [(TA - SS - IA) 4.84] + SS X 4.84	
MLP = [(209.43 - 16.00 - 23.87) 4.84] + 16.00 X 4.84	
MLP = 859	
*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.	

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

STATE OF KENTUCKY
 CURTIS W. MUCCI
 REGISTERED LANDSCAPE ARCHITECT
 PROFESSIONAL'S SEAL

PROJECT #18SUBDIV1023
 MSD WM # 9674

BINDING ELEMENTS
18SUBDIV1023

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
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 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 completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
4. All street signs shall be installed by the Developer, and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
5. The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public rights of way as shown on the preliminary subdivision plan. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.
6. Open space/conservation lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
7. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
8. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restriction for the subdivision.
9. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.
10. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
11. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs and other issues required by these binding elements / conditions of approval.
 - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
12. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners

association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.

13. Any signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
14. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
15. Prior to the recordation of lots 69-82, a geotechnical evaluation shall be conducted and the findings of this evaluation shall be provided to Planning and Design Services staff for review and incorporation into the record. The geotechnical evaluation must demonstrate that:
 - a. The slope's ground surface and subsurface are not unstable;
 - b. Development of the slope and associated mitigation measures will not increase the degree of risk of slope instability both on-site and on adjacent lands; and,
 - c. The plan must specify how the mitigation measures and construction practices, including construction supervision, necessary to assure the stability of buildings and foundations to be constructed on the site as recommended in the geotechnical report will be implemented.Staff may request that the findings of this report be evaluated by the Planning Commission or designee.
16. Building envelopes/limits on lots 28, 29, 54-62, 221-223, 230, 240, 306-311, 341, 452, & 453 shall be substantially similar to those shown on the preliminary plan and must be shown and recorded on the record subdivision plat.
17. Limits of disturbance as shown on the preliminary plan shall be shown and recorded with the record subdivision plat.
18. The Applicant shall restore any disturbance of the Buffer Area and protected waterway by re-grading and revegetation. Provisions for restoration of the disturbed area shall be included in construction plans and within final record subdivision plat agreements. At the time of development, the following restoration standards shall be met.
 1. Restoration Required to Stabilize Banks. Riparian vegetation shall be planted, as necessary, to stabilize the banks of a protected waterway within a Buffer Area. Where a bank is denuded of its vegetation due to erosion, slope failure or similar occurrence, appropriate vegetation shall be planted to quickly establish a vegetative cover, and then replanted with riparian vegetation to ensure the long-term stabilization of the bank. Restoration plantings shall be selected from the MSD native species restoration specifications.
 2. Restoration of Eroded Banks Required. Where stream bank erosion has occurred as a result of on-site development activities, riparian vegetation shall be planted to stabilize the stream bank unless the County (Planning and Design Services, MSD, or Public Works) determines such vegetation would be inadequate to re-stabilize the bank. In instances where the County determines that planting of riparian vegetation is inadequate to stabilize the stream bank alternate methods of stabilization, approved by the County shall be utilized.
 3. Other Restoration Allowed. Stream, stream bank, and vegetation restoration projects are allowed where the goal is to restore the protected waterway, wetlands, or Buffer Area to an ecologically healthy state, as approved by MSD.
19. Given the current or impending levels of service of two intersections identified in the Traffic Impact Study (TIS) dated October 22, 2018 prepared by Diane Zimmerman, PE, this subdivision developer, its successor or assign shall be responsible for making a financial contribution to the planning/design of the intersection that is already at a failing level of service and responsible for performing the actual design and construction of the intersection if eventually causes to fail as follows: (A) Within 60 days of recording the record plat, it shall pay to Louisville Metro Government \$250,000 for the express purpose of planning and/or design of the Eastwood Cutoff intersection at Shelbyville Road. (B) Prior to issuance of the 200th house building permit in this subdivision, it shall have designed and constructed at its sole cost and expense (in accordance with plans approved by Louisville Metro Public Works and the Kentucky Transportation Cabinet) an eastbound Taylorville Road left-hand turn lane onto northbound S. English Station Road, the cost of which legally shall be eligible at the time the cost is incurred for full "credit" under the System Development Charges for Roadway Ordinance (found at Louisville Metro Code of Ordinances Chapter 164) or else this subsection (B) obligation is null and void.

