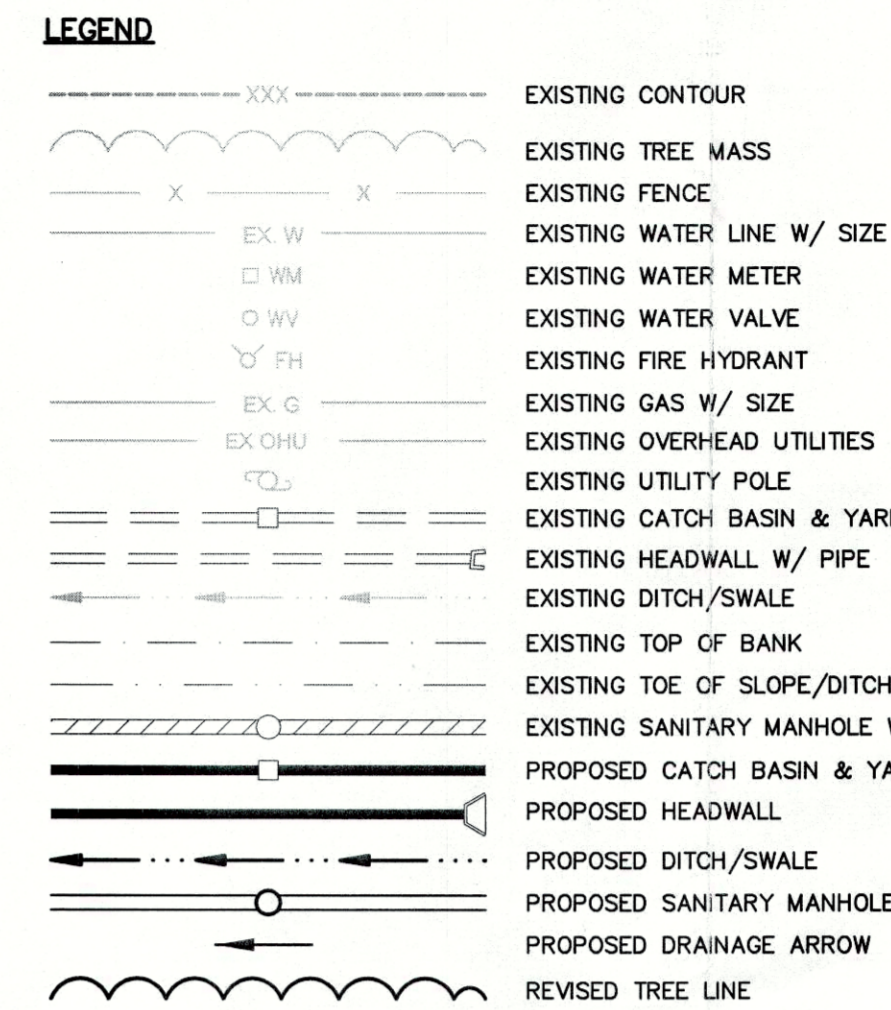
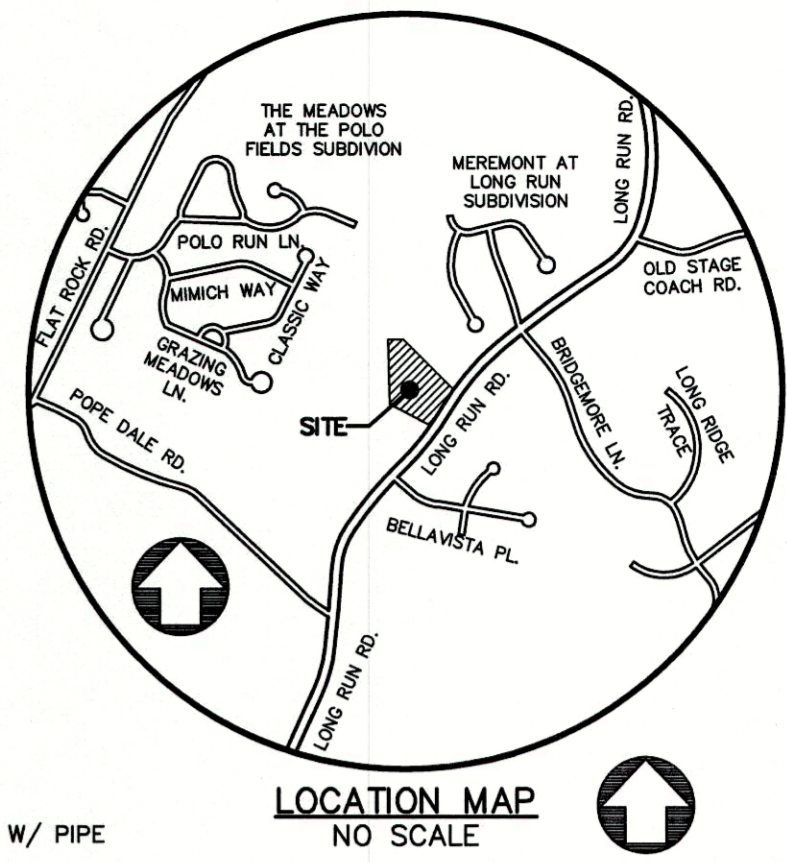


BOLAND MALONEY REALTY CO.  
1600 LONG RUN RD.  
LOUISVILLE, KY 40245  
T.B. 26, LOT 6  
D.B. 9538, PG. 909  
R4/N

GINO & PATRICIA LEONE  
1550 LONG RUN RD.  
LOUISVILLE, KY 40245  
T.B. 26, LOT 129  
D.B. 9305, PG. 408  
R4/N

GREEN HILL THERAPY INC.  
1410 LONG RUN RD.  
LOUISVILLE, KY 40245  
T.B. 26, LOT 139  
D.B. 8992, PG. 757  
R1/N

APPROVAL  
Date: 11-23-16  
Troy Kelly



**APPROVED**  
Louisville Metro Planning Commission

1. *Troy Kelly* 11-23-16 date  
2. *Troy Kelly* 11-30-16 date  
3. *Troy Kelly* date  
4. *Troy Kelly* date

Checked if conditional approval  
See back of plan for conditions of approval  
Expiration date

**SITE DATA:**

FORM DISTRICT	R-4
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY/VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	5.07± AC.
NET LAND AREA	4.30± AC.
BUILDABLE LOTS	16
NON-BUILDABLE LOTS	0
GROSS DENSITY	3.15 D.U./AC.
NET DENSITY	3.72 D.U./AC.

**TREE CANOPY DATA:**

GROSS SITE AREA	221,145± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	84,811± S.F. (38%)
TREE CANOPY TO BE PRESERVED	9,348± S.F. (4%)
TREE CANOPY TO BE PLANTED	32,669± S.F. (15%)
TOTAL TREE CANOPY REQUIRED	42,017± S.F. (19%)

- 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 ERRECTED 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.
  - 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.
  - 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 MARK SITES ON 10/13/16 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

**DIMENSIONAL STANDARDS**

MINIMUM LOT SIZE	9,000± S.F.
FRONT/STREET SIDE YARD MIN.	30'
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	60'
MAXIMUM BUILDING HEIGHT	35'

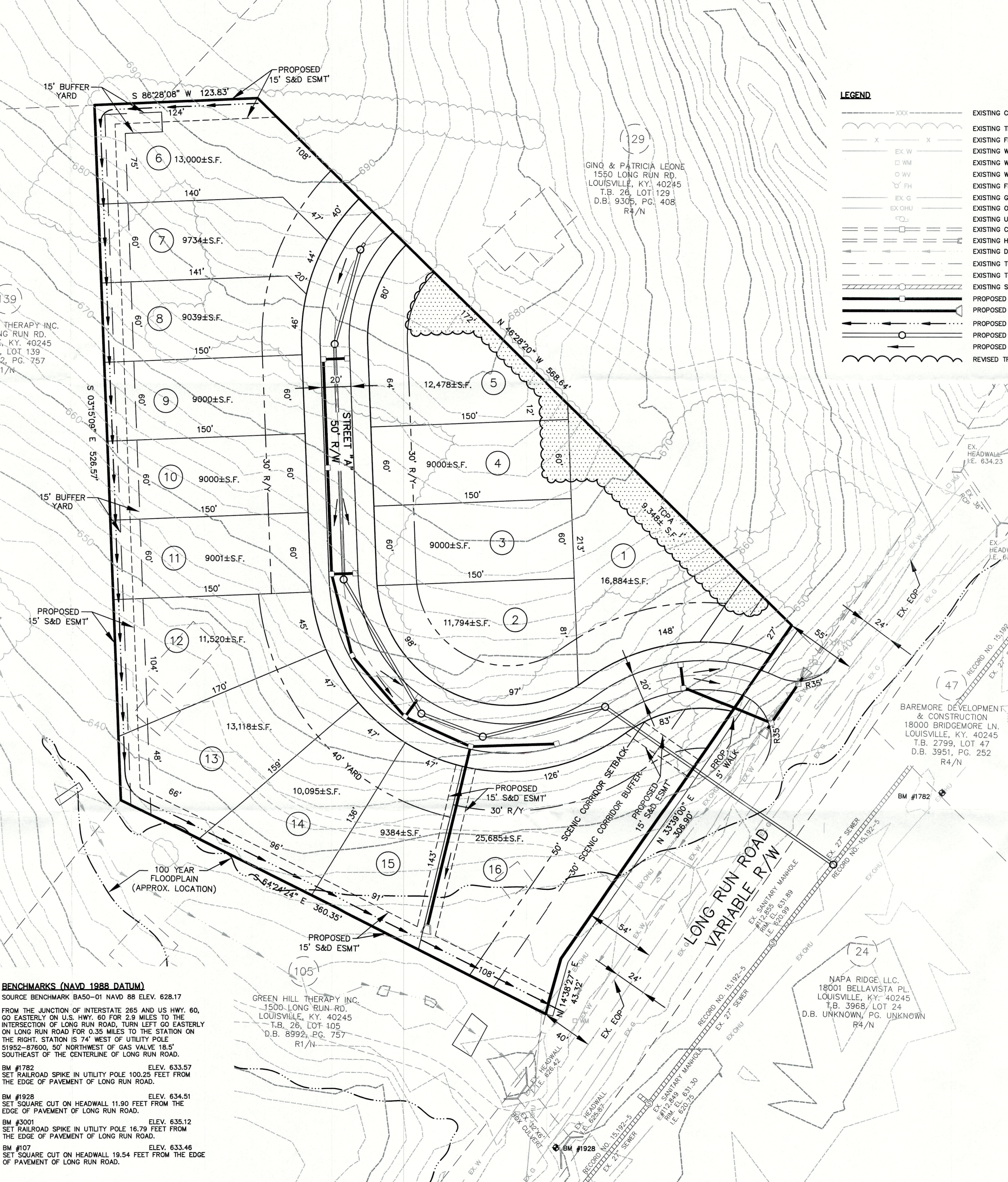
- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: REGIONAL FACILITY FEE SHALL BE PAID IN LIEU OF DETENTION BEING PROVIDED ON SITE. 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0036E).
  - 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.
  - ANY FILL WITHIN THE FLOODPLAIN REQUIRED SHALL BE COMPENSATED AT A RATIO OF 1:1.
  - THE LOWEST FINISHED FLOOR ELEVATION SHALL BE AT OR ABOVE 640.6.
  - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**DETENTION CALCULATIONS**  
2.9/12 (0.50-0.35) (5.07) = 0.18 AC-FT

- PUBLIC WORKS AND KTC NOTES:**
- 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 IS REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK IN THE RIGHT-OF-WAY.
  - 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.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL 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 GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**  
THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

- BENCHMARKS (NAVD 1988 DATUM)**  
SOURCE BENCHMARK BA50-01 NAVD 88 ELEV. 628.17
- FROM THE JUNCTION OF INTERSTATE 265 AND US HWY. 60, GO EASTERLY ON U.S. HWY. 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD, TURN LEFT GO EASTERLY ON LONG RUN ROAD FOR 0.35 MILES TO THE STATION ON THE RIGHT. STATION IS 74' WEST OF UTILITY POLE 51952-87600, 50' NORTHWEST OF GAS VALVE 18.5' SOUTHEAST OF THE CENTERLINE OF LONG RUN ROAD.
- BM #1782 ELEV. 633.57  
SET RAILROAD SPIKE IN UTILITY POLE 100.25 FEET FROM THE EDGE OF PAVEMENT OF LONG RUN ROAD.
- BM #1928 ELEV. 634.51  
SET SQUARE CUT ON HEADWALL 11.90 FEET FROM THE EDGE OF PAVEMENT OF LONG RUN ROAD.
- BM #3001 ELEV. 635.12  
SET RAILROAD SPIKE IN UTILITY POLE 16.79 FEET FROM THE EDGE OF PAVEMENT OF LONG RUN ROAD.
- BM #107 ELEV. 633.46  
SET SQUARE CUT ON HEADWALL 19.54 FEET FROM THE EDGE OF PAVEMENT OF LONG RUN ROAD.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.
- SEDIMENT—LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH 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.



Mindel, Scott & Associates, Inc.  
Planning, Engineering, Surveying, Landscape Architecture  
1115 S. 1st St., Suite 100, Louisville, KY 40203  
Phone: (502) 485-1206 Fax: (502) 485-1208 Email: msai@msai.com

OWNER/DEVELOPER  
JOHN R. & MARY SMITH  
P.O. BOX 39  
EASTWOOD, KY. 40018

PRELIMINARY SUBDIVISION PLAN  
**THORNBRIDGE**  
1514 LONG RUN ROAD  
LOUISVILLE, KY. 40245  
TAX BLOCK: 26 LOTS: 120  
D.B. 10706 PG. 569

Vertical Scale: N/A  
Horizontal Scale: 1"=40'  
Date: 10/24/16  
Job Number: 3387  
Sheet  
1  
of 1

RECEIVED  
NOV 14 2016  
KATHY M. [Signature]  
DESIGN SERVICES  
GRAPHIC SCALE 1"=40'  
CASE #16SUBDIV015  
SUBD #11509