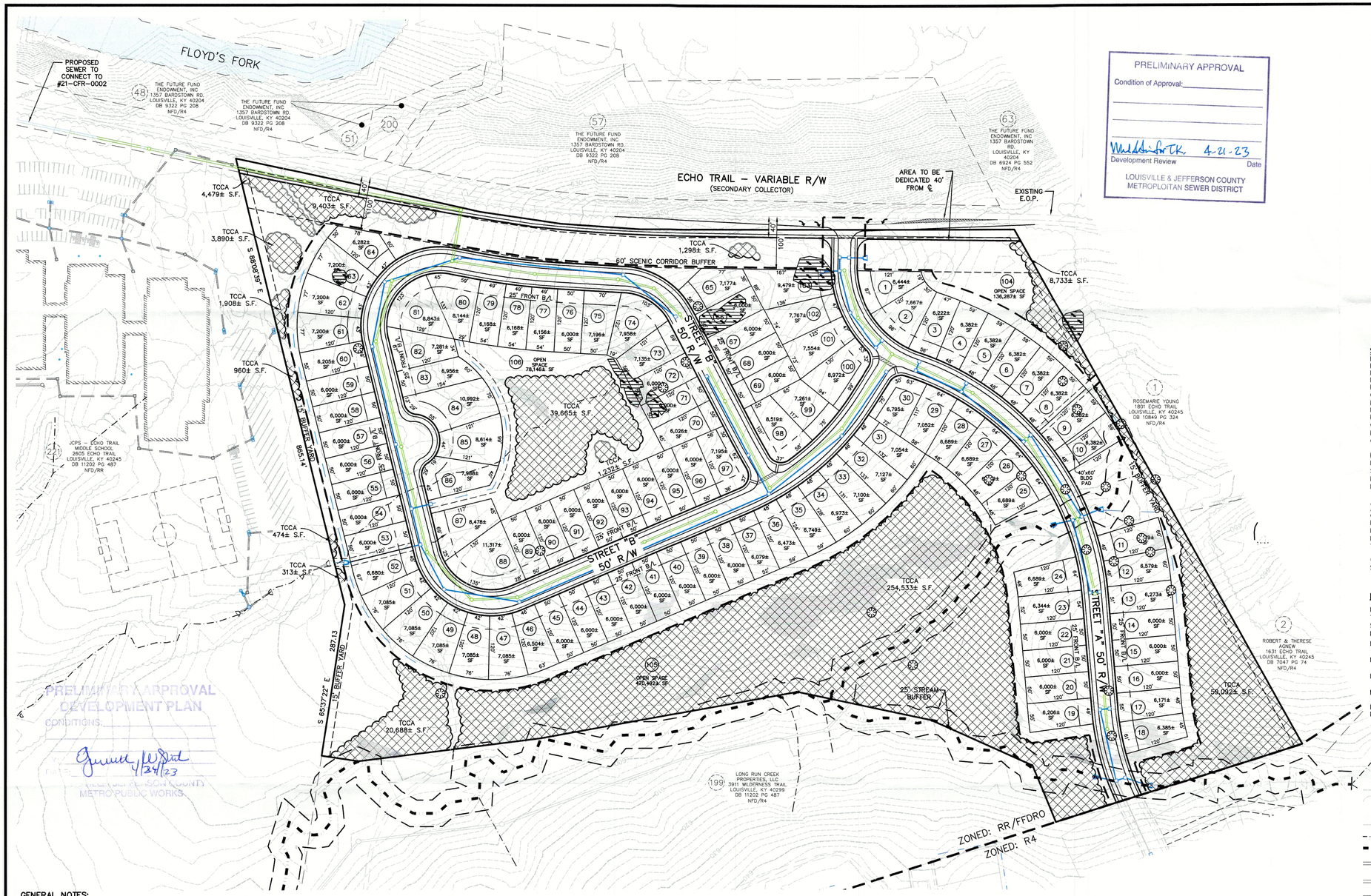

PRELIMINARY APPROVAL
Condition of Approval:
Development Review 4-21-23 Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS
4/24/23
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

LOCATION MAP
NO SCALE

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

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

CHANGE OF ZONNING PLAN
ECHO TRAIL RESIDENTIAL
(DEVELOPMENT POTENTIAL TRANSFER)
(FLOYD'S FORK DRO)
2405 ECHO TRAIL, LOUISVILLE, KY 40245
TAX BLOCK 0041, LOT 0199
DEED BOOK 11728, PAGE 341

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-R
PROPOSED ZONING	R-4 DEVELOPMENT POTENTIAL TRANSFER
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA	36.67± AC (1,597,331 SF)
NET LAND AREA	31.71± AC (1,381,432 SF)
BUILDABLE LOTS	103
NON-BUILDABLE LOTS	3
GROSS DENSITY	2.81 D.U./AC
NET DENSITY	3.25 D.U./AC
OPEN SPACE PROVIDED	684,925 SF (49%)

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	15'/(25' IF GARAGE)
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	50'

TREE CANOPY DATA:

GROSS SITE AREA	36.67± AC (1,597,331 SF)
LAND USE	SINGLE-FAMILY RESIDENTIAL
EX. TREE CANOPY	1,039,580± SF (65%)
EX. TREE CANOPY TO BE PRESERVED	406,668± SF (39% OF EX. CNPY) (25% OVERALL)
TOTAL TREE CANOPY REQUIRED	638,932± SF (40%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP – MAXIMUM LOTS PERMITTED
TA – TOTAL LAND AREA (36.67± AC)
SS – STEEP SLOPES AREA/SLOPES >20% 1.06 AC)
IA – INFRASTRUCTURE AREA (4.97 AC)

$$MLP = [(TA - SS - IA)\ 4.84] + \frac{SS \times 4.84}{2}$$

$$MLP = [(36.67 - 1.06 - 4.97)\ 4.84] + \frac{1.06 \times 4.84}{2}$$

$$MLP = [(30.64)\ 4.84] + 2.56$$

$$MLP = 151$$

NOTE: ONLY THE AREAS OF STEEP SLOPES WITHIN OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER AREA CALCULATION.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EPHEMERAL STREAM
- INTERMITTENT STREAM
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED TREE MASS
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DITCH/SWALE
- ZONING LINE
- EXISTING SLOPES >20-30%
- EXISTING SLOPES >30%
- PROPOSED TREE CANOPY CREDIT AREA
- LIMITS OF DISTURBANCE
- KARST FEATURE LOCATION
- OBSERVED CLOSED DEPRESSION

RECEIVED
APR 14 2023
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'
0 50 100 200

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
6. 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.
7. 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 EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS A. BROWN, P.E. ON 08/23/18 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAVE BEEN VISUALLY CONFIRMED. THERE WILL BE A NEED TO REMEDIATE SINKHOLES DURING CONSTRUCTION OF THIS SITE AND IT IS RECOMMENDED TO HAVE A GEOTECHNICAL CONSULTANT FAMILIAR WITH THE SITE ON-HAND TO CALL WHEN SINKHOLES ARE ENCOUNTERED. CARE SHOULD BE TAKEN TO PROPERLY REMEDIATE SINKHOLES, PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, CARE SHOULD ALSO BE TAKEN DURING EARTHWORK TO INVESTIGATE AND REMEDIATE ANYTIME A POTENTIAL KARST FEATURE IS ENCOUNTERED. IT WILL BE IMPORTANT TO PROOFROLL THOROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
11. STREET TREES TO BE PROVIDED IN ALL ADJACENT RIGHTS-OF-WAY. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. 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.
3. DRAINAGE/STORMWATER DETENTION:
THE INCREASE IN STORM WATER VOLUME FOR THE 100-YEAR STORM WATER EVENT SHALL BE PROVIDED IN THE OFFSITE COMPENSATION BASINS SHOWN ON 18SUBDIV1023. ALL VOLUME SHALL BE PROVIDED BELOW THE FEMA FLOODPLAIN ELEVATION.
4. 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.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0067F & 21111C0066F).
6. 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.
7. ANY PROPOSED LOTS ENCROACHING INTO THE REQUIRED 25' BUFFER AREAS SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.
8. ANY PROPOSED LOTS ENCROACHING INTO THE REQUIRED 25' BUFFER AREAS SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
2. 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.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. 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.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. 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.

CASE# 22-ZONE-0131
RELATED PROJECTS: #22-ZONEPA-0110
#18SUBDIV1023, #21-CFR-0002
MSD WM # 9674

Revisions	
12/30/22	PER AGENCY COMMENTS
01/20/23	PER AGENCY COMMENTS
02/06/23	PER AGENCY COMMENTS
02/21/23	PER MPW COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 09/12/2022
Job Number: 3334-002

Sheet 1 of 1

22-ZONE-0131

...land projects r2\3334\3334-002 - Echo Trail Residential Balance Transfer\DWG\PLANNING\3334-002-22-ZONE-0131 - 02-21-23.dwg, 3/9/2023 1:04:39 PM, jhicks, 1:1