

SITE DATA:

FORM DISTRICT	R-R	NEIGHBORHOOD	R-4 DEVELOPMENT POTENTIAL TRANSFER
EXISTING ZONING	R-R	VACANT	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING	R-4	GROSS LAND AREA	36.67± AC (1,597,331 SF)
EXISTING LAND USE	VACANT	NET LAND AREA	31.71± AC (1,381,432 SF)
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL	BUILDABLE LOTS	103
GROSS LAND AREA	36.67± AC (1,597,331 SF)	NON-BUILDABLE LOTS	3
NET LAND AREA	31.71± AC (1,381,432 SF)	GROSS DENSITY	2.81 D.U./AC
BUILDABLE LOTS	103	NET DENSITY	3.25 D.U./AC
NON-BUILDABLE LOTS	3	OPEN SPACE PROVIDED	684,925 SF (49%)
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	1,039,500± 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 LOJC 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)

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

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

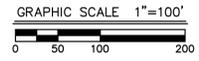
$$MLP = [(30.64) \times 4.84] + 2.56$$

$$MLP = 151$$

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 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



- 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.
 - 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 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.
 - 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 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 CUTTINGS.
 - 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:**
- 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 FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - 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.
 - 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 (2111C0067 & 2111C0066F).
 - 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.
 - ANY PROPOSED LOTS ENCRACHING INTO THE REQUIRED 25' BUFFER AREAS SHALL BE SHOWN AND NOTED ON THE RECORD PLAN.
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- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO RIGHTS-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.
 - 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 SIGHT 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.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT 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.

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

CHANGE OF ZONING 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

Revisions	12/30/23 PER AGENCY COMMENTS
	01/20/23 PER AGENCY COMMENTS
	02/06/23 PER AGENCY COMMENTS
Vertical Scale:	N/A
Horizontal Scale:	1"=100'
Date:	09/12/2022
Job Number:	3334-002
Sheet	1

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