

# 18SUBDIV1023 ECHO TRAIL



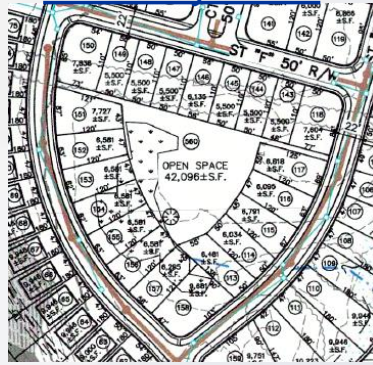
**Louisville Metro Planning Commission**

Joel Dock, AICP, Planner II

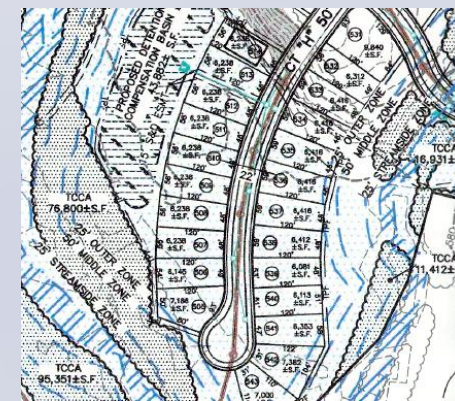
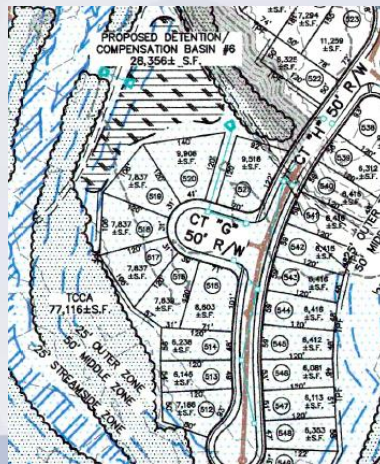
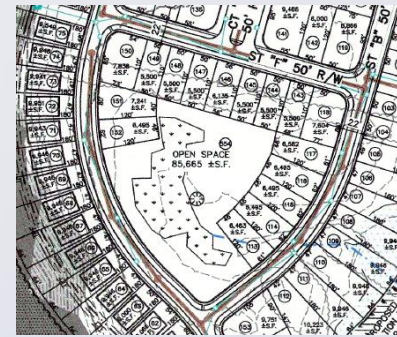
March 7, 2019

# Revised Plan

January 14th



February 25th



# Additional Revisions

- **Binding Element #16 will read:**

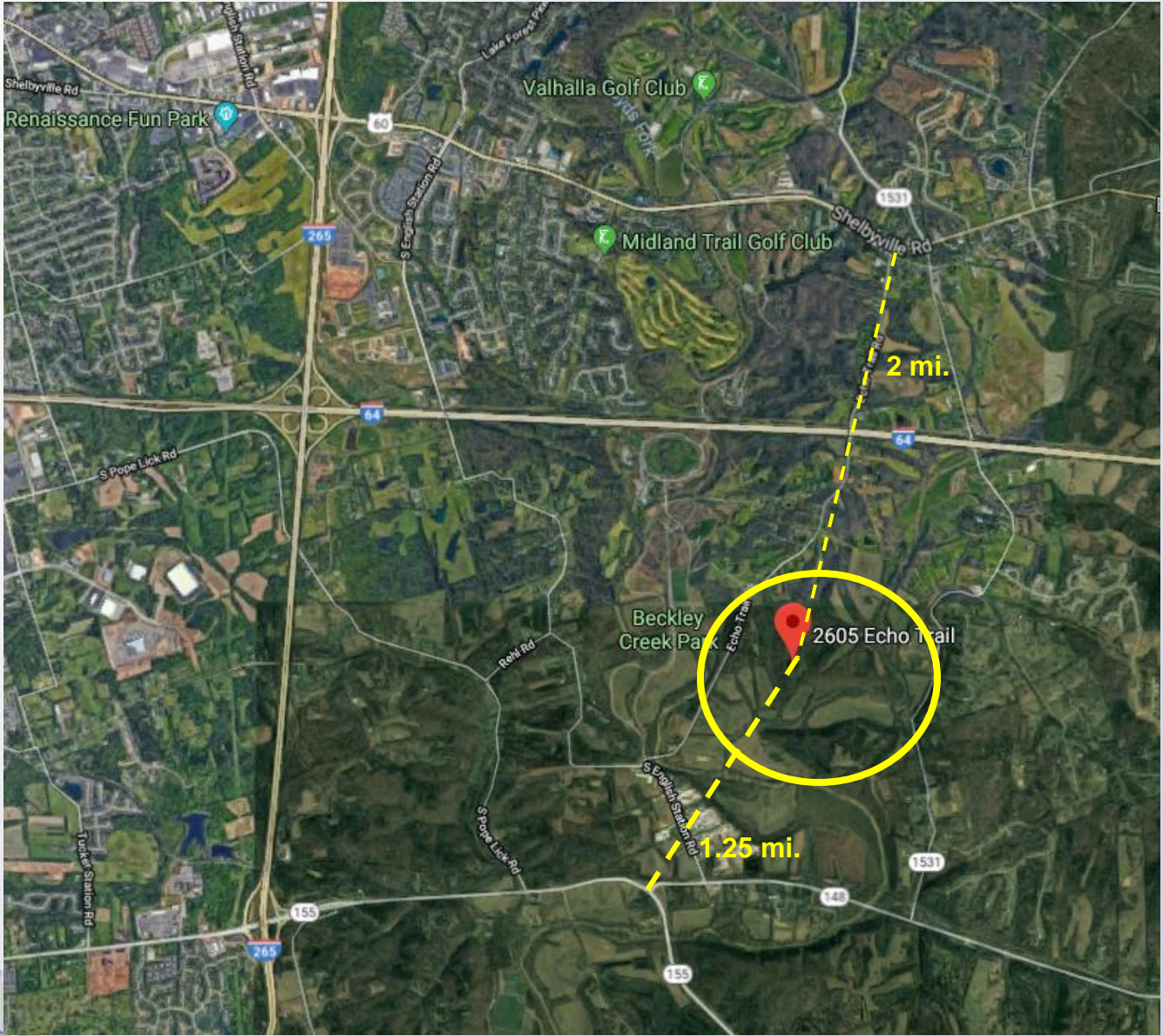
*Building envelopes/limits on lots 28, 29, 54-82, 214-216, 232, 233, 299-304, 334, 452, & 453 shall be substantially similar to those shown on the preliminary plan and must be shown and recorded on the record subdivision plat.*

- **Net loss of 7 lots**
- **Open space increases 1%**
- **Density slightly decreases to 2.62 du/ac**

# Requests

- **Floyds Fork Development Review Overlay (FFRO)**
- **Major Preliminary Subdivision Plan (Development Potential Transfer)** with review of land disturbing activity on slopes greater than 20% and stream and buffer area crossings

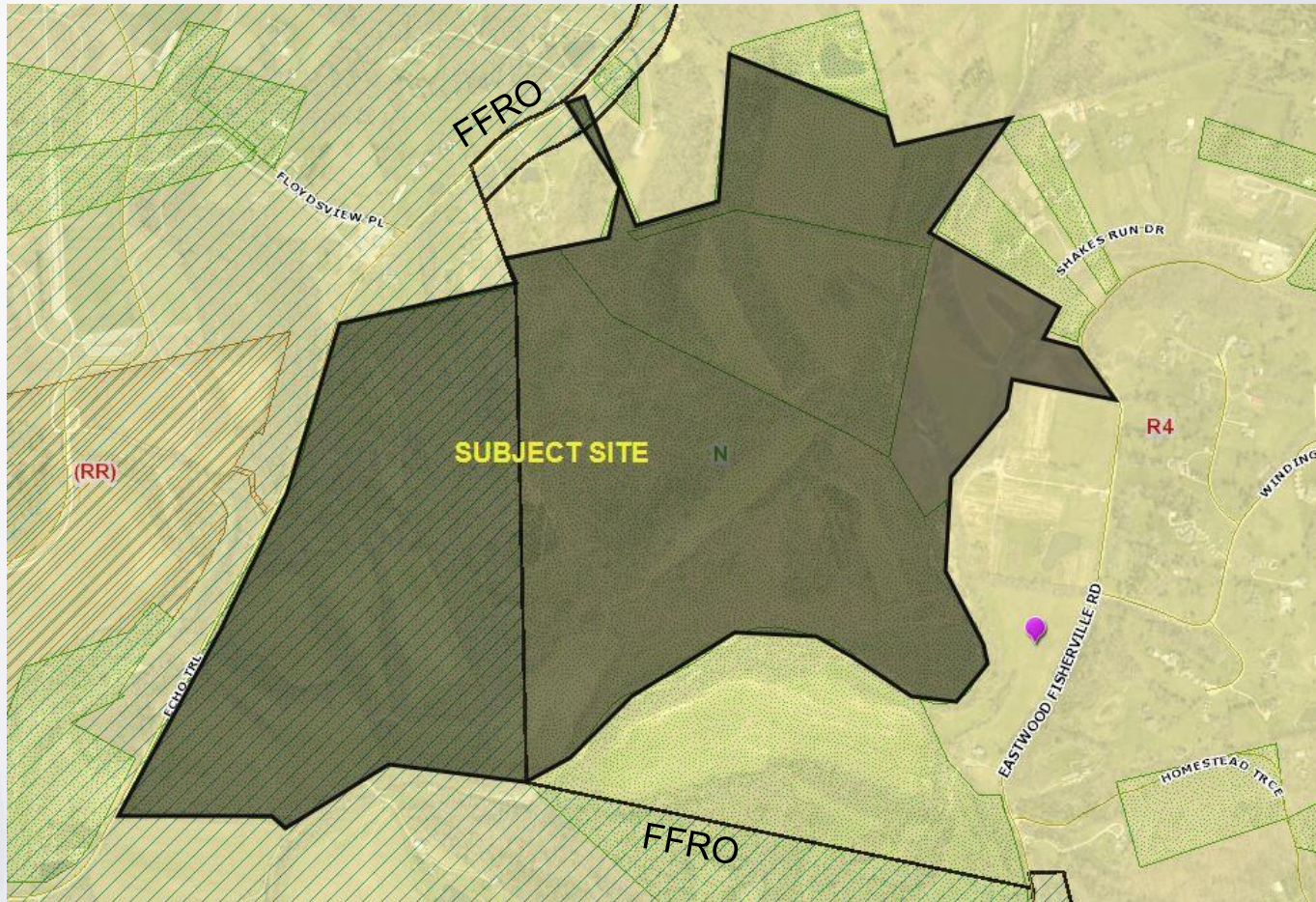
# Site Context



# Case Summary

- A major preliminary subdivision plan utilizing development potential transfer for steep slopes is proposed across 210 acres
  - Additional 100 acres of residual land for purpose of access to Echo Trail, pump station, and floodplain compensation; resultant total development area is 330 acres
- 556 single-family residential lots and 9 open space lots
- The majority of development will occur on the west side of Long Run Creek and be served by public roads via Echo Trail.
- 44 lots will be served by Eastwood Fisherville Road on the east side of Long Run Creek.
- The residual land is mostly contained in the FFRO, while the residential development of single-family lots is outside the FFRO.

# Zoning/Form Districts



# Aerial Photo





# Southwest corner – Echo Trail Looking North



# Street 'G' Access – Echo Trail Looking South



# Street 'I' Access – Eastwood Fisherville road Looking South



# Applicant's Development Plan

## PUBLIC WORKS AND ETC NOTES

1. THE LOCATION AND DIMENSIONS OF ALL PUBLIC WORKS SHALL BE PERMITTED IN STATE AND METRO PUBLIC WORKS DISTRICTS.
2. RIGHT-OF-WAY DEVIATION BY USE OF PUBLIC PLAT MUST BE RECORDED PRIOR TO THE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL MEET THE REQUIREMENTS FOR PUBLIC WORKS DISTRICTS.
4. PUBLIC WORKS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED FOR METRO PUBLIC WORKS.
5. THE CITY OF LOUISVILLE PUBLIC SAFETY SHALL BE MAINTAINED IN A COMMON BENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. ALL STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH METRO PUBLIC SAFETY AND MAINTENANCE PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ADJACENT ROADS TO THE SITE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
8. ALL STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH METRO PUBLIC SAFETY AND MAINTENANCE PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC WORKS WITHIN THE RIGHT-OF-WAY OF THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A MAXIMUM GRADE OF 18% CROSS PERCENT WITHOUT APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
11. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
12. ALL SIDEWALKS AND DRIVEWAYS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
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15. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
16. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

## MISC NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND KENTON COUNTY METROPLANS FOR SEWER DISTRICTS' SEWER MANHOLE AND STANDARD SPECIFICATIONS.
2. THE DEVELOPER SHALL CONNECT TO THE EXISTING PUBLIC WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT SUBJECT TO FIELD SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN WATER SERVICE.
3. SPREADSHEET CALCULATIONS FOR THE SITE AS SHOWN ON THE PLAN SHALL BE THE BASIS FOR THE DESIGN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL PUBLIC WORKS WITHIN THE RIGHT-OF-WAY OF THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
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## DEVIATION CALCULATIONS

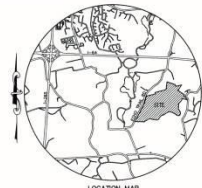
2.5/7.2 (35%-52%) (20% AS) = 12.65 AC-F'

## REMARKS

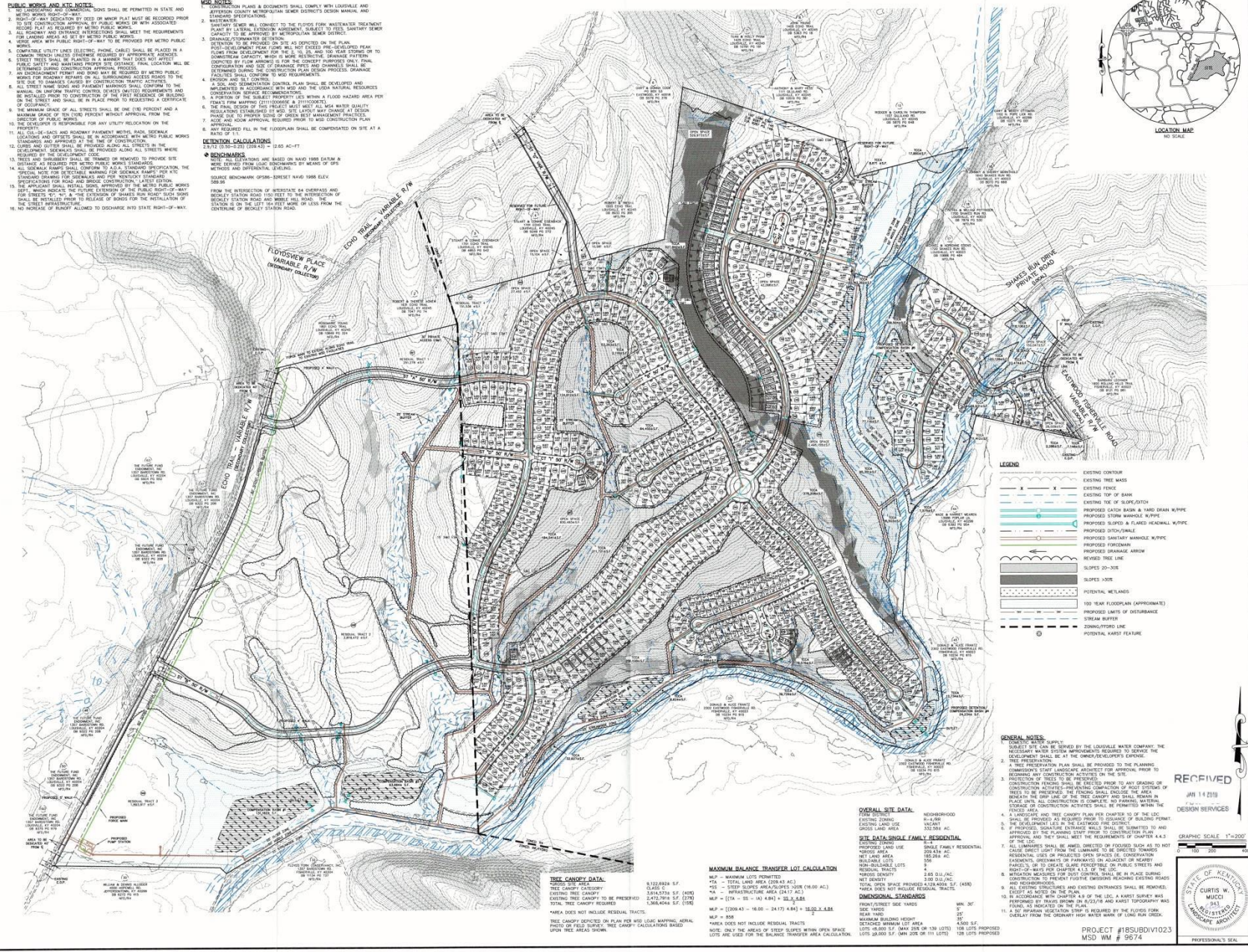
MISC. ALL ELEVATIONS ARE BASED ON NAVD 83 DATUM EXCEPT FOR THE FLOOD HAZARD ZONE (FHA) WHICH IS BASED ON MEAN LOW WATER TIDE (MLWT) DATUM. THE FLOOD HAZARD ZONE (FHA) IS BASED ON MEAN LOW WATER TIDE (MLWT) DATUM.

SOURCE BENCHMARK ORIGN-SHEDS NAVD 83 ELEV.

FROM THE INTERSECTION OF INTERSTATE 64 OVERPASS AND BUCKLEY STATION ROAD 1100 STREET TO THE INTERSECTION OF INTERSTATE 64 OVERPASS AND BUCKLEY STATION ROAD AND WEST END BUCKLEY STATION ROAD AND WEST END BUCKLEY STATION ROAD ON THE EAST END OF BUCKLEY STATION ROAD.



**MINDLE SCOTT**  
ENGINEERS & ARCHITECTS  
1100 BROADWAY  
LOUISVILLE, KY 40203  
502.581.1111



### LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING TOP OF BANK
[Symbol]	EXISTING TOP OF SUBGRADE
[Symbol]	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	PROPOSED STORM WASTEWATER PIPE
[Symbol]	PROPOSED SLOPED & FINISHED SIDEWALK W/PIPE
[Symbol]	PROPOSED DRIVE/WALKWAY
[Symbol]	PROPOSED SANITARY WASTEWATER PIPE
[Symbol]	PROPOSED FOREDRAIN
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	REVISED TREE LINE
[Symbol]	SLOPES 20-30%
[Symbol]	POTENTIAL WETLANDS
[Symbol]	100 YEAR FLOODPLAIN (APPROXIMATE)
[Symbol]	PERMITTED LIMITS OF DISTURBANCE
[Symbol]	STREAM BUFFER
[Symbol]	ZONING/FUTURE LINE
[Symbol]	POTENTIAL HAZARD FEATURE

### GENERAL NOTES

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### OVERALL SITE DATA

EXISTING ZONING	RESIDENTIAL
EXISTING LAND USE	RESIDENTIAL
GROUND LEVEL AREA	322,000 SQ. FT.

### PROPOSED SITE DATA

TOTAL LOT AREA	322,000 SQ. FT.
TOTAL LOT AREA (EXCL. 100' WIDE BUFFER)	322,000 SQ. FT.
TOTAL LOT AREA (EXCL. 100' WIDE BUFFER & 10' WIDE BUFFER)	322,000 SQ. FT.

### MAXIMUM BALANCE TRANSFER LOT CALCULATION

AREA - MAXIMUM LOTS PERMITTED	1.16 AC
TOTAL LOT AREA (EXCL. 100' WIDE BUFFER)	322,000 SQ. FT.
AREA - STEP SLOPE AREA (EXCL. 100' WIDE BUFFER)	1,417 AC
PERFECTURE AREA (1417 AC)	1,417 AC
AREA - (1417 - 322,000 SQ. FT.) / 1,417 AC	0.23 AC
AREA - 0.23 AC	0.23 AC

### TREE CANOPY DATA

EXISTING TREE CANOPY	512,828 SQ. FT.
EXISTING TREE CANOPY TO BE PRESERVED	184,773 SQ. FT.
TOTAL TREE CANOPY REQUIRES	1,368,404 SQ. FT.

\*AREA DOES NOT INCLUDE RESIDUAL TREES.  
\*TREE CANOPY DEFINED AS THE CANOPY AREA OF THE TREE WHEN THE TREE IS FULLY DEVELOPED.  
\*TREES ARE TO BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.  
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RECEIVED  
JAN 14 2010  
DESIGN SERVICES

**OWNER/DEVELOPER**  
LONG TRAIL DEVELOPERS, LLC  
100 BUSINESS BLDG.  
LOUISVILLE, KY 40299

PRELIMINARY SUBMITTAL (FOR CONSULTANT TRANSPORT)  
**ECHO TRAIL**  
2605 ECHO TRAIL EASTWOOD FISHERVILLE ROAD  
181 41 001 W6, LOUISVILLE, KY 40245 3388 LOT 18  
CB 10022 PLOT 487 7 00 8792 PLOT 166 / 00 18887 PLOT 62

GRAPHIC SCALE 1"=200'  
Date: 10/15/18  
Job Number: 11314  
Sheet 1  
Professional Seal

# Technical Review

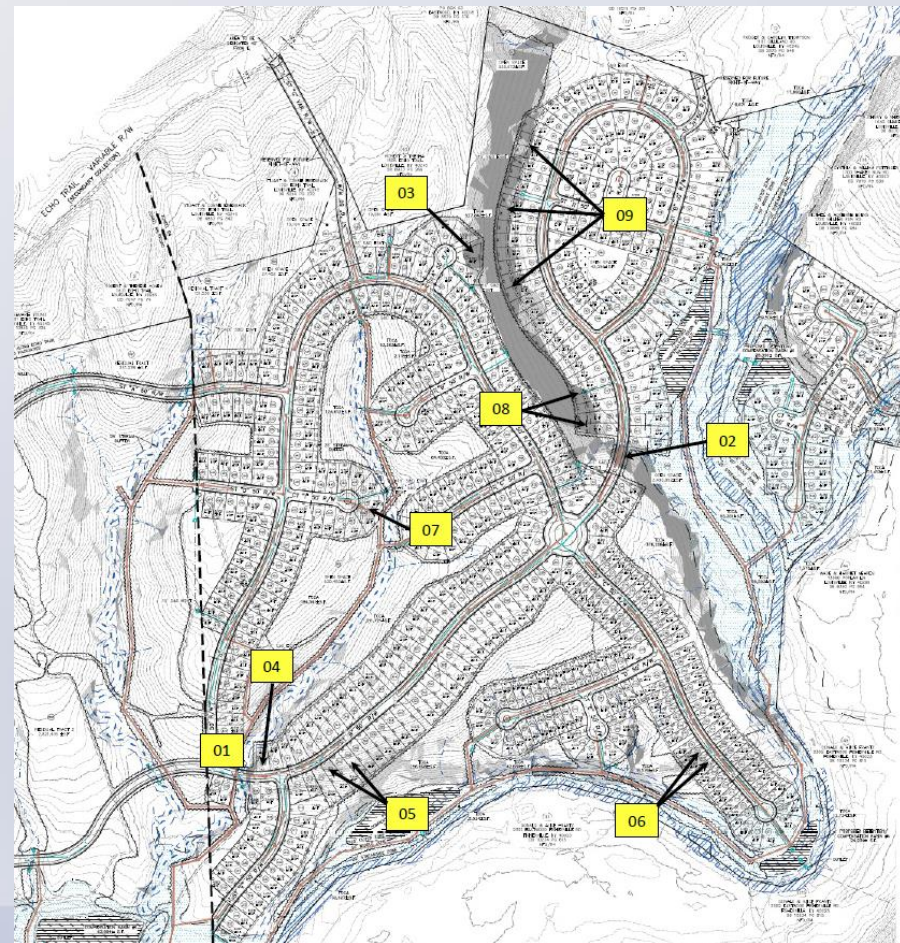
## Development Transfer Potential

- Lot sizes to be reduced in accordance with the alternative development incentives of the Neighborhood form district.
- Setbacks to be applied as required for standard subdivision development
- The transferrable potential is based on the theoretical maximum allowable density of the zoning district containing the preserved slopes
- Areas of steep slopes may be present within single-family lots subject to the requirements of Chapter 4, Part 7.5 – Land Disturbing Activity on Slopes Greater than 20%. Areas within lots may not be used for development potential transfer.
- All areas being considered for development transfer potential must be preserved as open space or by other acceptable means.

# Technical Review

## Steep Slopes

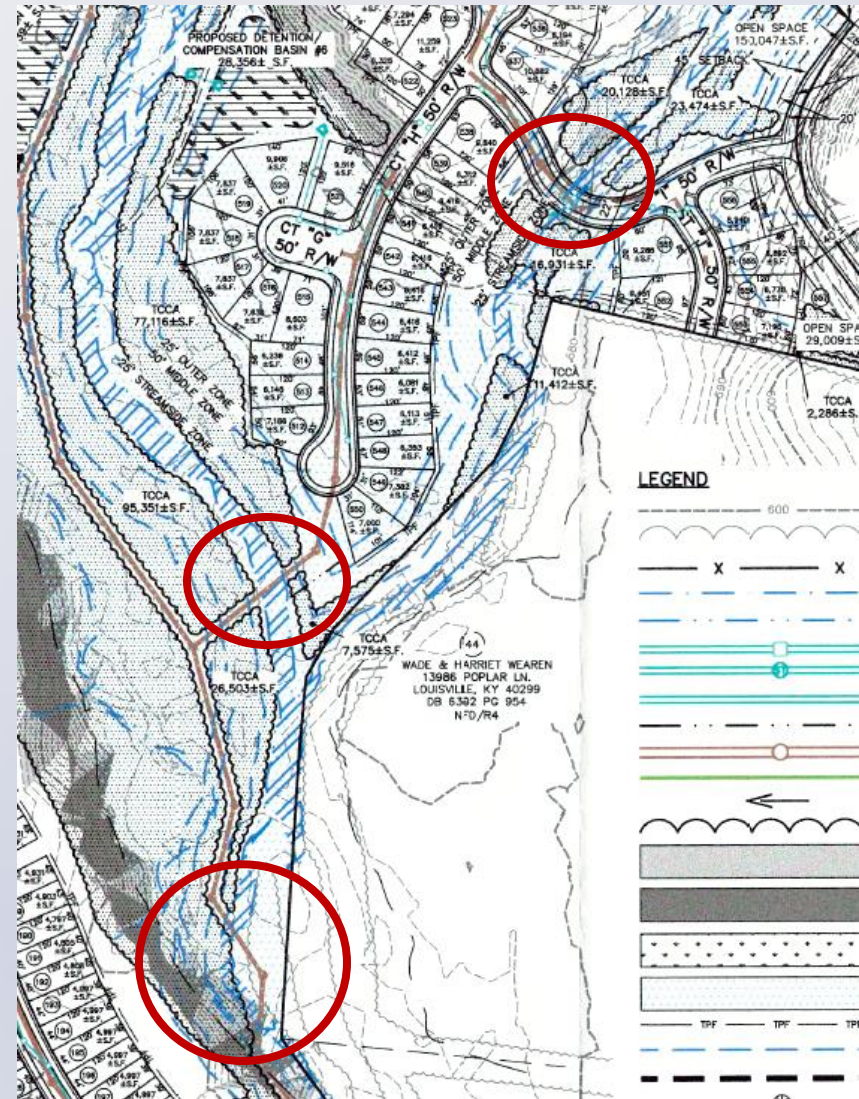
- Land disturbing activities on slopes greater than 20% is permitted on lots created by major subdivision after the effective date of this regulation only if the activity is in keeping with the Comprehensive Plan and the proposed activity complies with the provided standards of this part.
- A staff analysis was included in the staff report for the Planning Commission's consideration.
- A Geotechnical report was provided and the areas indicated below were evaluated:



# Technical Review

## Stream Crossing

- A sanitary sewer line makes 3 crossings over the protected waterway and a proposed public roadway makes another.
- Restoration required for disturbance.
- The sewer crossings appear to be as close to perpendicular as possible given the topography, the necessary flow of water through the sanitary sewer system, and the meandering of the stream.
- Preliminary approvals of the drainage facilities and road crossing have received from public works and MSD. Constructions plans will be required prior to record plat to formalize these crossings.



# Technical Review

## FFRO

- No residential home construction is proposed at this time.
- Roadways have not been located within the floodplain.
- There does not appear to be any modification of the stream or impervious surfaces located within stream buffers.
- Floodplain compensation is included within the area and an erosion/sediment control plan will be submitted to MSD as a component of the construction review process.
- Future development of these residual lands will require additional review under the FFRO design guidelines



# Staff Finding

## Steep Slopes

- In general, the geotechnical report opines that the on-site slopes in the observed areas were stable at the time of observation.
- In Area 9 (Lots 68-82), the report suggests that further evaluation should be conducted upon the clearance of dense vegetation, see condition #15.
- Land disturbance of these slopes appears to be in conformance with Guideline 4, Policy 5 and Guideline 5, Policy 1 (natural features, topography, environmental degradation, etc.) of Cornerstone 2020 as construction methods have been provided to minimize property damage and environmental degradation, and follow-up investigations have been suggested to ensure the accuracy of the findings.
- The majority of home construction will occur outside the areas of steeper slopes.

# Staff Finding

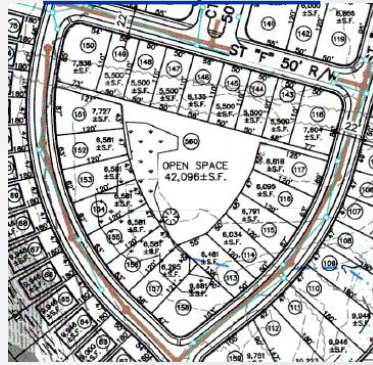
- The major preliminary subdivision plan and Floyds Fork Development Review Overlay appear to be in compliance with the Land Development Code.
- Stream crossings for utilities and roadways also appear to meet the standards contained in the Land Development Code

# Required Actions

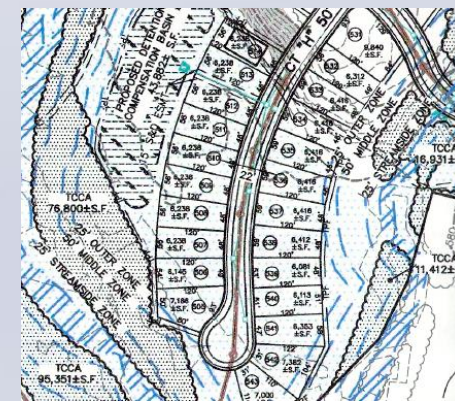
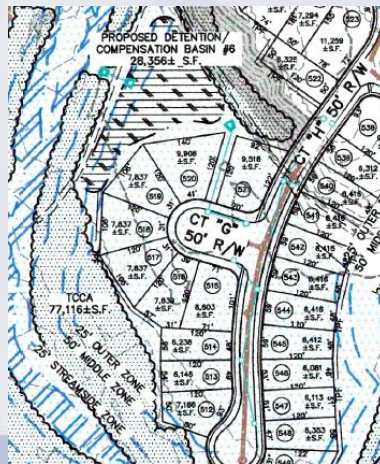
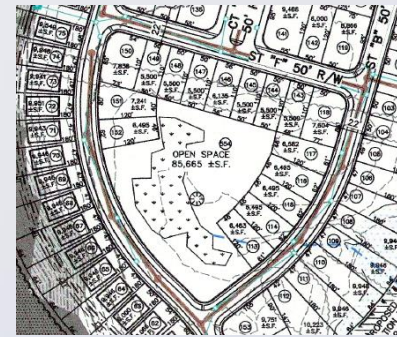
- **APPROVE or DENY the Floyds Fork Development Review Overlay (FFRO)**
- **APPROVE or DENY the Major Preliminary Subdivision Plan with land disturbing activity on slopes greater than 20% and stream and buffer area crossings subject to proposed conditions of approval beginning on page 7 of the staff report**

# Revised Plan

January 14th



February 25th



# Additional Revisions

- **Binding Element #16 will read:**

*Building envelopes/limits on lots 28, 29, 54-82, 214-216, 232, 233, 299-304, 334, 452, & 453 shall be substantially similar to those shown on the preliminary plan and must be shown and recorded on the record subdivision plat.*

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