

ROCK SPRINGS FARM STREET NAME CHANGE

CASE # 15STREETS1004

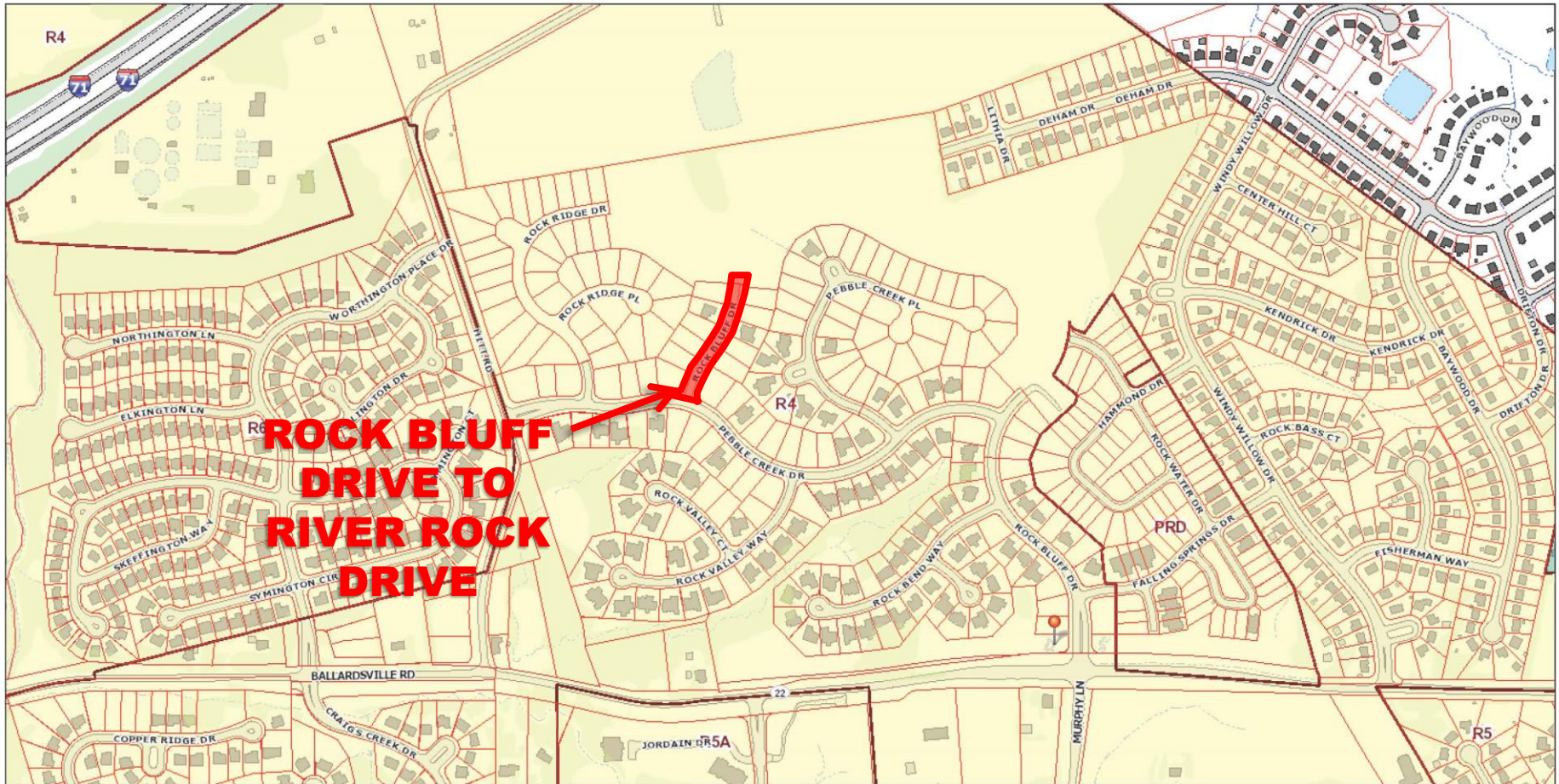
APPLICANT'S REPRESENTATIVE

KELLI JONES, RLA/ASLA
SABAK, WILSON & LINGO, INC.

APPLICANT

AIR COMMERCE, LLC
18W140 BUTTERFIELD ROAD, STE. 750
OAKBROOK TERRACE, IL 60181





0 200 400ft

ZONING MAP

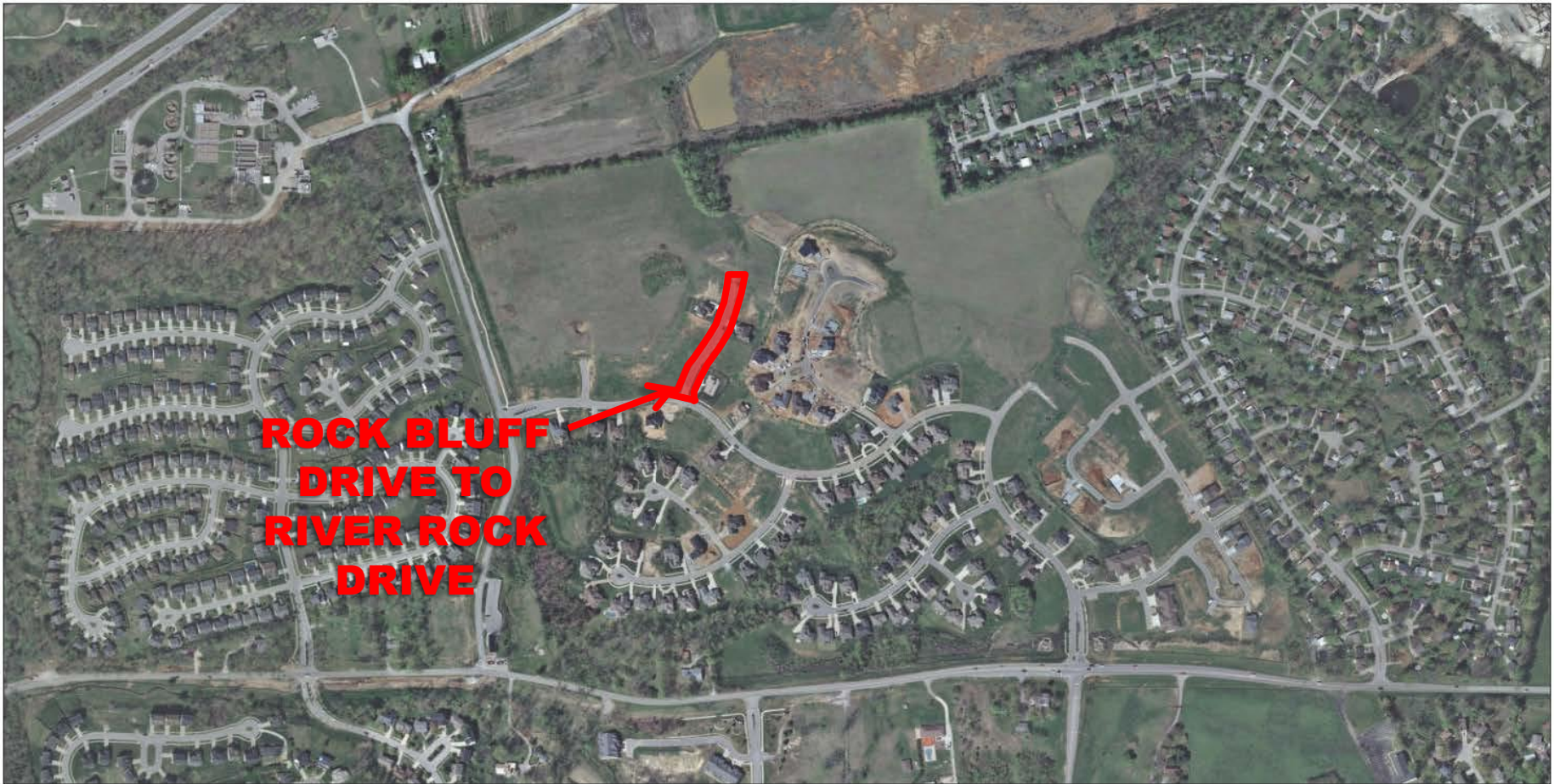
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ZONING MAP





**ROCK BLUFF
DRIVE TO
RIVER ROCK
DRIVE**



0 200 400ft

AERIAL

3/17/2015, 11:07:30 AM



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AERIAL PHOTOGRAPH



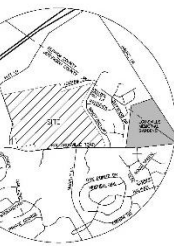
ADDITIONAL REQUESTS
 12. REVISE TO COMPLY WITH 10.001 DETAIL CD BY DRWG. T 3. SUBJECT: HIGHWAYS

23. PUBLIC WORKS DIRECTOR AND PLANNING DIRECTOR APPROVAL TO BE OBTAINED FROM THE CITY ENGINEER PER LOCAL ORDINANCE 232.02. APPROVED SIGNATURE OF PUBLIC WORKS DIRECTOR

AREA OF REVISION
SECTIONS 3C, 5A & 5B

NOTE: 8.00(1) 2. THE AMERICAN BUREAU OF ROAD BUILDING CONSTRUCTION, 1995, IS TO BE USED AND ACCEPTABLE "TYPICALS" FOR DESIGN DRAWING AT THE SIGN OF CONSTRUCTION.

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 1015 MARKET STREET
 LOUISVILLE, KY 40202
 PHONE: (502) 251-5555



LOCATION MAP
 MICHIGAN

SITE DATA
 APPROVED AFTER PRO. THIS REVISION

NO.	ACRES	R-4	R-4	R-4
EXISTING TOTAL	128.8	128.8	128.8	128.8
EXISTING RES. LOT	128.8	128.8	128.8	128.8
EXISTING OPEN SPACE	2.6	2.6	2.6	2.6
EXISTING OPEN SPACE PERCENTAGE	2.0	2.0	2.0	2.0

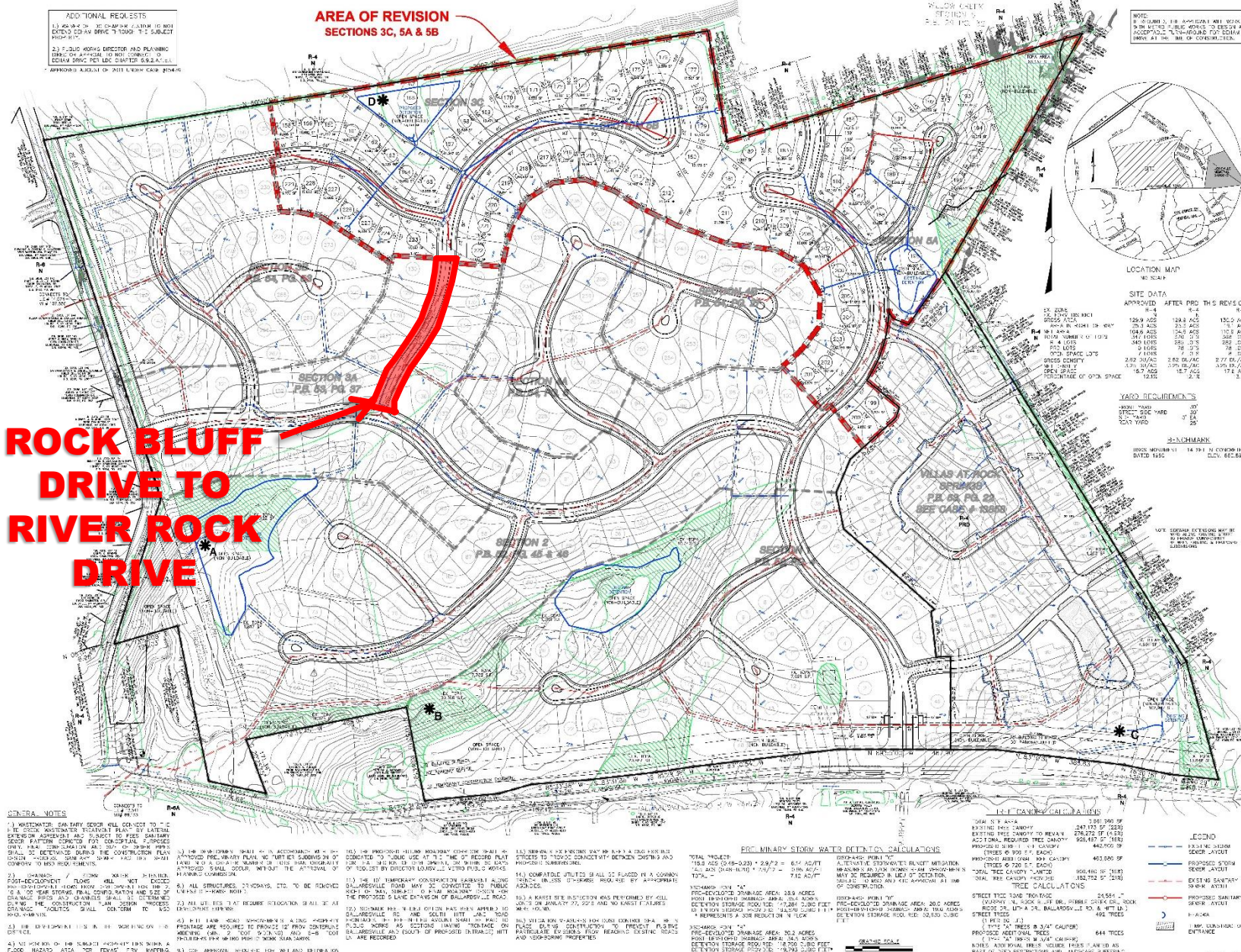
YARD REQUIREMENTS

MIN. YARD	MIN. SIDE YARD	MIN. REAR YARD
35'-0"	5'-0"	5'-0"

PLATBOOK
 SERIES NUMBER 11 14 100 12 CONTAINS 11
 DATED 1485 DLOT. 682.83

"TAX BLOCK 5, LOT 16A"
 PLANNING DEPARTMENT
 508 HITT ROAD
 LOUISVILLE, KY 40241

ROCK BLUFF DRIVE TO RIVER ROCK DRIVE



GENERAL NOTES

- 1) WASTEWATER SANITARY SEWER WILL COLLECT TO 11.0'
- 2) ALL STRUCTURES 20-DAYS, ETC. TO BE FINISHED WITHIN 60-DAYS
- 3) ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED
- 4) ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED
- 5) ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED

1) THE PROPOSED SANITARY SEWER SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED PLAN.

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PRIMARY STORM WATER DETENTION CALCULATIONS

SECTION	AREA (ACRES)	TIME (MIN)	PEAK (CFD)	TOTAL (CFD)	AVG (CFD)
SECTION 2	18.8	20	1,200	1,200	1,200
SECTION 3C	3.2	20	200	200	200
SECTION 5A	3.2	20	200	200	200
SECTION 5B	3.2	20	200	200	200
SECTION 5C	3.2	20	200	200	200
SECTION 6A	3.2	20	200	200	200
TOTAL	35.8	20	1,800	1,800	1,800

TOTAL TREE CALCULATIONS
 TOTAL TREE CALCULATIONS
 TOTAL TREE CALCULATIONS

DEVELOPMENT PLAN

PROJECT TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
 PROJECT NO.: 1800
 SCALE: 1"=40'-0"
 DATE: 06/20/23
 SHEET 1 OF 1



ADDITIONAL REQUESTS

1. NUMBER OF LOTS EXCEEDS 2.5 TO BE TO MET EXTEND DEAN DRIVE THROUGH THE SUBJECT PROPERTY.
2. PUBLIC WORKS DIRECTOR AND PLANNING DIRECTOR APPROVAL TO NOT CONNECT TO DEAN DRIVE PER 202 CHAPTER 8.8.8.1.1.1.

AREA OF REVISION
SECTIONS 3B, 4A, 4B & 5A

AREA OF REVISION
SECTION 5B

NOTE: IF REQUIRED, THE APPLICANT WILL WORK WITH PUBLIC WORKS TO OBTAIN AN ACCEPTABLE TURN-AROUND FOR DEAN DRIVE AS SHOWN ON CONSTRUCTION.

- LEGEND**
- EXISTING STORM SEWER LAYOUT
 - PROPOSED STORM SEWER LAYOUT
 - EXISTING SANITARY SEWER LAYOUT
 - PROPOSED SANITARY SEWER LAYOUT
 - HEADWALL
 - TEMP. CONSTRUCTION SERVICES
 - SLOPES
 - SLOPES GREATER THAN 30%
 - EXISTING TREE LINE
 - REQUIRED YARD
 - CHECK DAM

ROCK BLUFF DRIVE TO RIVER ROCK DRIVE

- GENERAL NOTES**
1. WASTEWATER SANITARY SEWER LINES SHALL BE 18" HUB & RIB UNDRERGROUND POLYETHYLENE TEREPHTHALATE (HDPE) PIPE. SANITARY SEWER PATTERNS DETECTED FOR CONSTRUCTION PURPOSES ONLY. FINAL CONSTRUCTION AND SIZE OF SANITARY SEWER LINES SHALL BE DETERMINED BY THE ENGINEER. THE DEVELOPER SHALL PROVIDE SANITARY SEWER FACILITIES SHALL CONFORM TO MDC REQUIREMENTS.
 2. DRAINAGE SYSTEM WATER IS SEWER. FINAL DEVELOPMENT PERMITS WILL NOT EXCEED PRE-DEVELOPMENT FLOWS FROM DEVELOPMENT FOR 2 TO 10 YEAR STORM RAINFALL. CONSTRUCTION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED BY THE ENGINEER. CONSTRUCTION PLAN SHALL BE SUBMITTED TO MDC FOR REVIEW AND APPROVAL.
 3. THE DEVELOPMENT LIES IN THE NORTHINGTON FIRE DISTRICT.
 4. NO PORTION OF THIS SUBDIVISION LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPING, (20150002 D & 20150004) DATED FEBRUARY 2, 1994.
 5. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN INDICATED ON THIS PLAN SHALL OCCUR, UNLESS BY APPROVAL OF PLANNING COMMISSION.
 6. ALL STRUCTURES, DRIVEWAYS, ETC. TO BE MAINTAINED UNDER THE MDC REQUIREMENTS.
 7. ALL UTILITIES THAT REQUIRE RELOCATION SHALL BE AT DEVELOPER'S EXPENSE.
 8. HILL LAKE ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE AND REQUIRE TO PROVIDE 12' FROM CONTIGUOUS WOODING BANK 2 FOOT WOODING AND 4 FOOT BARRIERS FOR BEMIS PLACE WORK STANDARDS.
 9. ODE APPROVAL REQUIRED FOR METALIC UTILITIES AND 5' FROM BARRIERS.
 10. SIDEWALK EXTENSIONS MAY BE NEEDED ALONG EXISTING STREETS TO PROVIDE CONNECTIONS BETWEEN EXISTING AND PROPOSED SUBDIVISIONS.
 11. THE PROPOSED FUTURE ROADWAY CORRIDOR SHALL BE DEDICATED TO PUBLIC USE AT THE TIME OF RECORD PLAT FOR THAT SECTION OF DEVELOPMENT, OR WITHIN 90 DAYS OF THE DATE OF RECORD PLAT UNLESS PUBLIC WORKS DIRECTOR DETERMINES METRO PUBLIC WORKS.
 12. THE 10' TEMPORARY CONSTRUCTION "CASEDOUT" ALONG BALLAROVILLE ROAD MAY BE CONSIDERED TO PUBLIC RIGHT AND SUBJECT TO FINAL ROADWAY DESIGN FOR THE PROPOSED 3 LANE EXPANSION OF BALLAROVILLE ROAD.
 13. STORMWATER IN LOT OFFICIN MAY BE DIVERTED TO BALLAROVILLE RD. AND SOUTH HITT LAKE ROAD PROPERTIES. THE DIVERSION OF STORMWATER SHALL BE MADE TO PLANT WETLANDS AS SHOWN ON PLANS PROVIDED ON BARRIERS PROVIDED. LOCATION OF PROPOSED ENTRANCED HITT LAKE IS RECORDED.

BENCHMARK
UTMS COORDINATE (14-14) SET IN CONCRETE DATE: 1980
ELEV: 160.79

PRELIMINARY STORM WATER DETENTION CALCULATIONS

TOTAL PROJECT:	135.5 ACES (0.48-0.55) * 0.97/0.2 = 614 AC/FT	DISCHARGE POINT "C":	AT HITT LAKE TEMPORARY WETLAND W/CAUTION ON NE/AS/SP/PT AND/OR DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED IN LIOU OF DETENTION, SUBJECT TO MDC AND KTC APPROVAL AT TIME OF CONSTRUCTION.
PRE-DEVELOPED DRAINAGE AREA:	25.8 ACRES	DISCHARGE POINT "D":	PRE-DEVELOPED DRAINAGE AREA: 30.8 ACRES
POST-DEVELOPED DRAINAGE AREA:	35.4 ACRES	POST-DEVELOPED DRAINAGE AREA:	34.4 ACRES
DETENTION STORAGE REQUIRED:	141,838 CU. FT.	DETENTION STORAGE PROVIDED:	145,520 CU. FT.
4' RESERVES AT 10% INFLUENCE IN STEEP		4' RESERVES AT 10% INFLUENCE IN STEEP	

TREE CANOPY CALCULATIONS

TOTAL 30' ARA:	5,665,590 SF	EXISTING TREE CANOPY TO REMAIN:	2,062,225 SF (36%)
EXISTING TREE CANOPY TO REMAIN:	2,062,225 SF (36%)	PROPOSED TREE CANOPY:	463,880 SF
PROPOSED TREE CANOPY:	463,880 SF	TOTAL TREE CANOPY PLANTED:	606,480 SF (10%)
TOTAL TREE CANOPY PLANTED:	606,480 SF (10%)	TOTAL TREE CANOPY PROVIDED:	1,305,325 SF (24%)

TREE CALCULATIONS

5' 00" - 10' 00" DBH: 1000 ACRES	24,264 FT
10' 00" - 15' 00" DBH: 1000 ACRES	48,528 FT
15' 00" - 20' 00" DBH: 1000 ACRES	72,792 FT
20' 00" - 25' 00" DBH: 1000 ACRES	97,056 FT
25' 00" - 30' 00" DBH: 1000 ACRES	121,320 FT
30' 00" - 35' 00" DBH: 1000 ACRES	145,584 FT
35' 00" - 40' 00" DBH: 1000 ACRES	169,848 FT
40' 00" - 45' 00" DBH: 1000 ACRES	194,112 FT
45' 00" - 50' 00" DBH: 1000 ACRES	218,376 FT
50' 00" - 55' 00" DBH: 1000 ACRES	242,640 FT
55' 00" - 60' 00" DBH: 1000 ACRES	266,904 FT
60' 00" - 65' 00" DBH: 1000 ACRES	291,168 FT
65' 00" - 70' 00" DBH: 1000 ACRES	315,432 FT
70' 00" - 75' 00" DBH: 1000 ACRES	339,696 FT
75' 00" - 80' 00" DBH: 1000 ACRES	363,960 FT
80' 00" - 85' 00" DBH: 1000 ACRES	388,224 FT
85' 00" - 90' 00" DBH: 1000 ACRES	412,488 FT
90' 00" - 95' 00" DBH: 1000 ACRES	436,752 FT
95' 00" - 100' 00" DBH: 1000 ACRES	461,016 FT

TAX BLOCK 8, LOT 164
REVISED PRELIMINARY
SUBDIVISION PLAN
ROCK SPRINGS FARM
LOUISVILLE, KENTUCKY 40241

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202
(502) 984-8071

SUB/ 1198
THE 145508
1
DATE: 11/27/2014
TIME: 11:27:00 AM

PREVIOUS DEVELOPMENT PLAN



STREET NAME CHANGE PLAT

