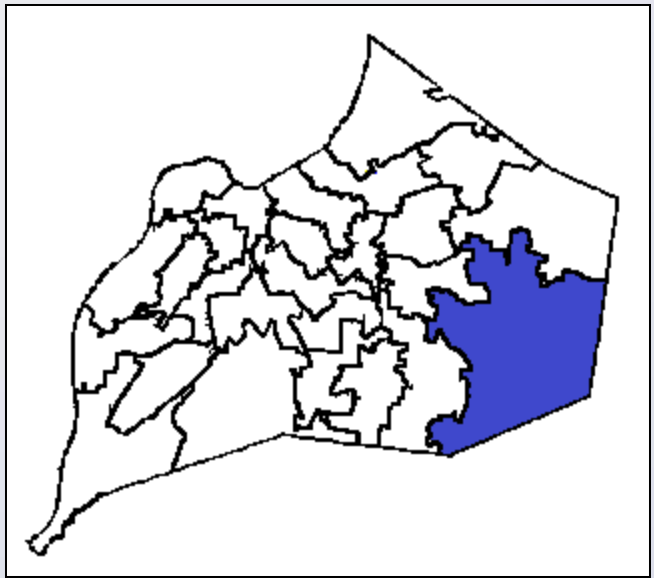
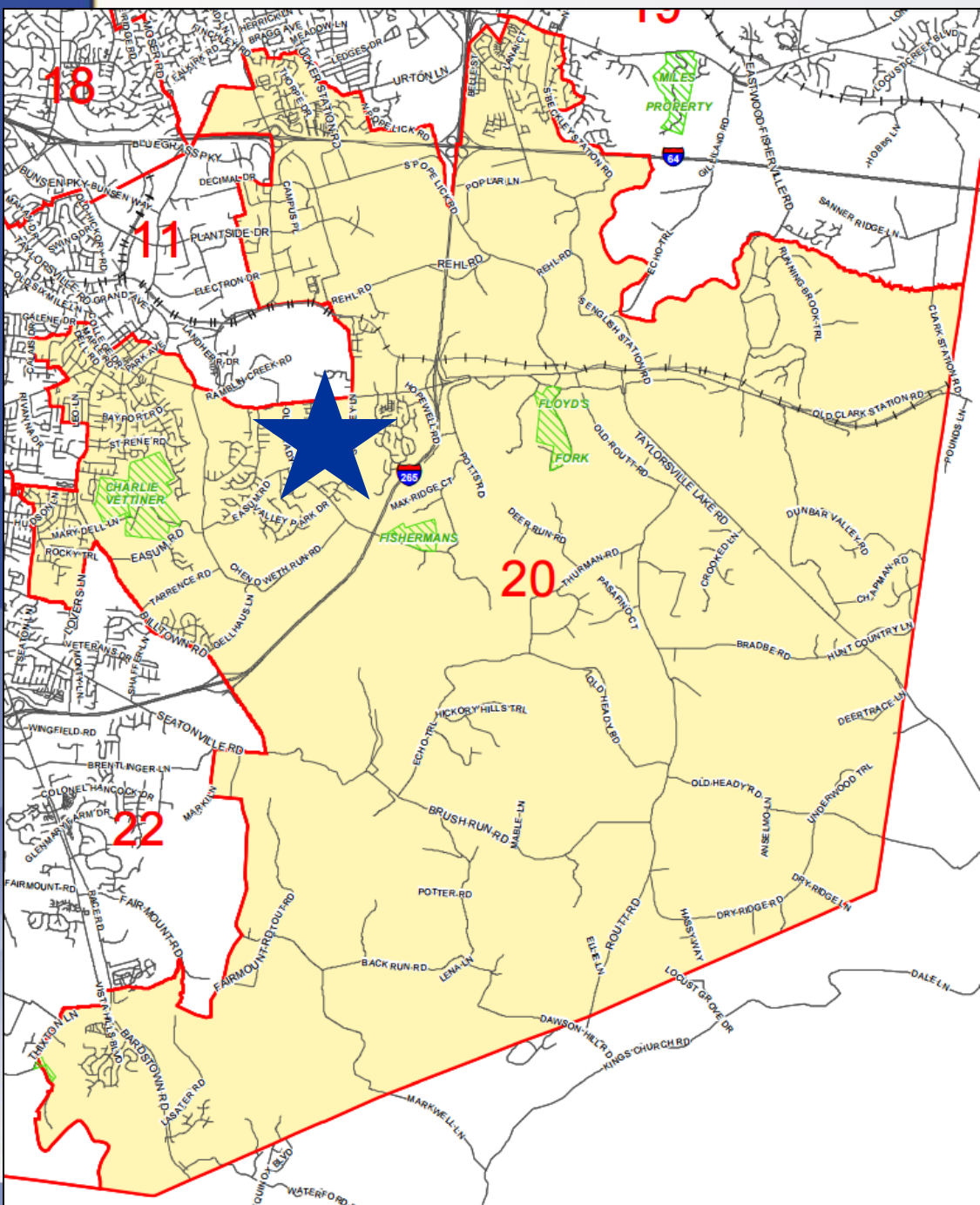


**17STREETS1028  
KENZIE RIDGE WAY**



**Planning, Zoning & Annexation Committee  
March 27, 2018**



**Kenzie Ridge Way  
District 20 -  
Stuart Benson**



**DOVE POINT  
ESTATES**

**STREET  
NAME  
CHANGE**

# Request(s)

- Change name from Kenzie Ridge Way to Mona Ridge Way

# Case Summary / Background

- Unimproved stub in Dove Point Estates
- Two properties have frontage on the stub
- Neither property has a Kenzie Ridge Way address

**NOTES**

- 1) SANITARY SEWER SHALL BE CONNECTED TO THE EXISTING SANITARY TREATMENT PLANT BY LATERAL EXTENSION APPROXIMATE PARALLEL TO THE SANITARY SEWER MAINLINE PARALLEL TO THE PROPOSED SANITARY SEWER MAINLINE. THE SANITARY SEWER MAINLINE SHALL BE 12" DIA. WITH A MINIMUM COVER OF 18" TO THE TOP OF THE MAINLINE. THE SANITARY SEWER MAINLINE SHALL BE 12" DIA. WITH A MINIMUM COVER OF 18" TO THE TOP OF THE MAINLINE. THE SANITARY SEWER MAINLINE SHALL BE 12" DIA. WITH A MINIMUM COVER OF 18" TO THE TOP OF THE MAINLINE.
- 2) THE DEVELOPMENT LIES IN THE ZONING DISTRICT R-4.
- 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA FOR FEMA FIRM NUMBER 13070002E DATED DECEMBER 5, 2004.
- 4) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE PRELIMINARY PLAN AND SURVEY SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS. THE APPLICABLE PRELIMINARY PLAN SHALL BE THE APPROVAL OF THE APPLICABLE PLANNING COMMISSION.
- 5) CONSTRUCTION SHALL BE PRIOR TO CONSTRUCTION OF THE SANITARY SEWER MAINLINE.
- 6) ALL UTILITIES AND SERVICES TO BE MAINTAINED SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- 7) DETENTION MEASURES FOR RAIN WATER SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTIES AND NEIGHBORING PROPERTIES.
- 8) A CONSTRUCTION CONTROL PLAN SHALL BE SUBMITTED BY THE DEVELOPER AND SHALL BE REVIEWED BY THE APPLICABLE PLANNING COMMISSION.
- 9) EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION OF THE SOILS AND TO MAINTAIN THE STABILITY OF THE ADJACENT PROPERTIES.
- 10) COMPACTIBLE UTILITIES SHALL BE PLACED IN A COMMON UTILITY CHANNEL.
- 11) TREE REMOVAL SHALL BE PROHIBITED UNLESS THE TREE IS DEAD OR DISEASED AND THE TREE IS NOT A SPECIES OF TREE THAT IS PROTECTED BY THE APPLICABLE PLANNING COMMISSION.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL NEW WATER QUALITY REGULATIONS ESTABLISHED BY THE APPLICABLE PLANNING COMMISSION.
- 13) ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 14) A SANITARY SEWER HAS BEEN PERFORMED BY HILL GROUP ON THE EAST SIDE AND WEST SIDE OF THE PROPERTY. THE SANITARY SEWER MAINLINE SHALL BE MAINTAINED AS SHOWN ON THE PLAN.
- 15) ALL SERVICES TO BE MAINTAINED SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

**UTILITY NOTES**

- 1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
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**SWPPP NOTES**

- 1) THE APPROVED SWPPP PREVENTION AND CONTROL PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE SWPPP PREVENTION AND CONTROL PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE SWPPP PREVENTION AND CONTROL PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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**DEMOLITION NOTES**

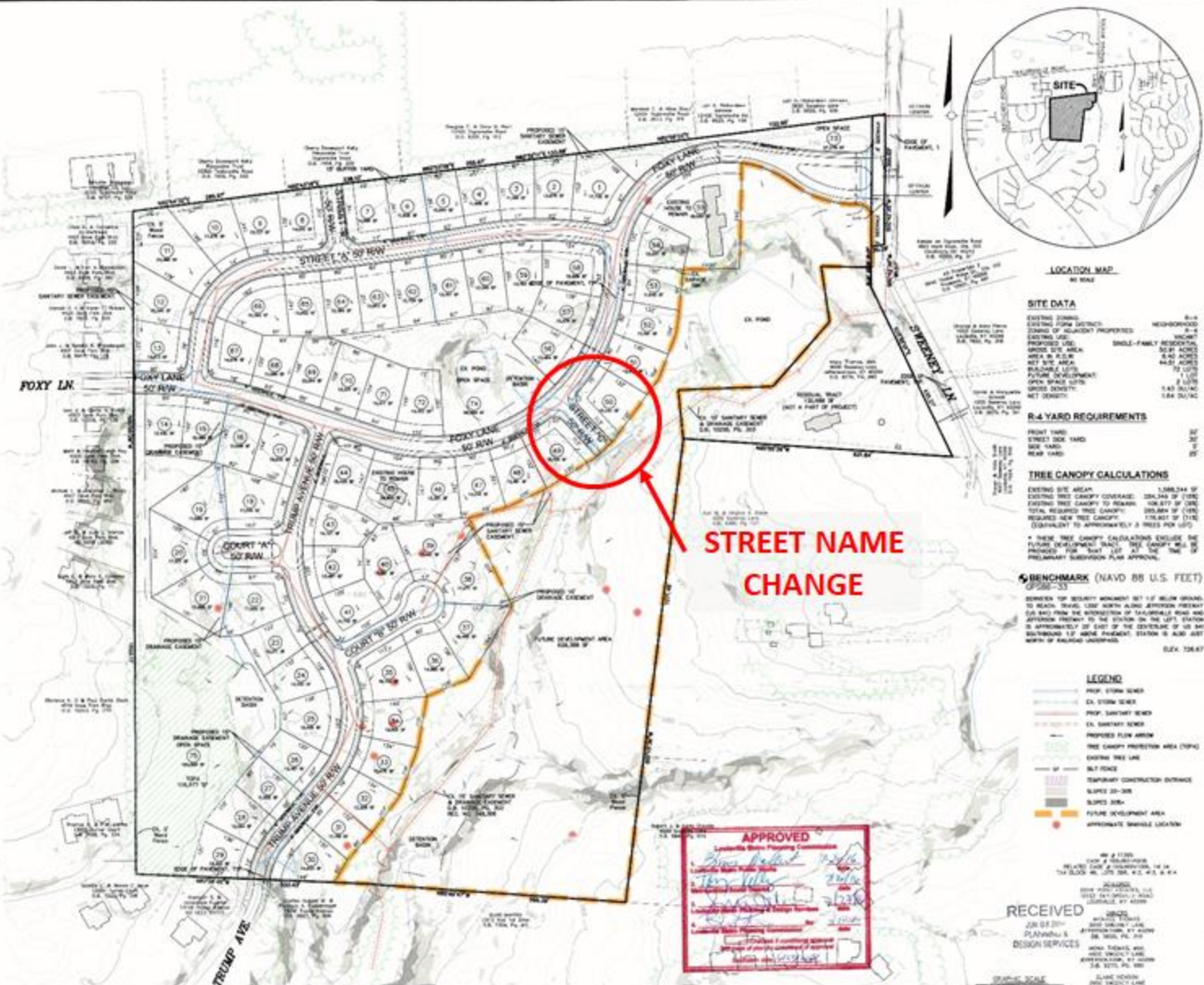
- 1) DEMOLITION SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE SANITARY SEWER MAINLINE. DEMOLITION SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE SANITARY SEWER MAINLINE. DEMOLITION SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE SANITARY SEWER MAINLINE.
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**EPSC PHASING**

- 1) METAL FINISHED DETENTION ENTRANCE.
- 2) METAL FINISHED DETENTION ENTRANCE.
- 3) METAL FINISHED DETENTION ENTRANCE.
- 4) METAL FINISHED DETENTION ENTRANCE.
- 5) METAL FINISHED DETENTION ENTRANCE.

**DETENTION CALCULATION**

DESIGNER / STORM WATER DETENTION, FLOOD CONTROL AND USE OF DRAINAGE PIPES, CHANNELS AND TREATMENT BASINS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.



**SITE DATA**  
 EXISTING ZONING: R-4  
 EXISTING ZONING DISTRICT: R-4  
 EXISTING ZONING DISTRICT: R-4  
 EXISTING ZONING DISTRICT: R-4  
 EXISTING ZONING DISTRICT: R-4

**R-4 YARD REQUIREMENTS**  
 FRONT YARD: 25 FT  
 STREET SIDE YARD: 10 FT  
 SIDE YARD: 10 FT  
 REAR YARD: 10 FT

**THREE CANOPY CALCULATIONS**  
 EXISTING SITE AREA: 1.00 ACRES  
 EXISTING TREE CANOPY COVERAGE: 30.0%  
 EXISTING TREE CANOPY COVERAGE: 30.0%  
 EXISTING TREE CANOPY COVERAGE: 30.0%

**BENCHMARK (NAVD 88 U.S. FEET)**  
 4258.33

**LEGEND**  
 PROP. STORM SEWER  
 EX. STORM SEWER  
 PROP. SANITARY SEWER  
 EX. SANITARY SEWER

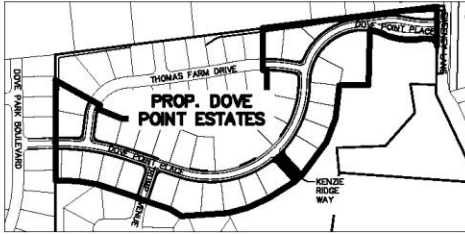
**APPROVED**  
 Louisville Storm Water Planning Commission  
 Louisville Storm Water Planning Commission  
 Louisville Storm Water Planning Commission  
 Louisville Storm Water Planning Commission

**RECEIVED**  
 JUN 20 2011  
 PLANNING & DESIGN SERVICES

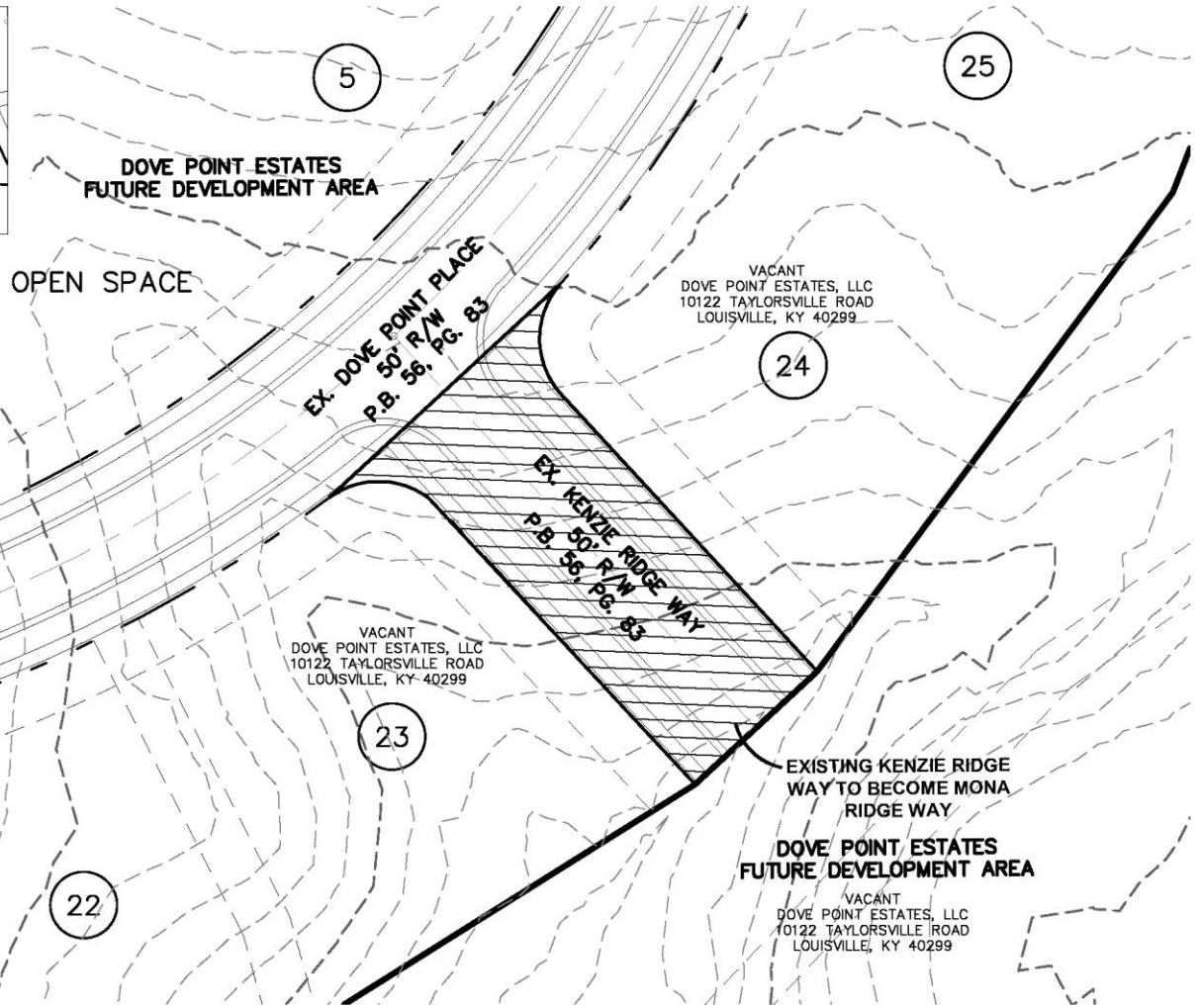
**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 1000 3RD ST  
 LOUISVILLE, KY 40202  
 (502) 581-1111

**REVISED PRELIMINARY SUBDIVISION PLAN**  
 PROJECT 1516  
 DOVE POINT ESTATES (FORMERLY MICHAEL'S CROSSING)  
 3500, 3502, 3506, & 3508 SHREVEY LN., JEFFERSONVILLE, KY 40309

DATE: 06/20/11  
 SHEET NO: 1



**LOCATION MAP**  
NO SCALE



CASE # 17STREETS1028  
RELATED CASE # 16SUBDIV1006

GRAPHIC SCALE



# Public Meetings

- LD&T meeting on 2/22/2018
- Planning Commission public hearing on 3/1/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the name change with a vote of 6-0. Four members were not present.