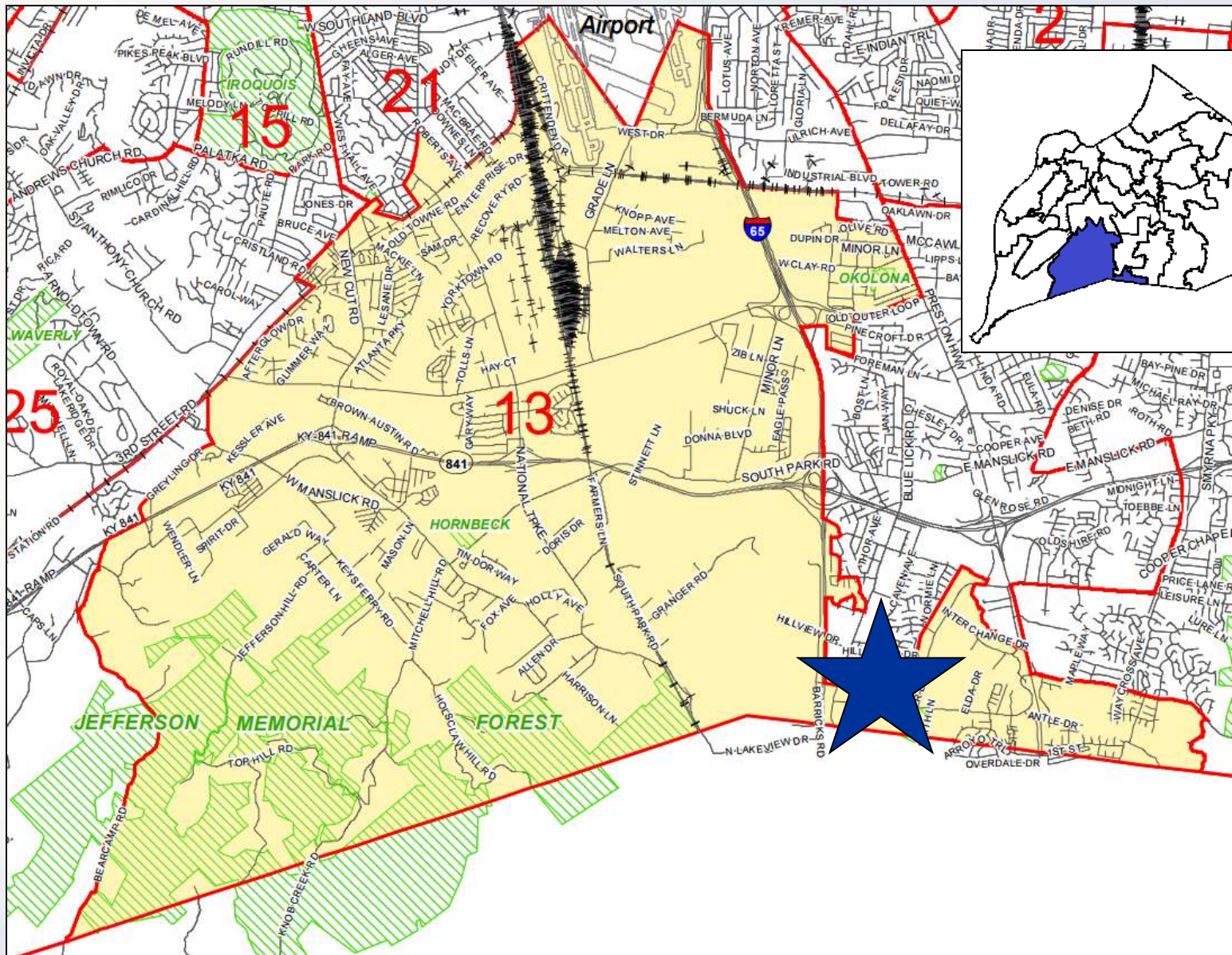


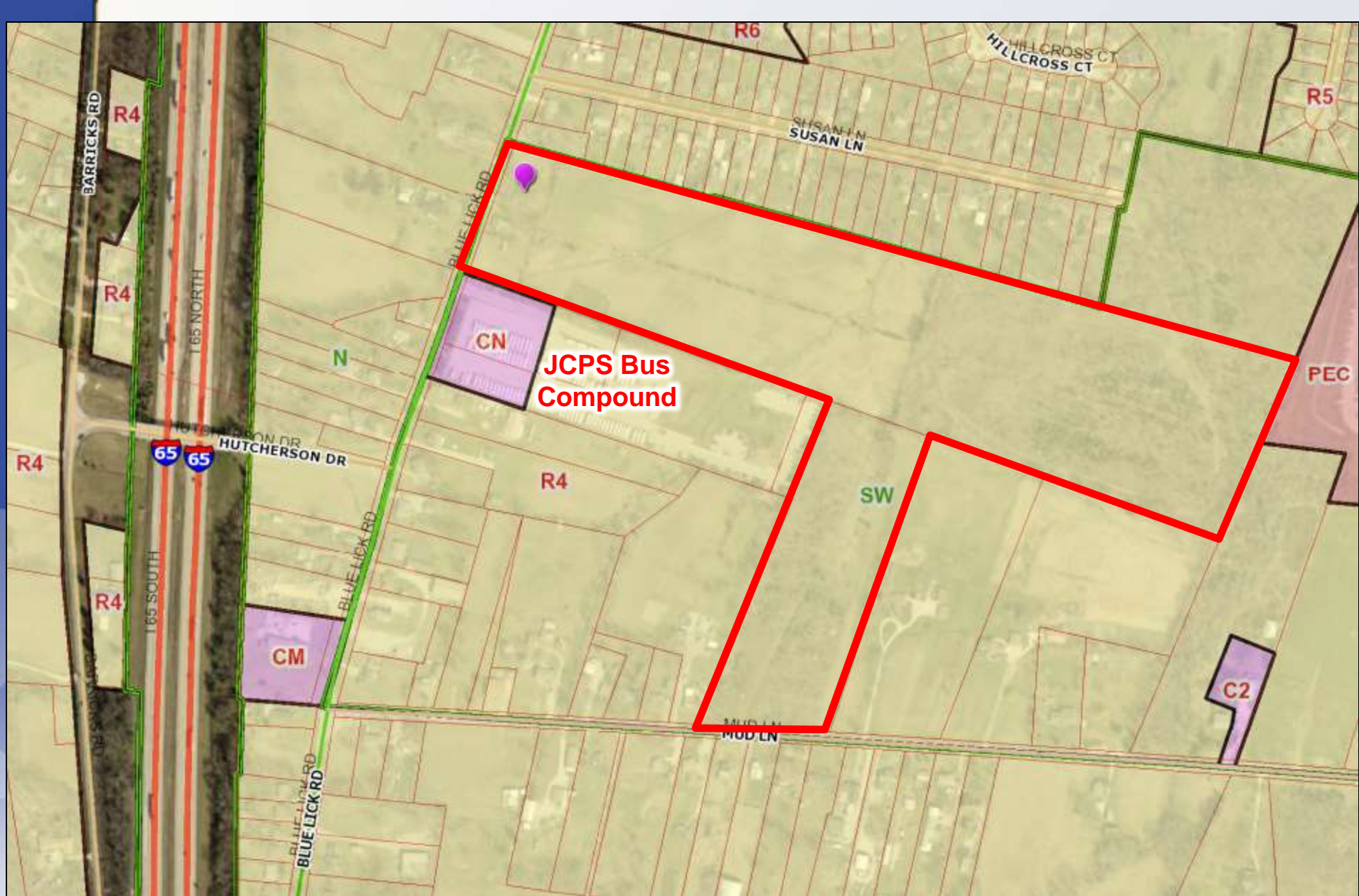
18ZONE1069

BLUE LICK ROAD SUBDIVISION



Planning & Zoning Committee
March 26, 2019







Requests

- Change-in-Zoning from R-4 to R-5 Single-Family Residential
- District Development Plan/Preliminary Subdivision Plan

Case Summary

- 121 single-family lots are proposed on 33 acres
- The subdivision is divided into two sections. One section has access from Blue Lick Lane and the other has access from Mud lane only
- Stub streets will be provided
- The site contains multiple streams and/or water courses

--- INTERMITTENT DRAINAGE
 --- FORM DISTRICT LINE
 --- ZONING LINE
 [Pattern] METLANDS TO BE PRESERVED
 [Pattern] METLANDS TO BE MITIGATED
 [Pattern] STREAM/METLAND BUFFER AREA
 [Pattern] PROPOSED DETENTION BASIN/COMPENSATION



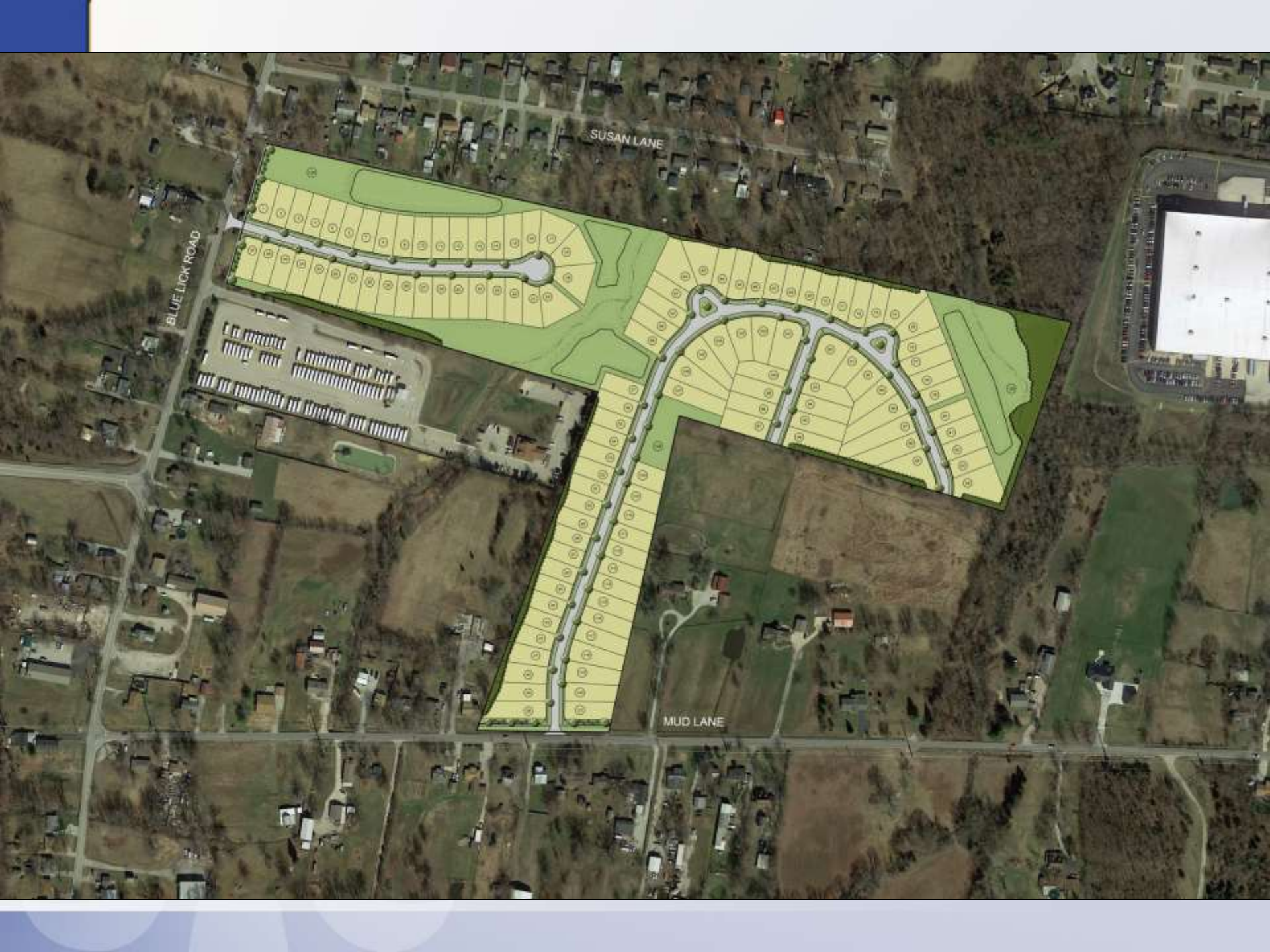
CHAMBERS
 ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & DERIVED FROM LOCAL BENCHMARKS BY MEANS OF OPS 005 AND DIFFERENTIAL LEVELING.
 CE BENCHMARK RILEY-3 NAVD 1988 ELEV. 542.02
 MARK IS A NIS DISK SET IN DRILL HOLE IN THE TOP OF SOUTH END OF THE EAST ADJUTMENT OF THE HERSON DR. BRIDGE OVER I-65. THE BRIDGE IS 1.5 SOUTH OF GENE SMYDER FREEWAY AND 500' WEST OF LOCK RD. THE DISK IS STAMPED RILEY 3 1988. THE IS LOCATED ON THE SOUTHWEST CORNER OF THE BRIDGE.

ADJACENT PROPERTY OWNERS:

G. A. LARSEN ROAD BLUE LICK ROAD LOTS 70 840 PG. 383	BOARD OF EDUCATION 3703 SUSAN LANE T.S. 84 LOT 140 D.S. 10638 PG. 278	WILLIAM SMITH 2820 SUSAN LANE T.S. 84 LOT 140 D.S. 6222 PG. 781	MERRY MOORE 4201 SUSAN LANE T.S. 84 LOT 135 D.S. 19993 PG. 108	BOARD OF EDUCATION 3703 SUSAN LANE T.S. 84 LOT 140 D.S. 10638 PG. 278	ERNEST W. JAMES 2714 SUSAN LANE T.S. 84 LOT 135 D.S. 3977 PG. 78	DAVID & MELBA GABRY 2719 SUSAN LANE T.S. 84 LOT 140 D.S. 10638 PG. 278	WILLIAM WRODST 2818 SUSAN LANE T.S. 84 LOT 135 D.S. 7867 PG. 444	DONALD & LINDA WARD 2808 BLUE LICK ROAD LOTS 124 273 PG. 288	JERRY & JANET 2702 SUSAN LANE T.S. 84 LOT 135 D.S. 8144 PG. 425	CHRISTINA FLORES 2719 SUSAN LANE T.S. 84 LOT 140 D.S. 10638 PG. 278	LARRY MANONEY 2815 SUSAN LANE T.S. 84 LOT 135 D.S. 7025 PG. 308
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- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND ESTERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - BASEMENT SANITARY SEWER WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSIDE CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERNS (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEIVED PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - 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 (2111001273).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
 - DRAINAGE FLOW LINE IS LABELED AS USGS BLUELINE/TERRAINANT PER USGS/LOIC MAPPING. REDDING HAS CLASSIFIED THIS PORTION AS WETLANDS PER REDDING PROJECT #B-180, SUPERSEDING PREVIOUS USGS DETERMINATION.
 - AREA MAPPED BY LOIC CONVEYANCE ZONE BUT DOES NOT MEET THE DEFINITION OF CONVEYANCE ZONE PER THE WSA FLOODPLAIN ORDINANCE ON THE BASIS OF THE STREAM CLASSIFICATION.
 - RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
 - ACCE AND MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - LOWEST FINISH FLOOR ELEVATION TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ANY REQUIRED FILL IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.0 TO 1.
- PUBLIC WORKS:**
- NO LANDS METRO AND RECORD F
 - ALL ROAD FOR LAND
 - VERGE AR ROWNS
 - COMPART COMMON
 - STREET T PUBLIC S
 - DETERM AN ENCR WORKS FC
 - MANUAL C BE INSTAL ON THE S
 - OF OCCUP THE MAIN
 - MAXIMUM
 - THE DEVE PER INSTAL
 - ALL CUL- LOCATION
 - STANDARDS
 - CURBS AN DECISION
 - TREES AN DISTANCE
 - ALL SUBV

MUD LANE 40' R/W (PRIMARY COLLECTOR)



BLUE LICK ROAD

SUSAN LANE

MUD LANE

Public Meetings

- Neighborhood Meeting on 8/6/2018
 - Conducted by the applicant, 52 people attended the meeting
- LD&T meeting on 1/17/2019
- Planning Commission public hearing on 2/21/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to R-5 by a vote of 6-0 (four members were not present).