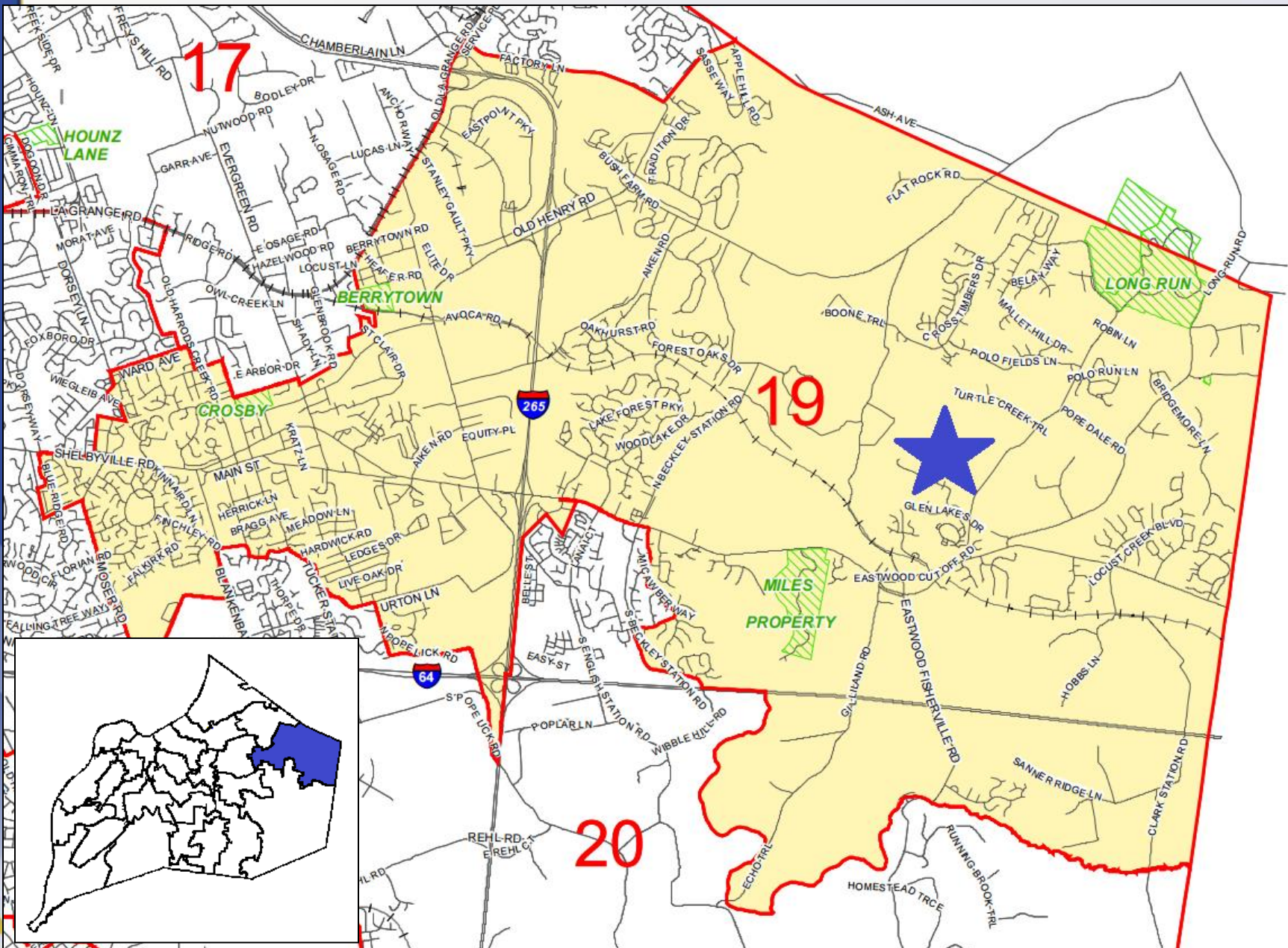


17STREETS1008

Davenport Drive to Malone Place



Planning/Zoning, Land Design & Development
October 17, 2017

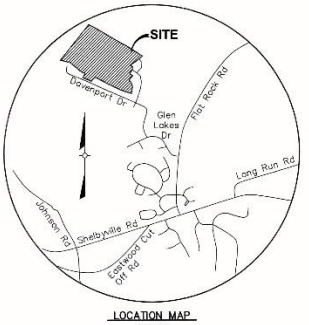
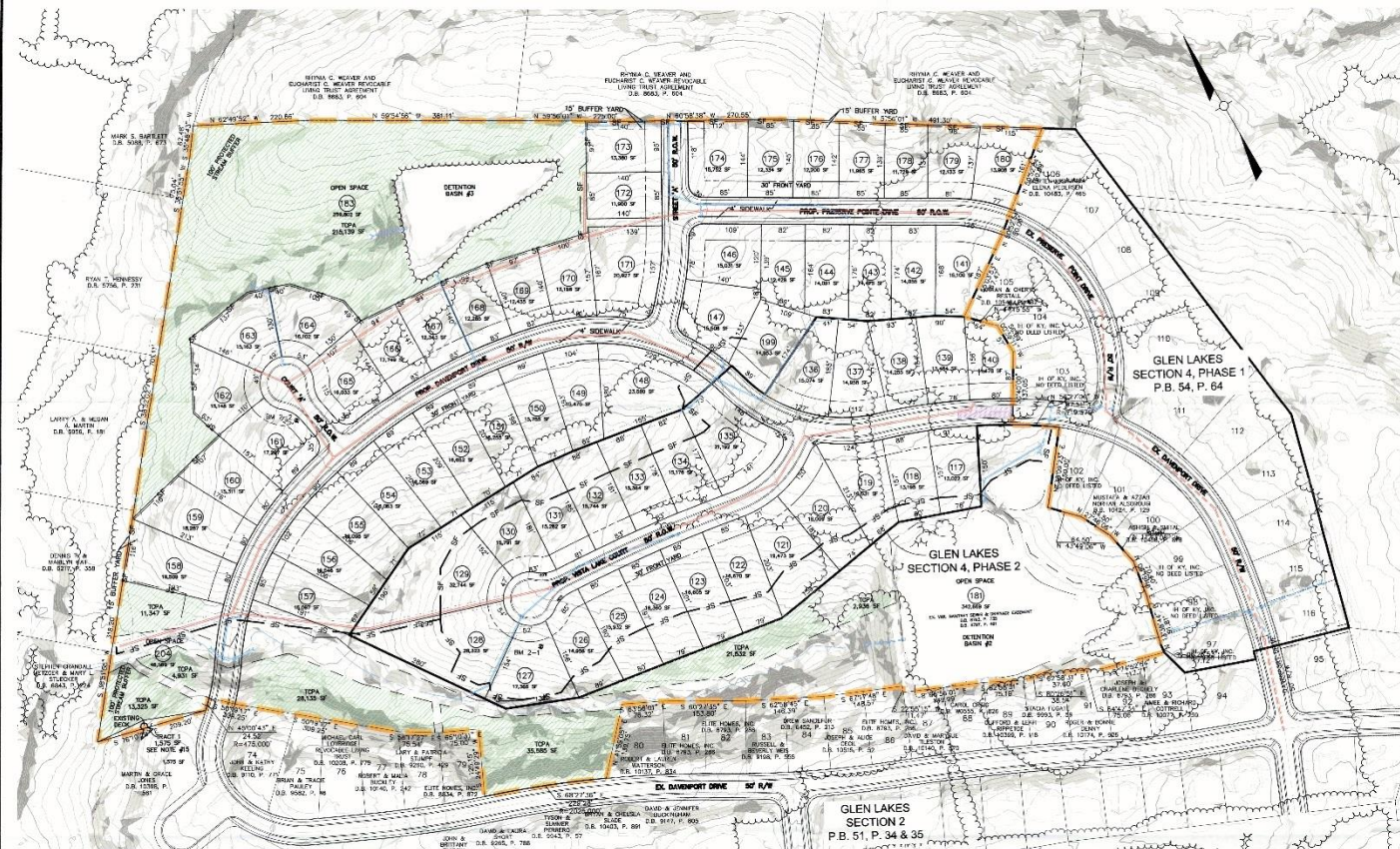


Request(s)

- Street Name Change from Davenport Drive to Malone Place

Case Summary

- Subdivision Plan and street name change approved August 3, 2017
- Revised Section 4 of the Glen Lakes subdivision to create a cul-de-sac on the west side of the proposed Malone Place in place of a connection to Davenport Drive
- Request street name change from Davenport Drive to Malone Place on the north/south portion from Glen Lakes Drive to Section 4



SITE DATA

EXISTING ZONING:	R-4
EXISTING FORD DISTRICT:	NEIGHBORHOOD
ZONING OF ADJACENT PROPERTIES:	R-4
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	42.87 ACRES
AREA IN R.O.M.:	4.43 ACRES
NET SITE AREA:	38.44 ACRES
BUILDABLE LOTS:	65 LOTS
OPEN SPACE LOTS:	3 LOTS
RESIDUAL TRACT:	1 LOT
GROSS DENSITY:	1.52 DU/AC
NET DENSITY:	1.69 DU/AC

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
SIDE YARD:	5'
REAR YARD:	25'

TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	1,867,380 SF
EXISTING TREE CANOPY:	1,335,674 SF (72%)
EXISTING TREE CANOPY TO REMAIN:	332,936 SF (18%)
TOTAL REQUIRED TREE CANOPY:	280,137 SF (15%)
REQUIRED NEW TREE CANOPY:	0 SF (0%)

BENCH MARK

BM-2-1 SET RAIL ROAD SPIKE ON NORTH SIDE OF 10' OAK TREE, 1 FT. ABOVE GROUND. ELEV 666.62

BM-2-2 SET RAIL ROAD SPIKE ON SOUTH SIDE OF 30' OAK TREE, 1 FT. ABOVE GROUND. ELEV. 678.98

SABAK, WILSON & LINGO, INC.
 ARCHITECTS & PLANNERS
 ENGINEERS, P.C.
 408 FLAT ROCK ROAD, LOUISVILLE, KY 40245
 (502) 264-4971

NOTES

- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOODS TOWN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION. ACCIDENTLY SUBJECT TO FLOODING DURING EXTREME WEATHER CONDITIONS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE SHALL BE DETERMINED BY THE SANITARY SEWER DISTRICT DURING CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2.) THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110001) D DATED (OCTOBER 3, 2006).
- 4.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR WITHOUT THE APPROVAL OF PLANNING COMMISSION.
- 5.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 6.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 9 OF THE LAND DEVELOPMENT CODE.
- 7.) MITIGATION MEASURES FOR BEST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM EXISTING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8.) A CONSTRUCTION CONTRACT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SUBROVISION ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- 9.) NOISY CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 9 OF THE LOUISVILLE ZONING ORDINANCE.
- 10.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 11.) ANY DAM BREACH ANALYSIS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 12.) A DEVIATION FROM THE GENERAL EROSION PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE NOON APPROVAL.

SWPPP NOTES

- 13.) ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOW WILL BE SUBJECT TO PREDEVELOPED PEAK FLOW FOR THE 2.5% EXISTING DRAINAGE SYSTEM. THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHOEVER IS MORE RESTRICTIVE.
- 14.) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF OPEN BEST MANAGEMENT PRACTICES.
- 15.) THE DEVELOPER WILL REMEDY DECK ENCROACHMENT INTO OPEN SPACE AREA PRIOR TO RECORDING THE RECORD PLAT. THERE MAY BE A TRANSFER OF PROPERTY TO THE ADJACING OWNER ON THE DECK WILL BE REMOVED.

UTILITIES NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLE, ELECTRIC WIRE, GAS, AND WATERLINES). SEWER-TO-AIRBORNE ORGANISMATIC ENCOUNTERS DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE REPORTED TO A STREAM POND, SHALL OR CATCH BASIN.

EPSC PHASING

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SILT FENCING.
3. BEGIN SITE GRADING.
4. CONSTRUCT SANITARY SEWERS.
5. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
6. CONSTRUCT ROADWAYS.
7. ESTABLISH VEGETATION.
8. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

DETENTION CALCULATION

SOIL TYPE C (BEASLEY, DONSON, RUSSELLVILLE)
 EXISTING C (ROCKED): 0.28
 PROPOSED C (R-4): 0.56
 DETENTION REQUIRED:
 42,870.00 SQ FT x 0.28/2 x (1/2) = 3,111 AC.FT. (130,368 CU FT)

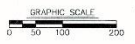
LEGEND

- PROF. STORM SEWER
- EX. STORM SEWER
- PROF. SANITARY SEWER
- EX. SANITARY SEWER
- PROPOSED FLOW ARROW
- TREE CANOPY PROTECTION AREA (TOCA)
- EXISTING TREE LINE
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- SLOPES 20-30%
- SLOPES 30%
- AREA OF REVISION



SUB # 1096
 CASE # 16SUBD1V1002
 RELATED CASE # 10-21-03, 15980
 TAX BLOCK 25, LOTS 325 & 326

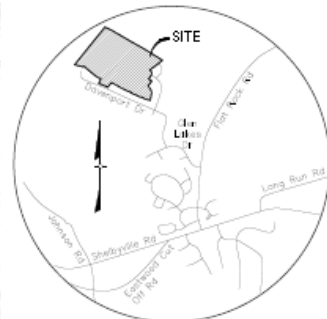
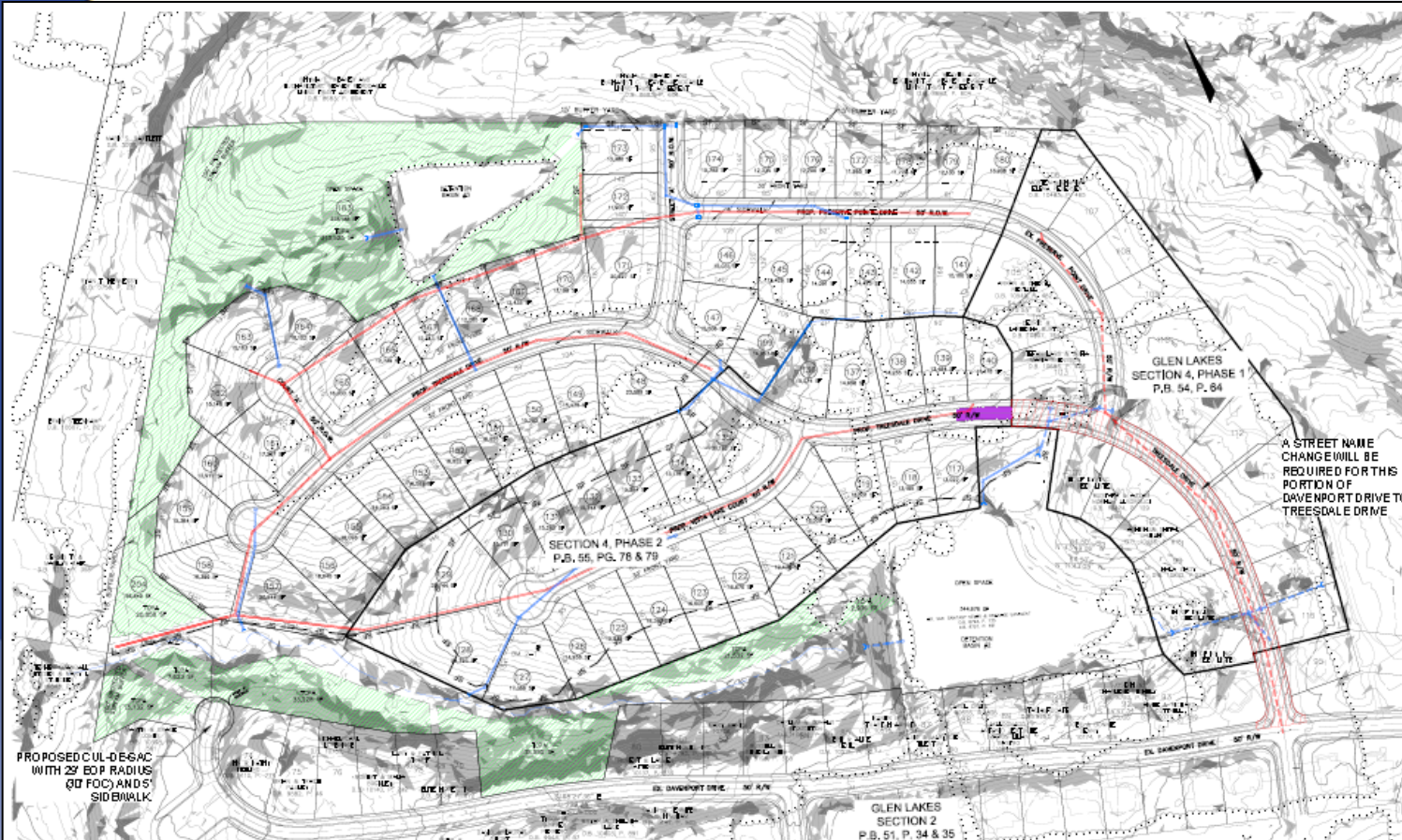
OWNER/DEVELOPER
 IH OF KY, INC.
 4901 HUNT ROAD, STE. 300
 BLUE ASH, OH 45242
 DB. 9896, PG. 927



SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: GLEN LAKES - SECTION 4
 408 FLAT ROCK ROAD, LOUISVILLE, KY 40245

SUB NO. 2520
 SCALE: 1"=100'
 DATE: 03/21/18
 DRAWING NO. 1

SHEET 1 OF 1



SITE DATA

EXISTING ZONING	RES-4
EXISTING FORM DISTRICT	HOUSING/2000
EXISTING IF ANNUITY PRECEDENCE	NO
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
PROPOSED SITE AREA	4,257 SQ. FT.
EXISTING LOT AREA	3,848 SQ. FT.
EXISTING LOTS	10 LOTS
PROPOSED LOTS	1 LOT
NET BALANCE	1.0 LIT
NET BALANCE PER ACRE	1.8 DU/AC
NET BALANCE PER ACRE	1.88 DU/AC

A STREET NAME CHANGE WILL BE REQUIRED FOR THIS PORTION OF DAVE'SPORT DRIVE TO TREESDALE DRIVE

YARD REQUIREMENTS

FRONT YARD	30'
REAR YARD	30'
SIDE YARD	5'
REAR YARD	20'

TREE CANOPY CALCULATIONS

EXISTING SITE AREA	1,867,280 SF (42.87 AC)
EXISTING TREE CANOPY	1,335,969 SF (30.52 AC)
EXISTING TREE CANOPY TO REMAIN	348,019 SF (7.93 AC)
TOTAL EXISTING TREE CANOPY	2,682,012 SF (61.45 AC)
REQUIRED TREE CANOPY	0 SF (0 AC)

BENCH MARK

- BM-2 SET 1/4" DIA. IRON ON NORTH SIDE OF 10' DIA. TREE 1 FT. ABOVE GROUND. DATE: 08/02/02
- BM-2 SET 1/4" DIA. IRON ON SOUTH SIDE OF 20' DIA. TREE 1 FT. ABOVE GROUND. DATE: 07/05/00

NOTES

- 1) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS TO THE PUBLIC UTILITY SYSTEMS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 2) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS TO THE PUBLIC UTILITY SYSTEMS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 3) NO PORTION OF THE SUBJECT PROPERTY SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT IS ZONED UNLESS THE APPLICANT OBTAINS A CHANGE OF ZONING FROM THE APPROPRIATE AGENCIES.
- 4) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS TO THE PUBLIC UTILITY SYSTEMS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS TO THE PUBLIC UTILITY SYSTEMS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

UTILITY NOTES

- 1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
- 3) ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
- 4) ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.
- 5) ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL ABOVE THE UTILITIES.

S/APP NOTES

- 1) THE APPROVED EXISTING EASEMENTS AND EASEMENT CONTROL EASEMENTS SHALL BE MAINTAINED AND NOT BE SUBJECT TO ANY CHANGE.
- 2) THE APPROVED EXISTING EASEMENTS AND EASEMENT CONTROL EASEMENTS SHALL BE MAINTAINED AND NOT BE SUBJECT TO ANY CHANGE.
- 3) THE APPROVED EXISTING EASEMENTS AND EASEMENT CONTROL EASEMENTS SHALL BE MAINTAINED AND NOT BE SUBJECT TO ANY CHANGE.
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- 5) THE APPROVED EXISTING EASEMENTS AND EASEMENT CONTROL EASEMENTS SHALL BE MAINTAINED AND NOT BE SUBJECT TO ANY CHANGE.

EPSC PHASINGS

1. INITIAL STABILIZED CONSTRUCTION EASEMENT
2. INITIAL FENCE AND POSTING
3. SOIL EROSION CONTROL
4. CONSTRUCT STORM SEWER
5. CONSTRUCT STORM SEWER AND INSTALL ASSOCIATED INLET
6. CONSTRUCT ROADWAYS
7. ESTABLISH VEGETATION
8. REMOVE EROSION CONTROL EASEMENTS AND INSTALL STABILIZED

LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING ROW BOUNDARY
- TREE CANOPY (EXISTING AND PROPOSED)
- EXISTING TREE LINE
- SITE FENCE
- TEMPORARY CONSTRUCTION EASEMENT
- LOT 20-000
- LOT 20-000
- LOT 20-000

DETENTION CALCULATION

SOIL TYPE (SLOPED TERRAIN, UNPAVED)	0.25
EXISTING IMPERVIOUS	0.25
PROPOSED IMPERVIOUS	0.50
NET IMPERVIOUS	0.50
EXISTING FLOW AREA	431 AC FT. (100,000 SF)

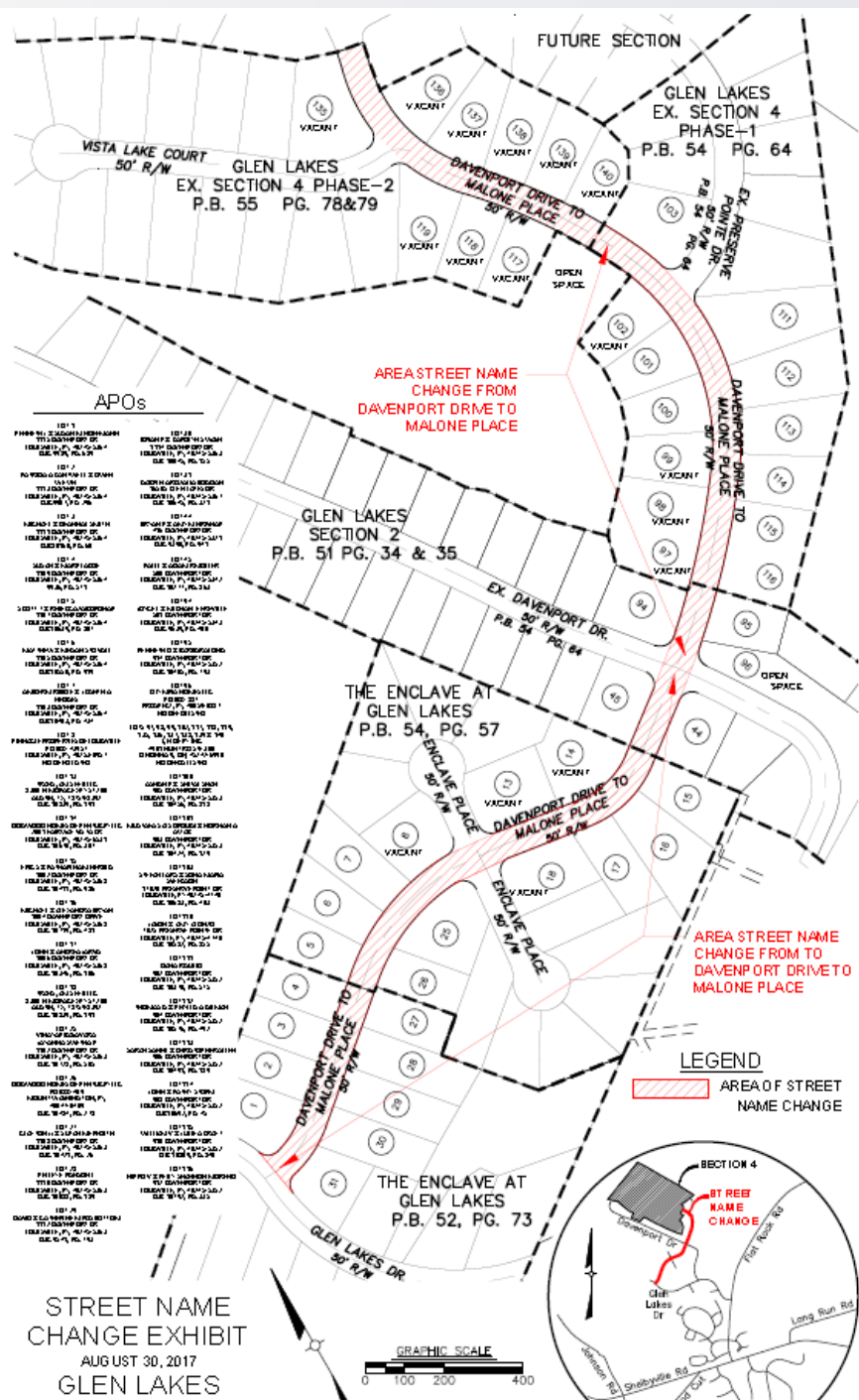


*Approved August 3, 2017

SUB # 1096
CASE # 17SUBDIV1009
RELATED CASE # 16SUBDIV1002,
10-21-03, 15980
TAX BLOCK 25, LOTS 325 & 326

17STREETS1008





APOs

101-1	101-2	101-3	101-4	101-5	101-6	101-7	101-8	101-9	101-10	101-11	101-12	101-13	101-14	101-15	101-16	101-17	101-18	101-19	101-20	101-21	101-22	101-23	101-24	101-25	101-26	101-27	101-28	101-29	101-30	101-31	101-32	101-33	101-34	101-35	101-36	101-37	101-38	101-39	101-40	101-41	101-42	101-43	101-44	101-45	101-46	101-47	101-48	101-49	101-50	101-51	101-52	101-53	101-54	101-55	101-56	101-57	101-58	101-59	101-60	101-61	101-62	101-63	101-64	101-65	101-66	101-67	101-68	101-69	101-70	101-71	101-72	101-73	101-74	101-75	101-76	101-77	101-78	101-79	101-80	101-81	101-82	101-83	101-84	101-85	101-86	101-87	101-88	101-89	101-90	101-91	101-92	101-93	101-94	101-95	101-96	101-97	101-98	101-99	101-100
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PC Recommendation

- The Planning Commission conducted a public hearing on 9/21/2017
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the name change by a vote of 9-0 (9 members voted)