

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE

STREET NAME CHANGE

KENZIE RIDGE WAY TO MONA RIDGE WAY

CASE # 17STREETS1028

FEBURARY 22, 2018

PRESENTED BY

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

APPLICANT

DAN SMITH
DOVE POINT ESTATES, LLC





CONTEXT AERIAL



NOTES

1. WASTEWATER SANITARY WILL CONNECT TO THE CLEAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER PATTERNS DEDICATED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
2. THE DEVELOPMENT LIES IN THE JEFFERSONVILLE FIRE DISTRICT.
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100082 E DATED DECEMBER 5, 2008).
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 GOVERNMENT 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 DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING DRIVE ROADS AND NEIGHBORING PROPERTIES.
8. A CONSTRUCTION CONTRACT AND BOND ARE REQUIRED BY METRO GOVERNMENT PRIOR TO CONSTRUCTION. ALL SUBROVING ACCESS ROADS TO THE SUBDIVISION OR DAMAGE CAUSED BY CONSTRUCTION STAFFS ACTIVITIES.
9. NOISE/DUST CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
10. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
11. ONCE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOW WILL BE LIMITED TO PREVIOUS PEAK FLOW FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DRAINAGE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
12. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE EROSION MUST BE CONTROLLED TO PREVENT SOIL FROM ENTERING OF GREEN BEST MANAGEMENT PRACTICES.
13. ALL OIL-OR-GREASES AND SIBBLE PAVEMENT MOTHS, BIRDS, SEEDS, SEEDLINGS AND OTHER PLANTS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION (S.S.C.O.).
14. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY CONSTRUCTION PLANNING.
15. A CURB STREET SURVEY WAS PERFORMED BY KELLY JONES ON 11/14/2018 AND 11/15/2018. THIS SURVEY PRESENTS INCLUDING SEVERAL SHIPHOLES AS INDICATED ON THE PLAN.
16. ANY ELEVATIONS FROM THE GENERAL KRYDZIK HEIGHT INCLUDING STREAM BUFFER REQUIREMENTS, WILL BE REQUIRE KRYDZIK APPROVAL.

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY EXISTING UTILITIES IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS DESIGN WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC LINES, GAS, AND WATERLINES), WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR CONSTRUCTION PLANNING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DEVELOPING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTROLLING DRAINAGE AREAS ARE SETTED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRIPPING OF SEDIMENT AND SOIL FROM TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STODDOPLES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STODDOPLES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING 03-03.

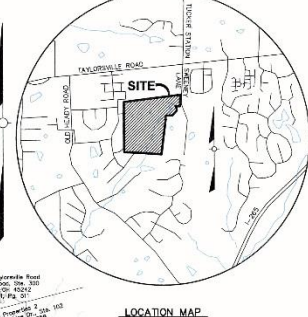
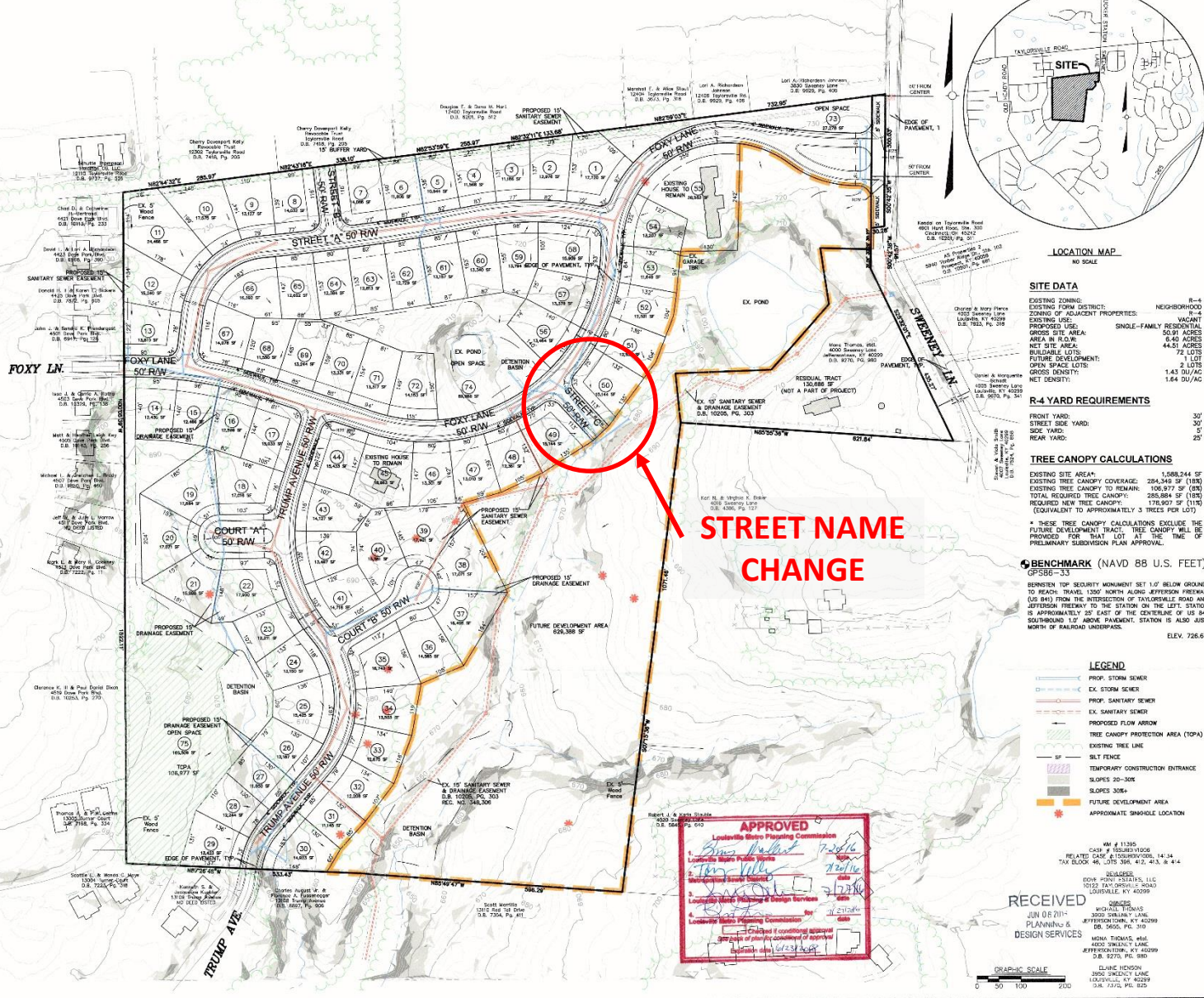
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OCCUR TEMPORARILY, EROSION OR ANY FORM OF A SITE TEMPORARY SITE STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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 SILENT PROTECTION.
6. CONSTRUCT ROADWAYS.
7. ESTABLISH VEGETATION.
8. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

DETENTION CALCULATION

DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE OBTAINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. PRE-DEVELOPED PEAK RAINFALL RATES WILL BE REDUCED BY 50% FOR THE 2, 10, 25, AND 100-YEAR STORM EVENTS. APPROXIMATE DETENTION VOLUME REQUIREMENTS: $(.89/12) \times (0.50 - 0.22/2) \times 36.46 = 3.35$ AC-FI



SITE DATA

EXISTING ZONING DISTRICT:	R-4
EXISTING ZONING DISTRICT PROPERTIES:	VACANT
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
EXISTING GROSS SITE AREA:	50.91 ACRES
EXISTING NET SITE AREA:	6.40 ACRES
EXISTING GROSS SITE AREA:	44.51 ACRES
EXISTING NET SITE AREA:	1.72 ACRES
FUTURE DEVELOPMENT:	2 LOTS
OPEN SPACE LOTS:	1.43 DU/AC
GROSS DENSITY:	1.43 DU/AC
NET DENSITY:	1.84 DU/AC

R-4 YARD REQUIREMENTS

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

TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	1,588,244 SF
EXISTING TREE CANOPY COVERAGE:	254,348 SF (16%)
EXISTING TREE CANOPY TO REMAIN:	106,977 SF (6%)
TOTAL REQUIRED TREE CANOPY:	285,884 SF (18%)
REQUIRED NEW TREE CANOPY:	178,907 SF (11%)

• THESE TREE CANOPY CALCULATIONS EXCLUDE THE FUTURE DEVELOPMENT TRACT. TREE CANOPY WILL BE PROVIDED FOR THAT LOT AT THE TIME OF PRELIMINARY SUBDIVISION PLAN APPROVAL.

• BENCHMARK (NAVD 88 U.S. FEET) 69586-33

BENJAMIN TOP SECURITY MONUMENT SET 1.0' BELOW GROUND TO REACH TRAVEL 1200' NORTH ALONG JEFFERSON FREWAY (OS 841) FROM THE INTERSECTION OF TAYLORVILLE ROAD AND JEFFERSON FREWAY TO THE STATION ON THE LEFT. STATION IS APPROXIMATELY 25' EAST OF THE CENTERLINE OF US 841 SOUTH OF 1.0' ABOVE PAVEMENT. STATION IS ALSO JUST NORTH OF RAILROAD UNDERPASS. ELEV. 726.67

LEGEND

- PROF. STORM SEWER
- EX. STORM SEWER
- EX. SANITARY SEWER
- PROF. SANITARY SEWER
- PROPOSED FLOW ARROW
- TREE CANOPY PROTECTION AREA (TOPA)
- EXISTING TREE LINE
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- SLOPES 20-30%
- SLOPES 30%
- SLOPES 30%
- APPROXIMATE SHIPHOLE LOCATION



RECEIVED JUN 08 2019 PLANNING & DESIGN SERVICES

CLARK HENSON 4000 JEFFERSON AVENUE JEFFERSONVILLE, KY 40309 502.272.7000

SCALE: 1"=100'

DATE: 04/26/2019

DRAWING NO: 1

SABAK, WILSON & LINGO, INC.
 CONSULTING ENGINEERS, ARCHITECTS & PLANNERS
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 LOUISVILLE, KENTUCKY 40202
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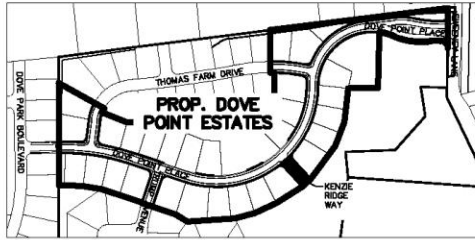


REVISIONS

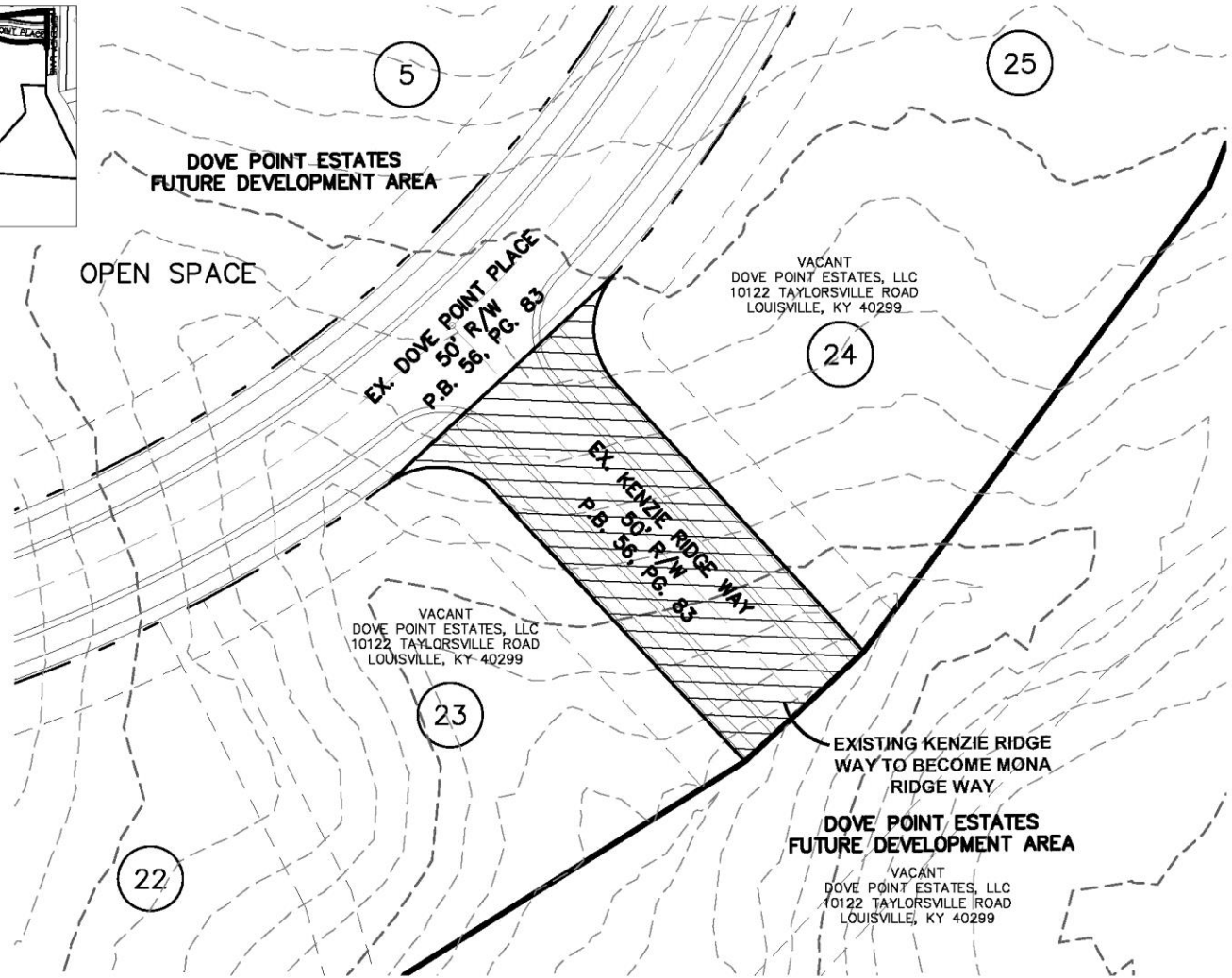
NO.	DATE	DESCRIPTION
1	04/26/2019	ISSUED FOR PERMIT

REVISION PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: DOVE POINT ESTATES (JEFFERSON MICHAELS CROSSINGS)
 3900, 3920, 3950, & 4000 SWEENEY LN., JEFFERSONTOWN, KY 40309

PRELIMINARY SUBDIVISION PLAN: 16SUBDIV1006



LOCATION MAP
NO SCALE



CASE # 17STREETS1028
RELATED CASE # 16SUBDIV1006

GRAPHIC SCALE



STREET NAME CHANGE PLAT

