



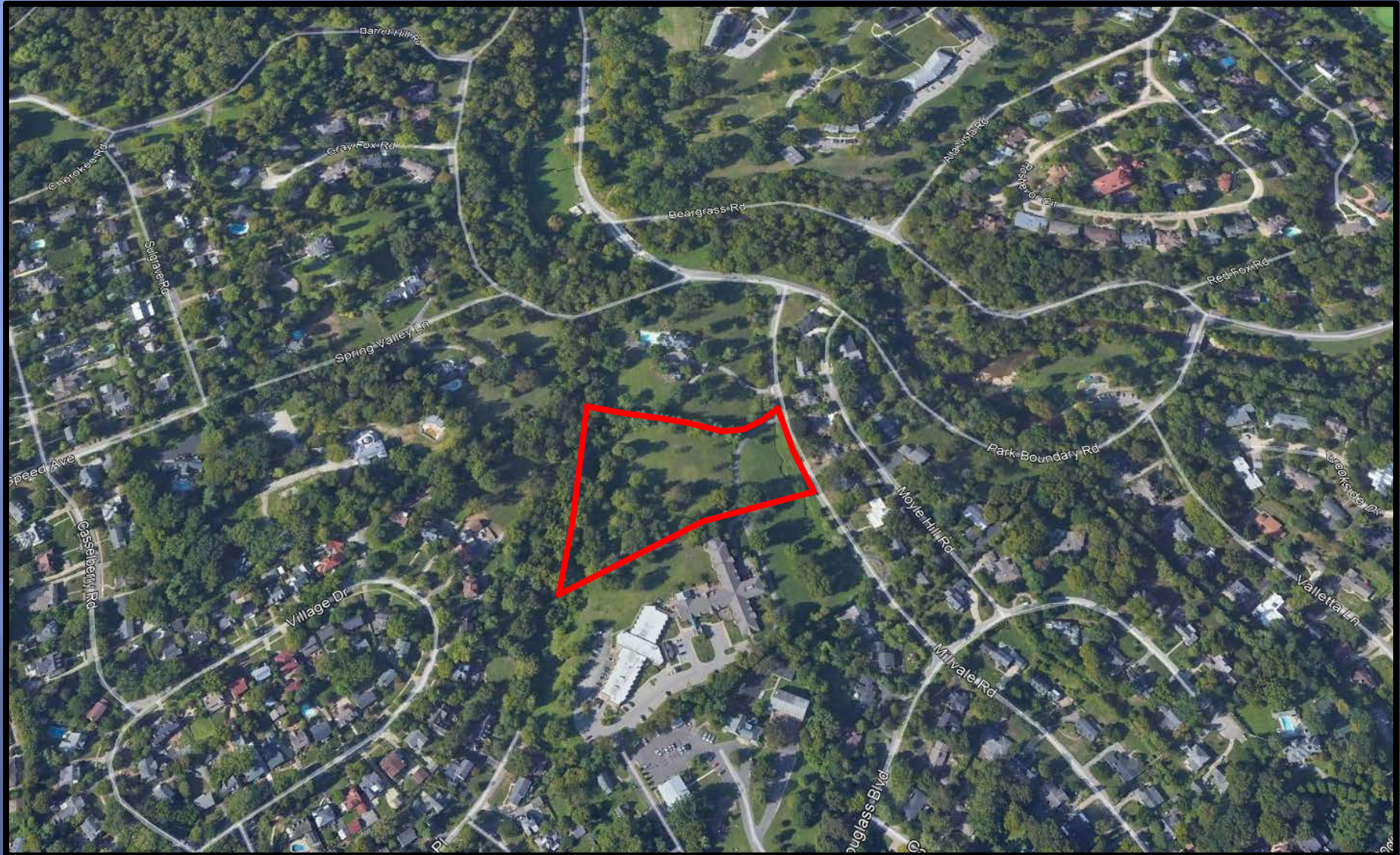
PRELIMINARY SUBDIVISION PLAN

2050 MILLVALE RD

Land Development & Transportation Committee Meeting
October 8th, 2020

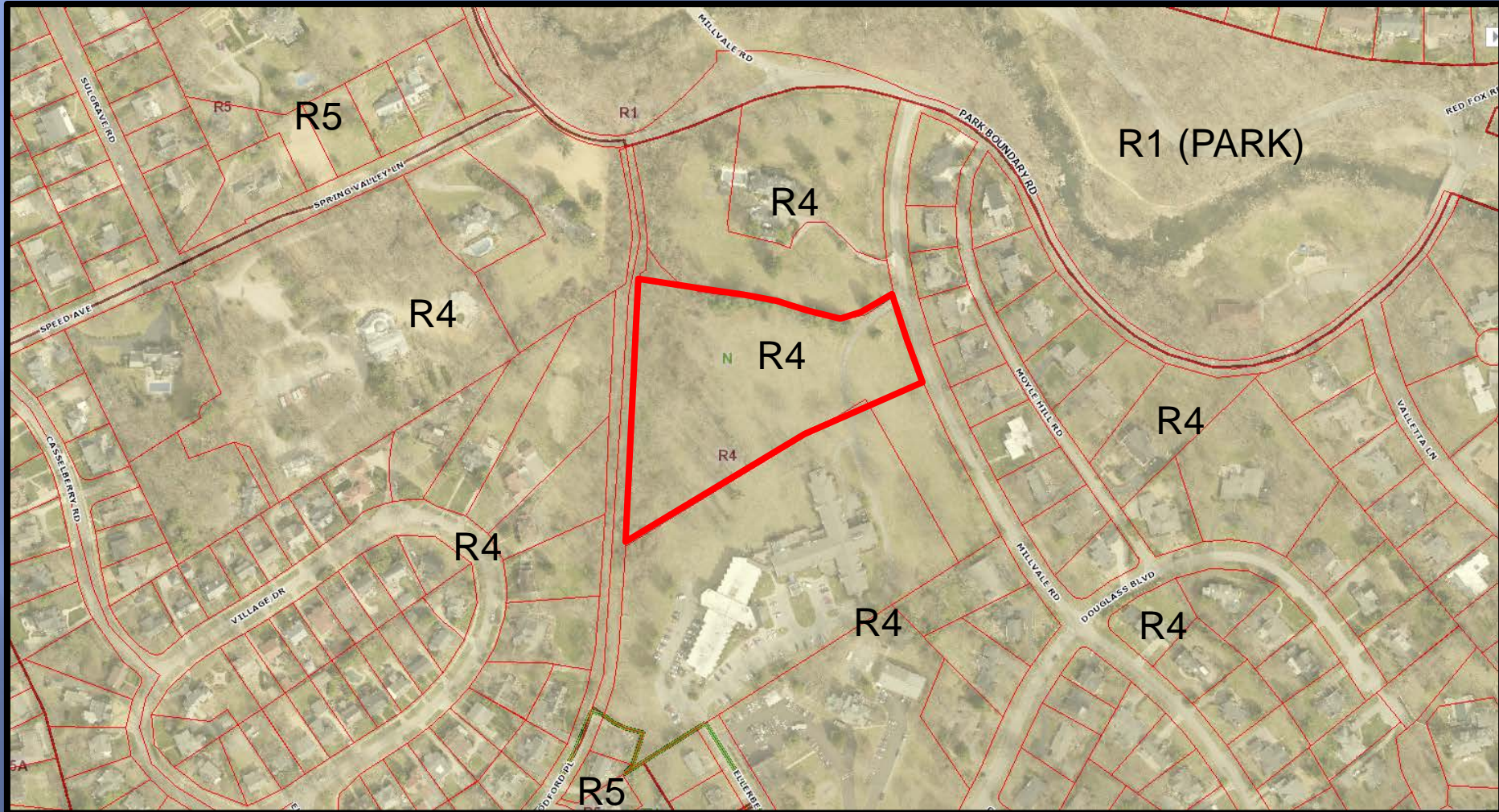


Aerial View



Zoning Map

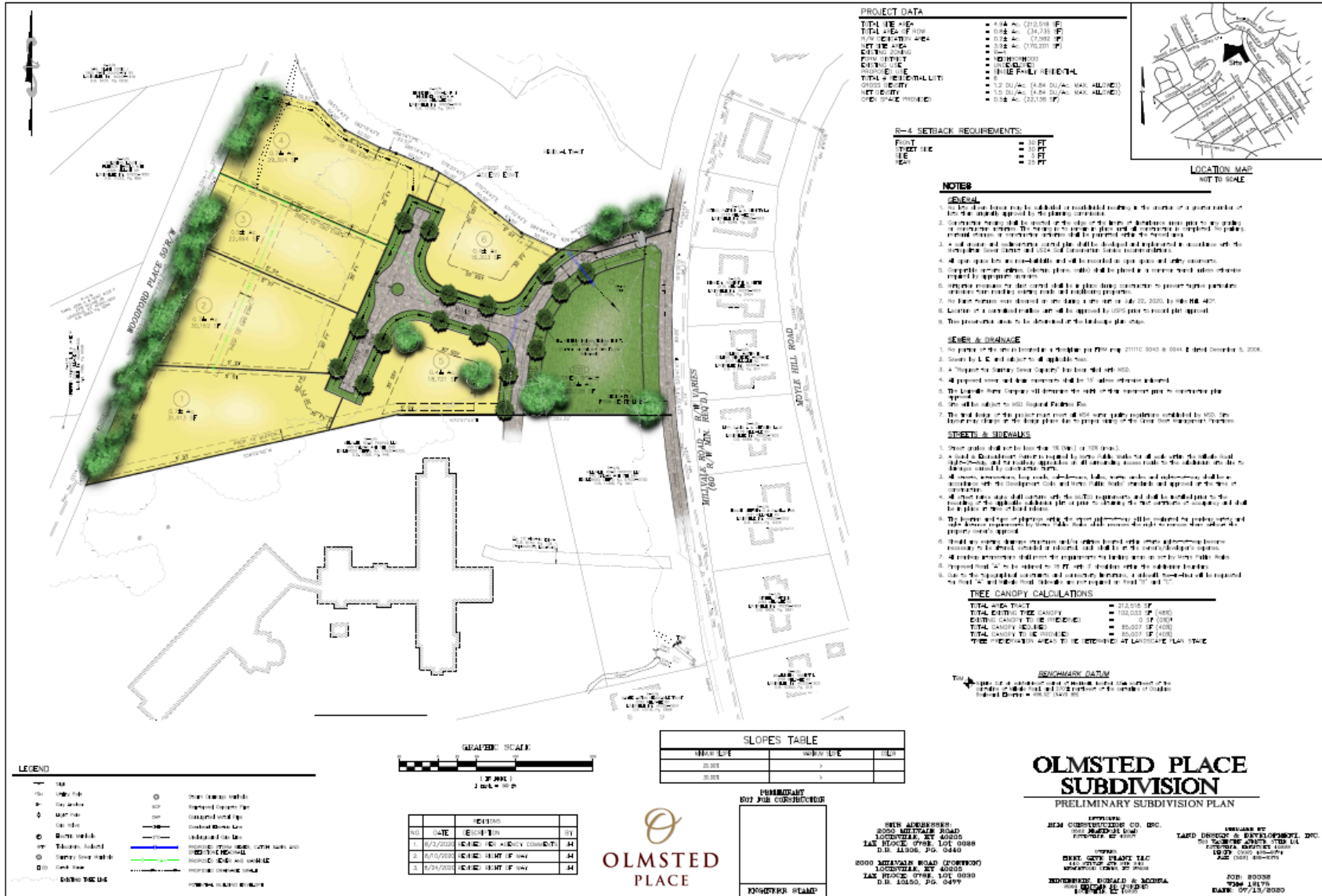
AVERAGE LOT SIZE OF DEVELOPED RESIDENTIAL LOTS IN AREA – 0.5 AC
6 PROPOSED BUILDING LOTS – 0.4 to 0.7 AC



Aerial Map



Proposed Preliminary Plan



PROJECT DATA

TOTAL AREA	1.14 AC (212,058 SF)
TOTAL AREA FIRM	1.04 AC (223,718 SF)
UNDEVELOPED AREA	0.02 AC (42,980 SF)
LOT AREA	0.02 AC (170,207 SF)
OWNER	180209000
OWNER STREET	180209000
PROJECT NAME	OLMSTED PLACE
TITLE	PRELIMINARY SUBDIVISION
TOTAL DEVELOPABLE LOT	1.12 AC (241,464 SF) (241,464 SF)
TOTAL UNDEVELOPABLE LOT	0.02 AC (42,980 SF) (42,980 SF)
TOTAL DEVELOPABLE	1.14 AC (241,464 SF)



D-4 SETBACK REQUIREMENTS

POINT	10 FT
STREET SIDE	10 FT
SIDE	10 FT
REAR	10 FT

NOTES

1. The proposed subdivision is subject to the provisions of the subdivision laws of the State of New York.
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SEWER & DRAINAGE

1. No portion of the subdivision is subject to the provisions of the subdivision laws of the State of New York.
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STREETS & SIDEWALKS

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TREE CANOPY CALCULATIONS

TOTAL AREA THAT	= 22,000 SF
TOTAL TREE CANOPY	= 102,000 SF (46%)
TOTAL TREE CANOPY TO BE MAINTAINED	= 102,000 SF (46%)
TOTAL TREE CANOPY TO BE REPLACED	= 102,000 SF (46%)
TOTAL TREE CANOPY TO BE MAINTAINED AND REPLACED	= 102,000 SF (46%)
TOTAL TREE CANOPY TO BE MAINTAINED AND REPLACED	= 102,000 SF (46%)

BENCHMARK DATA

The proposed subdivision is subject to the provisions of the subdivision laws of the State of New York.

LEGEND

—	100'	○	Utility Easement
—	200'	○	Proposed Easement
—	300'	○	Proposed Easement
—	400'	○	Proposed Easement
—	500'	○	Proposed Easement
—	600'	○	Proposed Easement
—	700'	○	Proposed Easement
—	800'	○	Proposed Easement
—	900'	○	Proposed Easement
—	1000'	○	Proposed Easement



SLOPES TABLE

GRADE	MINIMUM	MAXIMUM
ROADWAY	0.5%	5.0%
DRIVEWAY	0.5%	5.0%
PARKING	0.5%	5.0%

NO.	DATE	REVISION
1	07/15/2020	ISSUE FOR PERMITTING
2	07/15/2020	ISSUE FOR PERMITTING
3	07/15/2020	ISSUE FOR PERMITTING



**PERMITTING
JOB JOB CONSTRUCTION**

SEIN ADDRESS:
2000 MONTAGUE ROAD
ROCHESTER, NY 14620
LAS MOORE STRE: 101 0000
D.R. 11306, PG. 0440
5000 MONTAGUE ROAD (FORWARD)
ROCHESTER, NY 14620
LAS MOORE STRE: 101 0000
D.R. 11306, PG. 0441

**OLMSTED PLACE
SUBDIVISION
PRELIMINARY SUBDIVISION PLAN**

OWNER:
SEIN ADDRESS:
2000 MONTAGUE ROAD
ROCHESTER, NY 14620
OWNER STREET: 101 0000
D.R. 11306, PG. 0440
5000 MONTAGUE ROAD (FORWARD)
ROCHESTER, NY 14620
LAS MOORE STRE: 101 0000
D.R. 11306, PG. 0441

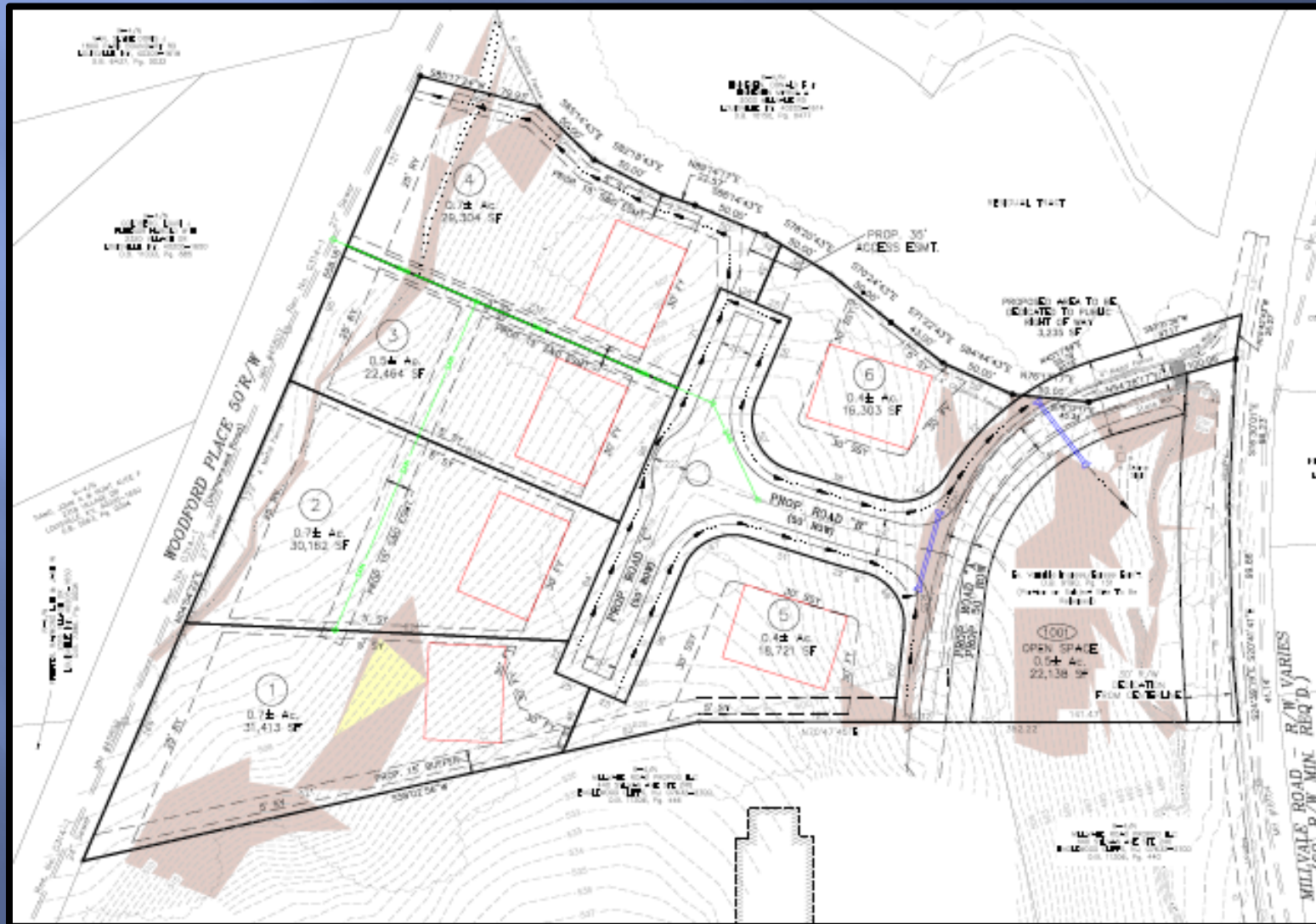
DESIGNER:
SEIN ADDRESS:
2000 MONTAGUE ROAD
ROCHESTER, NY 14620
OWNER STREET: 101 0000
D.R. 11306, PG. 0440
5000 MONTAGUE ROAD (FORWARD)
ROCHESTER, NY 14620
LAS MOORE STRE: 101 0000
D.R. 11306, PG. 0441

DATE: 07/15/2020

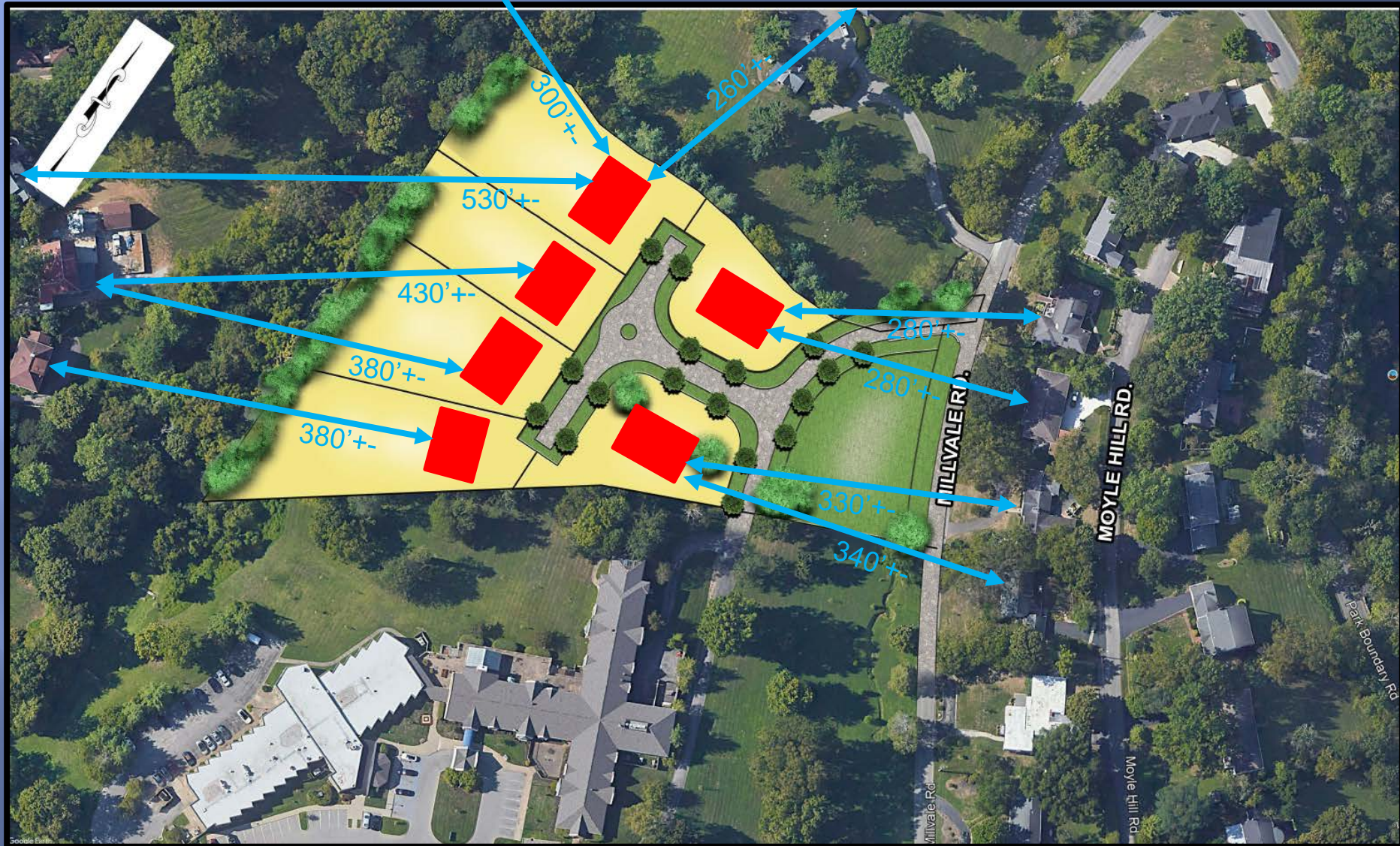
6 PROPOSED BUILDING LOTS (0.4 to 0.7 AC) – NO VARIANCES/WAIVERS REQUESTED

Home Sites Avoid Steep Sloped Areas

- RED RECTANGLES = BUILDING ENVELOPE AREAS
- BUILDING ENVELOPES ARE LOCATED IN AREAS OF 9-12% SLOPES
- SHADED AREAS SHOWN INDICATE AREAS OF 30% SLOPES OR GREATER



Distance to Nearest Residences



 = BUILDING ENVELOPES

Bridge Improvements

- EXISTING BRIDGE IS STRUCTURALLY SOUND PER INSPECTION, BUT DEVELOPER WILL STILL MAKE IMPROVEMENTS TO ENSURE PUBLIC SAFETY
 - ROAD WILL BE WIDENED FROM 14-18'
 - ADDITIONAL CONCRETE SLAB WILL BE PLACED OVER EXISTING CONCRETE SLAB TO IMPROVE LOAD CAPACITY
 - WALLS NEAR APPROACH TO MILLVALE ROAD WILL BE SCALED BACK TO IMPROVE TURNING RADIUS INTO AND OUT OF STREET
- FIRE DEPARTMENT HAS REVIEWED AND APPROVED OF OUR PROPOSED USE OF THE BRIDGE (JIM MARTIN-LOUISVILLE FD)



Possible Woodford Place Trail

- UTILIZATION OF METRO LOUISVILLE'S SIDEWALK FEE-IN-LIEU POLICY TO HELP PROVIDE A PEDESTRIAN TRAIL/WALK WITHIN THE IMMEDIATE VICINITY
- DEVELOPER WILL WORK WITH METRO WORKS STAFF TO IDENTIFY THE LOCAL TRAIL/WALK PROJECT THE FEE-IN-LIEU FUNDS WILL BE DIRECTED TO
- THE HIGHLANDS-DOUGLASS NEIGHBORHOOD PLAN (SHOWN BELOW) IDENTIFIES AN OPPORTUNITY FOR A POTENTIAL TRAIL TO BE LOCATED WITHIN THE UNIMPROVED WATERFORD PLACE RIGHT-OF-WAY, WHICH IS DIRECTLY ADJACENT TO THE SUBJECT PROPERTY

HIGHLANDS - DOUGLASS NEIGHBORHOOD PLAN



DECEMBER 2005

APPROVED, 3/28/06

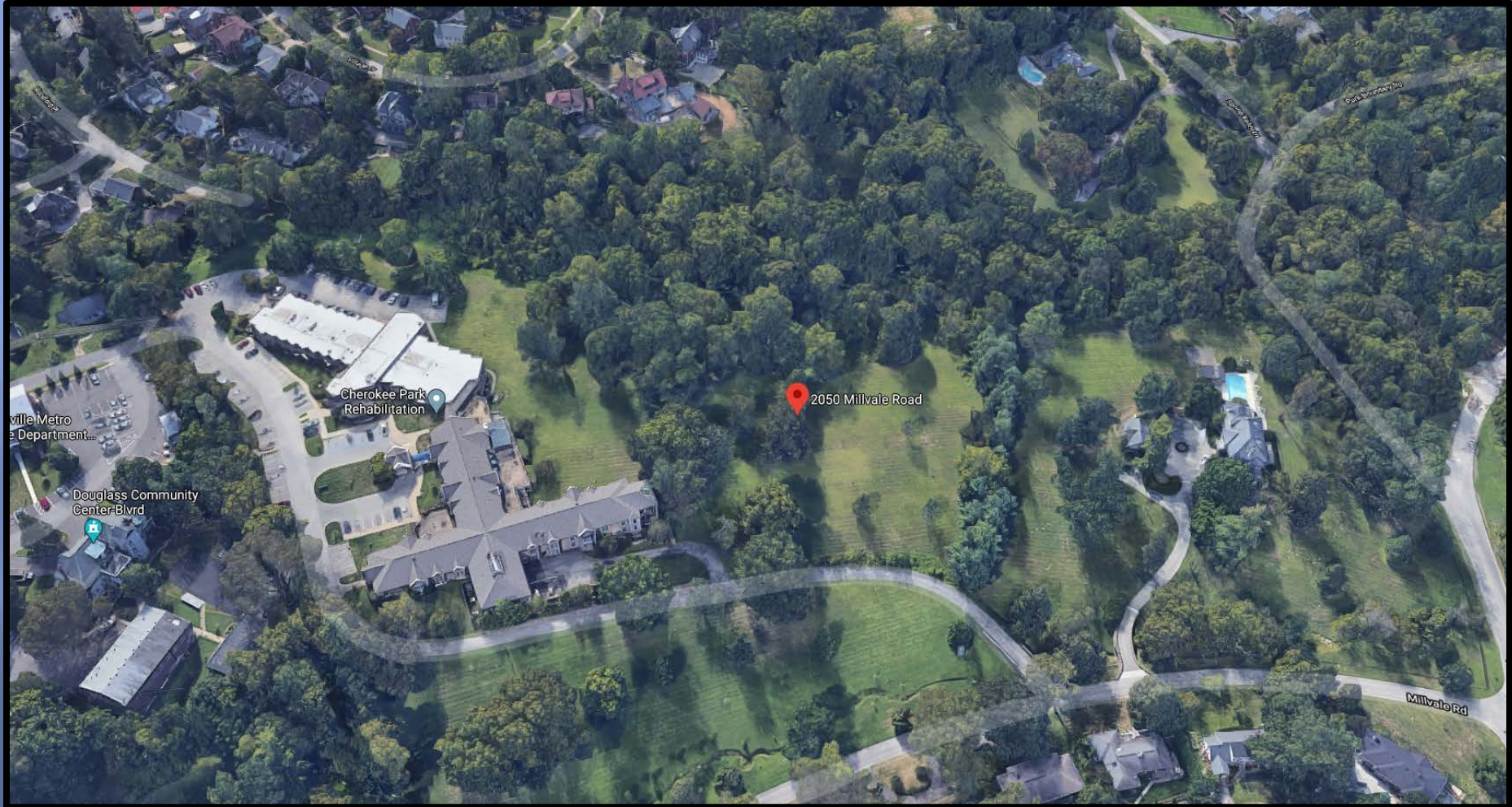


An additional solution to improve park access is to make use of existing right-of-way at the end of Woodford Place. A recommendation on the plan is to construct to provide a local greenway along the right-of-way that would provide a multimodal connection to the park, separated from vehicular traffic. It would connect the residential core of the neighborhood directly to the park along Park Boundary Road (see the *Mobility Map*).

Additional Aerial Views



Additional Aerial Views



Additional Aerial Views

