

**Case No. 20-MSUB-0007 Conditions of Approval**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the Major Preliminary Subdivision Plan with review of land disturbing activity on slopes greater than 20% and including the Conditions of Approval in the staff report and as noted at today's meeting, as follows:

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
3. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
4. All street signs shall be installed by the Developer, and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
5. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
6. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
7. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
8. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.
9. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The

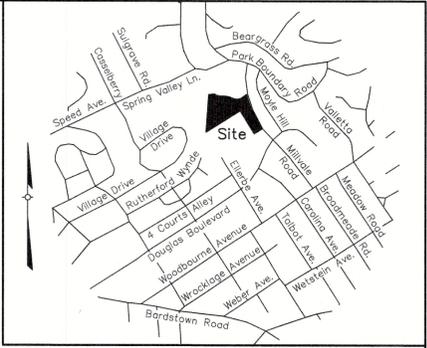
applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.

10. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
  - a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
  - b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs and other issues required by these binding elements / conditions of approval.
  - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
11. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
12. Any signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
13. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
14. Building envelopes and limits of disturbance shall be substantially similar to those shown on the preliminary plan and must be shown and recorded on the record subdivision plat.
15. Prior to the recording of the Record Subdivision Plat, Louisville Metro Public Works may require a bond be posted with Develop Louisville as part of Transportation Planning review in an amount not to exceed \$300,000, based on the structural evaluation of the bridge during the rehabilitation work and recommended in the letter provided by Al S. Bozich and dated May 27, 2020 for the future bridge maintenance and repairs. Funds will remain available for future bridge maintenance, and any funds remaining after repair will be released.
16. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur, and be offered pre- and post-blast surveys. Any blast surveys shall be done in a manner consistent with Kentucky Blasting Regulations.

**APPROVED**  
 Louisville Metro Planning Commission  
 1. *Approved* date 11/16/20  
 Louisville Metro Public Works date 11-5-20  
 2. *Met* date 12/3/20  
 Metropolitan Sewer District date 12/19/20  
 3. *Approved* date 10/13/20  
 Louisville Metro Planning & Design Services date 10/13/20  
 4. *Approved* date 10/13/20  
 Louisville Metro Planning & Design Services date 10/13/20  
 Checked for final approval  
 See back of plan for conditions of approval  
 Expiration date 10/13/20

**PROJECT DATA**

TOTAL SITE AREA = 4.9± Ac. (212,518 SF)  
 TOTAL AREA OF ROW = 0.8± Ac. (34,735 SF)  
 R/W DEDICATION AREA = 0.2± Ac. (7,582 SF)  
 NET SITE AREA = 3.9± Ac. (170,201 SF)  
 EXISTING ZONING = R-4  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = UNDEVELOPED  
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL  
 TOTAL # RESIDENTIAL LOTS = 6  
 GROSS DENSITY = 1.2 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)  
 NET DENSITY = 1.5 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)  
 OPEN SPACE PROVIDED = 0.5± Ac. (22,138 SF)



**R-4 SETBACK REQUIREMENTS:**

FRONT = 30 FT  
 STREET SIDE = 30 FT  
 SIDE = 5 FT  
 REAR = 25 FT

**NOTES**

**GENERAL**

- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- No Karst features were observed on site during a site visit on July 22, 2020, by Mike Hill, AICP.
- Location of a centralized mailbox unit will be approved by USPS prior to record plat approval.
- Tree preservation areas to be determined at the landscape plan stage.

**SEWER & DRAINAGE**

- No portion of the site is located in a floodplain per FIRM map 21111C 0043 & 0044 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of the Green Best Management Practices.

**STREETS & SIDEWALKS**

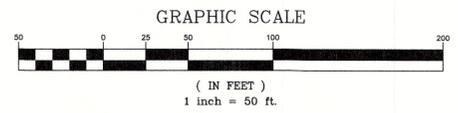
- Street grades shall not be less than 1% (Min.) or 10% (max).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Millvale Road Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Proposed Road "A" to be widened to 18 FT. with 3' shoulders within the subdivision boundary.
- Due to the topographical constraints and connectivity limitations, a sidewalk fee-in-lieu will be requested for Road "A" and Millvale Road. Sidewalks are not required on Road "B" and "C".

**TREE CANOPY CALCULATIONS**

TOTAL AREA TRACT = 212,518 SF  
 TOTAL EXISTING TREE CANOPY = 102,033 SF (48%)  
 EXISTING CANOPY TO BE PRESERVED = 0 SF (0%)\*  
 TOTAL CANOPY REQUIRED = 85,007 SF (40%)  
 TOTAL CANOPY TO BE PROVIDED = 85,007 SF (40%)  
 \*TREE PRESERVATION AREAS TO BE DETERMINED AT LANDSCAPE PLAN STAGE

**BENCHMARK DATUM**

BM Square Cut an easiermost corner of Headwall, located 33'± southwest of the centerline of Millvale Road, and 270'± northwest of the centerline of Douglass Boulevard. Elevation = 496.52' (NAVD 88)



**SLOPES TABLE**

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	Yellow
30.00%	>	Orange

\* SLOPES HAVE BEEN UPDATED PER GEOTECH REPORT

**LEGEND**

- Sign
- Utility Pole
- Guy Anchor
- Light Pole
- Gas Valve
- Electric Manhole
- Telecomm. Pedestal
- Sanitary Sewer Manhole
- Catch Basin
- EXISTING TREE LINE
- Storm Drainage Manhole
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- Overhead Electric Line
- Underground Gas Line
- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- POTENTIAL BUILDING ENVELOPE

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1.	8/3/2020	REVISED PER AGENCY COMMENTS	JH
2.	8/10/2020	REVISED RIGHT OF WAY	JH
3.	8/24/2020	REVISED RIGHT OF WAY	JH
4.	10/15/2020	REVISED RIGHT OF WAY/LOTS 4&6	JH



**SITE ADDRESSES:**  
 2050 MILLVALE ROAD  
 LOUISVILLE, KY 40205  
 TAX BLOCK: 078E, LOT 0028  
 D.B. 11306, PG. 0440  
 2000 MILLVALE ROAD (PORTION)  
 LOUISVILLE, KY 40205  
 TAX BLOCK: 078E, LOT 0030  
 D.B. 10150, PG. 0477

**OLMSTED PLACE SUBDIVISION**

PRELIMINARY SUBDIVISION PLAN

DEVELOPER:  
 RLM CONSTRUCTION CO. INC.  
 3522 FRANKFORT ROAD  
 LOUISVILLE, KY 40207

OWNERS:  
 HEEL GIVE PLANT LLC  
 440 SYLVAN AVE STE 240  
 ENGLEWOOD CLIFFS, NJ 07632

HINKEBEIN, DONALD & MYRNA  
 2000 MILLVALE RD (PORTION)  
 LOUISVILLE, KY 40205

PREPARED BY:  
 LAND DESIGN & DEVELOPMENT, INC.  
 503 WASHBURN AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40222  
 PHONE: (502) 426-9374  
 FAX: (502) 426-9375

JOB: 20032  
 WM# 12175  
 DATE: 07/13/2020

RECEIVED  
 OCT 15 2020  
 PLANNING & DESIGN SERVICES