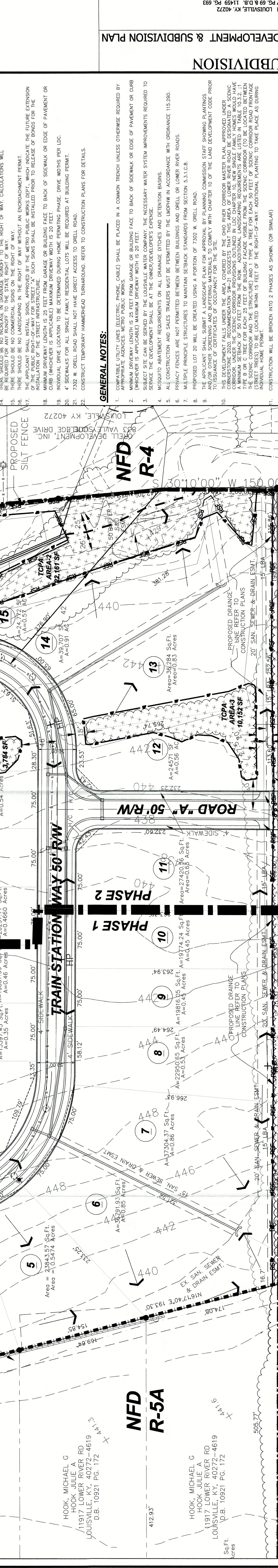


**REVISED DISTRICT DEVELOPMENT & SUBDIVISION PLAN (PHASE II)**  
**ORELL STATION SUBDIVISION**  
**ORELL STATION SUBDIVISION (PHASE II)**  
OWNER/DEVELOPER: ORELL DEVELOPMENT, LLC  
PROPERTY ADDRESS: 833 VALLEY COLLEGE DR., STE 1  
LOUISVILLE, KY 40222  
PROJECT: ORELL STATION SUBDIVISION (PHASE II)  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
SCALE: 1" = 50'  
DRAWING DATE: 7/30/2019  
DRAWING NAME: 2015-08-RDDP8  
SHEET: P8.00

**MSD NOTES:**  
1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. MAINTENANCE SHALL BE BY AN LMA APPROVED BY THE METRO PUBLIC WORKS DEPARTMENT. PLANT BY LMA APPROVED BY THE METRO PUBLIC WORKS DEPARTMENT. PLANT BY LMA APPROVED BY THE METRO PUBLIC WORKS DEPARTMENT.  
2. ALL SHOWN STORM WATER INFRASTRUCTURE ON THIS PLAN ASSOCIATED WITH THE THROUGH DRAINAGE OF 833 VALLEY DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF VALLEY DRES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.  
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MAY VARY AT THE DESIGN PHASE DUE TO IMPROVING SIZING OF GREEN BEST MANAGEMENT PRACTICES.  
4. ALL CULVERTS SHALL BE CONSTRUCTED WITH A MINIMUM 1% SLOPE TO THE NEAREST MAJOR DRAINAGE CHANNEL.  
5. A CULVERT APPROVAL REQUIRED FOR ALL WORK WITHIN THE BANKS OF THE IN-TERRITORY BLUE LINE STREAM.  
6. THE DESIGNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
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**METRO PUBLIC WORKS NOTES:**  
1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.  
2. VERSE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
4. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY WORKS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES. CONTROL SIGNS (MOUNTED) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.  
5. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.  
6. ALL UTILITIES SHALL BE AVOIDED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE OR LIGHT FIXTURES TO BE DIRECTED AT THE LUMINAIRE OR LIGHT FIXTURES.  
7. ALL UTILITIES SHALL BE AVOIDED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE OR LIGHT FIXTURES.  
8. ALL UTILITIES SHALL BE AVOIDED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE OR LIGHT FIXTURES.  
9. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.  
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG STREETS "A" AND TRAIN STATION WAY IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG STREETS "A", "B", AND TRAIN STATION WAY IN THE DEVELOPMENT.  
11. FROM CENTERLINE PAVEMENT WIDTHING (MIN. 2 FT. WIDTHING) AND 6 - 8 FT. SHOULDER PER METRO PUBLIC WORKS STANDARDS. THIS INCLUDES THE ZORN PROPERTY ALDS.  
12. ROAD IMPROVEMENTS: THE DESIGNER SHALL BE RESPONSIBLE FOR PAVEMENT OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.  
13. ALL DRIVE TO BE 25' UNLESS OTHERWISE INDICATED.  
14. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE PROVIDED TO THE METRO PUBLIC WORKS DEPARTMENT.  
15. THERE SHOULD BE NO LANDSCAPING ON THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.  
16. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPARTMENT, WHICH INDICATE THE FUTURE EXTENSION AND INSTALLATION OF THE STREET INFRASTRUCTURE. SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE PROJECT.  
17. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR DRIVEWAY.  
18. INDIVIDUAL DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO DRIVE WALK PER LOC.  
19. INDIVIDUAL DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO DRIVE WALK PER LOC.  
20. SIDEWALKS FOR ALL SINGLE FAMILY RESIDENTIAL LOTS WILL BE REQUIRED AT BUILDING PERMIT.  
21. 7332 W. ORELL ROAD SHALL NOT HAVE DIRECT ACCESS TO ORELL ROAD.  
22. CONSTRUCT TEMPORARY HAMMERHEAD TURNAROUND. REFER TO CONSTRUCTION PLANS FOR DETAILS.

**GENERAL NOTES:**  
1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. METRO PUBLIC WORKS.  
2. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER WORKS COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.  
3. MULTIPLE ABUTMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.  
4. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE UMPHR IN ACCORDANCE WITH ORDINANCE 115.290.  
5. PRIVATE FENCES ARE NOT PERMITTED BETWEEN BUILDINGS AND ORELL OR LOWER RIVER ROADS.  
6. MULTIPLE PRINCIPLE STRUCTURES TO MAINTAIN SETBACK STANDARDS FROM SECTION 5.3.1.C.8.  
7. PROPOSED LOT 20 WILL BE CREATED USING A PORTION OF 7302 W. ORELL ROAD.  
8. THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY PLANNING COMMISSION STAFF SHOWING PLANTINGS TO MAINTAIN VISUAL QUALITY AND STABILIZE SOILS.  
9. THIS DEVELOPMENT FALLS UNDER THE AREA COVERED BY THE OHIO RIVER CORRIDOR MASTER PLAN, APPROVED UNDER ORDINANCE 2004 RECOMMITTEE. SMP-21 SUGGESTS THAT THIS AREA OF LOWER RIVER ROAD BE DESIGNATED A SCENIC CORRIDOR. A MINIMUM SETBACK OF 50 FEET FROM THE ROAD. ADDITIONAL LANDSCAPING REQUIREMENTS ARE LISTED IN TABLE 10.3.2.11.  
10. THE DESIGNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
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**SITE PLAN**  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 25' 50' 100'  
TRUE NORTH  
SCALE: 1" = 50'

**LEGEND**  
EXISTING CONTOUR  
EXISTING UTILITY POLE  
EXISTING SEWER  
EXISTING BRIDGE  
EXISTING TREE CANOPY  
PROPOSED TREE CANOPY  
PROPOSED STORM (CONCEPT)  
EXISTING ROAD SIGNAGE  
PROPOSED PEDESTRIAN CROSSING  
PROPOSED SANITARY (CONCEPT)  
PROPOSED DITCH (CONCEPT)  
PROPOSED SILT FENCE  
REQUIRED YARD  
DRAINAGE FLOW ARROW  
H/C RAMP W/TACTILE WARNING  
CONSTRUCTION ENTRANCE  
EXISTING ZONING BOUNDARY  
PROJECT BOUNDARY

**MINIMUM YARD SETBACK REQUIREMENTS:**  
20' FRONT YARD SETBACK  
5' SIDE YARD SETBACK (TOTAL OF BOTH 10')  
25' REAR YARD SETBACK

**TOTAL TREE CANOPY DATA**  
TOTAL TREE CANOPY DATA  
2015-08-RDDP8  
7/30/2019  
1" = 50'