PRELIMINARY APPROVAL

Conditions of Approval: ____

LOUISVILLE METRO

D.W.S. 7/11/07

Development Review — Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 9-10-07

APPROVAL DATE 6/7/07

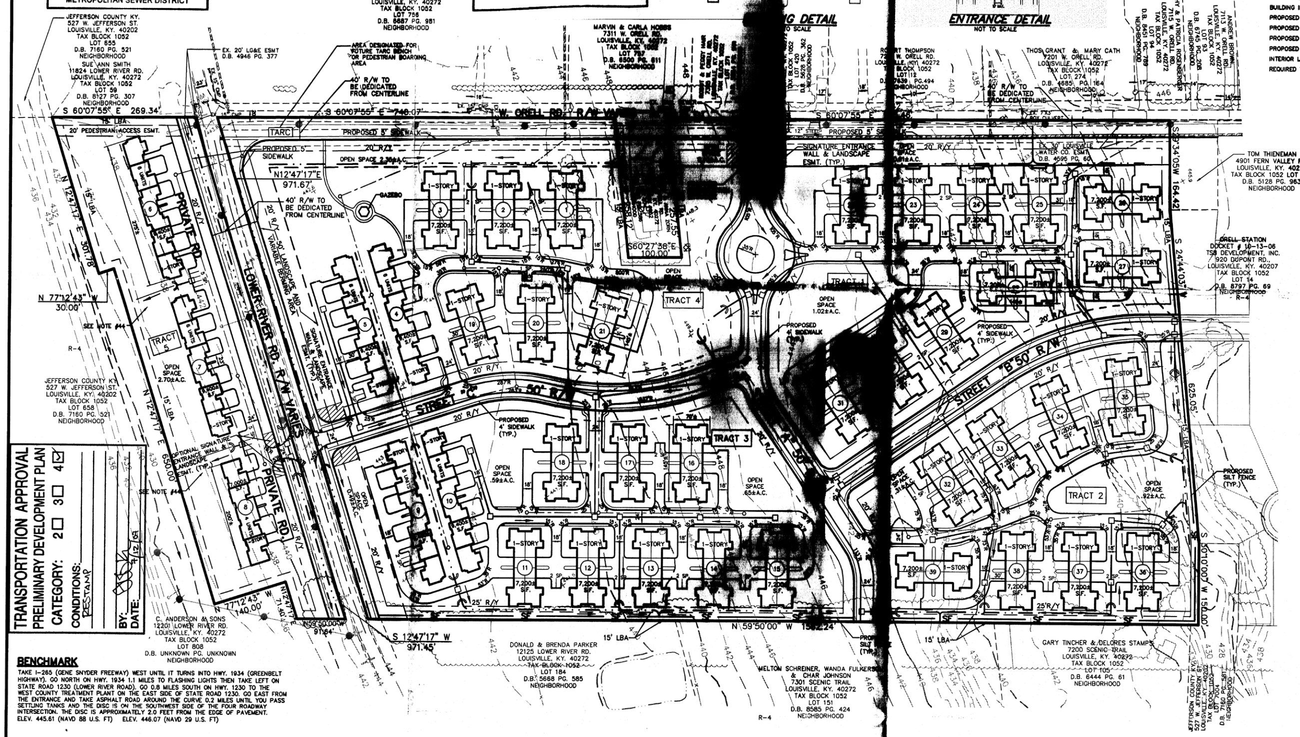
EXPIRATION DATE 6/7/09

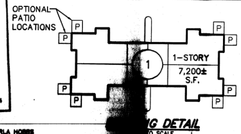
SIGNATURE OF PLANNING COMMISSION

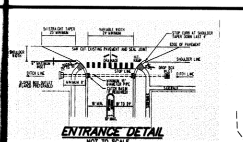
PLANNING COMMISSION

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.







TRANSPORTATION APPROVAL

PRELIMINARY DEVELOPMENT PLAN

CATEGORY: 2☐ 3☐ 4☑

CONDITIONS: RESTAMP

BY:

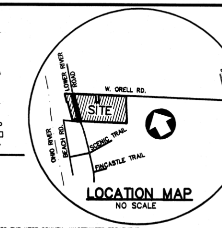
DATE: 6/12

BENCHMARK

TAKE I-265 (GENE SNYDER FREEWAY) WEST UNTIL IT TURNS INTO HWY. 1934 (GREENBELT HIGHWAY). GO NORTH ON HWY. 1934 1.1 MILES TO FLASHING LIGHTS THEN TAKE LEFT ON STATE ROAD 1230 (LOWER RIVER ROAD). GO 0.8 MILES SOUTH ON HWY. 1230 TO THE WEST COUNTY TREATMENT PLANT ON THE EAST SIDE OF STATE ROAD 1230. GO EAST FROM THE ENTRANCE AND TAKE ASPHALT ROAD AROUND THE CURVE 0.2 MILES UNTIL YOU PASS SETTLING TANKS AND THE DISC IS ON THE SOUTHWEST SIDE OF THE FOUR ROADWAY INTERSECTION. THE DISC IS APPROXIMATELY 2.0 FEET FROM THE EDGE OF PAVEMENT. ELEV. 445.61 (NAVD 88 U.S. FT) ELEV. 446.07 (NAVD 29 U.S. FT)

LEGEND

EXISTING CONTOUR
EXISTING SIGN
EXISTING UTILITY POLE
EXISTING FIRE HYDRANT
EXISTING SEWER
EXISTING TREE
EXISTING SPOT ELEVATION
EXISTING TREE CANOPY
BUILDING IDENTIFICATION NUMBER
PROPOSED SANITARY (CONCEPT)
PROPOSED STORM (CONCEPT)
PROPOSED DITCH (CONCEPT)
PROPOSED SILT FENCE
INTERIOR LANDSCAPE AREA — ILA
REQUIRED YARD — R/Y



LOCATION MAP

NO SCALE

NOTES

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
2. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE BY THE OWNER / DEVELOPER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION: SUBJECT TO MSD FACILITY FEES. NO FEES REQUIRED IF DOWNSTREAM IMPROVEMENTS ARE DONE. DRAINAGE PATTERN DEPICTED BY ARROWS (⟵) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF TREES TO BE PRESERVED: 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 DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 230 D).
9. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY.
10. 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.
11. ALL EXISTING STRUCTURES AND/OR EXISTING ENTRANCES SHALL BE REMOVED.
12. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
13. VERGE AREA WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
14. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
15. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
16. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
17. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 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.
18. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
19. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
20. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
21. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
22. CURBS AND GUTTER SHALL BE PROVIDED ALONG STREETS "A","B" AND "C" IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
23. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "A" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
24. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
25. ORELL ROAD AND LOWER RIVER ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT. FROM CENTERLINE PAVEMENT WIDENING (MIN. 2 FT. WIDENING) AND 6 - 8 FT. SHOULDERS PER METRO PUBLIC WORKS STANDARDS. THIS INCLUDES THE ZORN AND THIENEMAN PROPERTY ALSO.
26. THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
27. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
28. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
29. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
30. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
31. UNITS TO BE ACCESSIBLE PER FAIR HOUSING AND ADA REGULATIONS. ACCESSIBLE UNITS WILL PROVIDED ACCESSIBLE PARKING PER ADA REGULATIONS.
32. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
33. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
34. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
35. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
36. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
37. THE PLANNING COMMISSIONS LANDSCAPE ARCHITECT WILL WORK WITH THE APPLICANT TO DETERMINE WHAT IF ANY LANDSCAPE BUFFER AREA MATERIALS NEED TO BE RELOCATED TO OTHER PARTS OF THE SITE BECAUSE OF THE LEVEE.
38. ALL SWALES AND DITCHES MUST HAVE AT LEAST A 0.5% SLOPE.
39. CORPS OF ENGINEERS APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
40. SITE IS SUBJECT TO REGIONAL FACILITY FEE.
41. DEVELOPER TO WORK WITH ADJOINING PROPERTY OWNERS AT 12125 LOWER RIVER ROAD TO DISCUSS EXISTING POND AND DRAINAGE OUTLET, INCREASED FLOWS AND VOLUME PRIOR TO CONSTRUCTION APPROVAL. THE SITE BECAUSE OF THE LEVEE.
42. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE) MAXIMUM DRIVEWAY WIDTH IS 20 FEET.
43. FINAL DESIGN OF ROUND-A-BOUT SHALL BE DETERMINED AT CONSTRUCTION STAGE AS REQUIRED BY PUBLIC WORKS AND FIRE DEPARTMENT.
44. DRAINAGE WILL SHEET FLOW INTO THE EXISTING SWALE ON THE JEFFERSON COUNTY OWNED PROPERTY.

RECEIVED
JUN 27 2007
PLANNING & DESIGN SERVICES

SITE DATA

	TOTAL SITE DATA	TRACT 1 SITE DATA	TRACT 2 SITE DATA	TRACT 3 SITE DATA	TRACT 4 SITE DATA	TRACT 5 SITE DATA
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING ZONING	R-4	R-4	R-4	R-4	R-4	R-4
PROPOSED ZONING	R-5A	R-5A	R-5A	R-5A	R-5A	R-5A
EXISTING LAND USE	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT
PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL
GROSS LAND AREA	40.40± AC.	8.35± AC.	6.11± AC.	7.75± AC.	8.72± AC.	5.11± AC.
NET LAND AREA	34.74± AC.					
NO. OF DWELLING UNITS	168	40	32	44	36	16
GROSS DENSITY	4.16± DU/AC.	4.79± DU/AC.	5.24± DU/AC.	5.68± DU/AC.	4.13± DU/AC.	3.13± DU/AC.
NET DENSITY	4.84± DU/AC.					
PARKING SPACES REQUIRED 1.5 SP./UNIT MINIMUM	252 SPACES	60 SPACES	48 SPACES	66 SPACES	54 SPACES	24 SPACES
3 SP./UNIT MINIMUM	504 SPACES	120 SPACES	96 SPACES	132 SPACES	108 SPACES	48 SPACES
GARAGE PARKING SPACES	312 (1 GARAGE SP & 2 GARAGE SP./UNIT)	80 (2 GARAGE SP./UNIT)	64 (2 GARAGE SP./UNIT)	80 (1 GARAGE SP & 2 GARAGE SP./UNIT)	64 (1 GARAGE SP & 2 GARAGE SP./UNIT)	24 (1 GARAGE SP & 2 GARAGE SP./UNIT)
SURFACE PARKING SPACES	44 SPACES	10 SPACES	8 SPACES	10 SPACES	6 SPACES	10 SPACES
TOTAL PARKING SPACES PROVIDED	356 SPACES	90 SPACES	72 SPACES	90 SPACES	70 SPACES	34 SPACES
PARKING AREA RATIO	2.1 SP./UNIT	2.25 SP./UNIT	2.25 SP./UNIT	2.05 SP./UNIT	1.95 SP./UNIT	2.0 SP./UNIT
FLOOR AREA RATIO	0.17±	0.20±	0.22±	0.23±	0.16±	0.12±
OPEN SPACE REQUIRED	6.06± AC. (15% OF GROSS LAND AREA)	1.25± AC. (15% OF GROSS LAND AREA)	0.92± AC. (15% OF GROSS LAND AREA)	1.16± AC. (15% OF GROSS LAND AREA)	1.31± AC. (15% OF GROSS LAND AREA)	0.76± AC. (15% OF GROSS LAND AREA)
OPEN SPACE PROVIDED	11.04±	1.93±	1.23±	1.73±	3.45±	2.70±

TREE CANOPY DATA

	TREE CANOPY DATA	TRACT 1 TREE CANOPY DATA	TRACT 2 TREE CANOPY DATA	TRACT 3 TREE CANOPY DATA	TRACT 4 TREE CANOPY DATA	TRACT 5 TREE CANOPY DATA
SITE AREA	1,569,903± S.F.	363,726± S.F.	266,152± S.F.	337,590± S.F.	379,843± S.F.	222,592± S.F.
TREE CANOPY CATEGORY	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)	0± S.F. (0%)	0± S.F. (0%)	0± S.F. (0%)	0± S.F. (0%)	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	313,980± S.F. (20%)	72,745± S.F. (20%)	53,230± S.F. (20%)	67,518± S.F. (20%)	75,969± S.F. (20%)	44,518± S.F. (20%)
TREE CANOPY TO BE PLANTED	314,274± S.F. (20%)	72,850± S.F. (20%)	53,314± S.F. (20%)	67,552± S.F. (20%)	76,038± S.F. (20%)	44,520± S.F. (20%)
TYPE 'A' STREET TREES @ 1 3/4" CAL. (900 S.F. CREDIT EACH)	48: 43,200± S.F.	10: 9,000± S.F.	5: 4,500± S.F.	10: 9,000±	15: 13,500± S.F.	8: 7,200± S.F.
TYPE A TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	185: 133,200± S.F.	40: 28,800± S.F.	50: 36,000± S.F.	30: 21,600±	40: 28,800± S.F.	25: 18,000± S.F.
TYPE B TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	261: 112,752± S.F.	75: 32,400± S.F.	25: 10,800± S.F.	61: 26,352±	70: 30,240± S.F.	30: 12,960± S.F.
TYPE C TREES @ 1 3/4" CAL. (106 S.F. CREDIT EACH)	237: 25,122± S.F.	25: 2,650± S.F.	19: 2,014± S.F. (20%)	100: 10,600±	33: 3,498± S.F.	60: 6,360± S.F.
TOTAL TREE CANOPY PROVIDED	314,274± S.F. (20%)	72,850± S.F. (20%)	53,314± S.F. (20%)	67,552± S.F. (20%)	76,038± S.F. (20%)	44,520± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

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EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING 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 (BEST MANAGEMENT PRACTICES) 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 CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

STATE OF KENTUCKY — DAVID A. MINDEL — 12247 — LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE 1"=100'

0 50 100 200

MSD SUB #1208

RELATED DOCKET # 10-13-06

DOCKET # 9-10-07

Mindel, Scott & Associates, Inc.

Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management

4545 Bishop Lane, Suite 200, Louisville, KY 40218

Phone: (502) 485-1508 · Fax: (502) 485-1606 · E-Mail: msa@mindelscott.com

OWNER/DEVELOPER
TSB DEVELOPMENT, INC.
920 DUPONT ROAD
LOUISVILLE, KY. 40207

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

ORELL STATION

7400 W. ORELL ROAD
LOUISVILLE, KY. 40272
T.B. 1052 LOT 14
D.B. 8797 PG. 69

Revisions	
2/08/07	PER PRE-APP COMMENTS
3-19-07	AGENCY COMMENTS
4-04-07	AGENCY COMMENTS
5-25-07	LD&T COMMENTS
6-25-07	PUBLIC HEARING COMMENTS

Vertical Scale: NA

Horizontal Scale: 1"=100'

Date: 5/22/06

Job Number: 1745001

Sheet 1 of 1

9-10-07