DETENTION BASIN CALCULATIONS

X = △CRA/12
△C = 0.45-0.30=0.15
A = 15.00 ACRES
R = 2.8 INCHES
X = (0.15)(15.00)(2.8)/12 = 0.53 AC.FT.
REQUIRED X = 25,351 CU.FT.
PROVIDED BASINS = 70,281 CU.FT.
11,267 SF @ 2.25FT Depth

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [signature]
DATE: 3-1-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

WAIVER REQUESTED:

A WAIVER IS BEING REQUESTED FROM L.D.C SECTION7.8.60.B.4 TO ALLOW INDIVIDUAL LOT ACCESS TO LOWER RIVER ROAD FOR LOTS 1A-1E.

MINIMUM YARD SETBACK REQUIREMENTS:

TRACT 2 LOTS:
20' FRONT YARD SETBACK
5' SIDE YARD SETBACK (TOTAL OF BOTH 10')
25' REAR YARD SETBACK
50' FRONT YARD SETBACK LOTS 1A - 1E
(REFER TO NOTE 56.)

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.

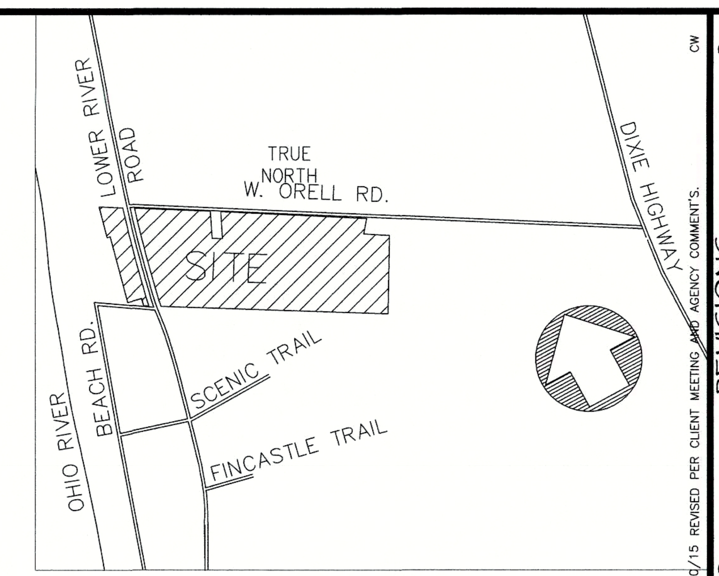
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

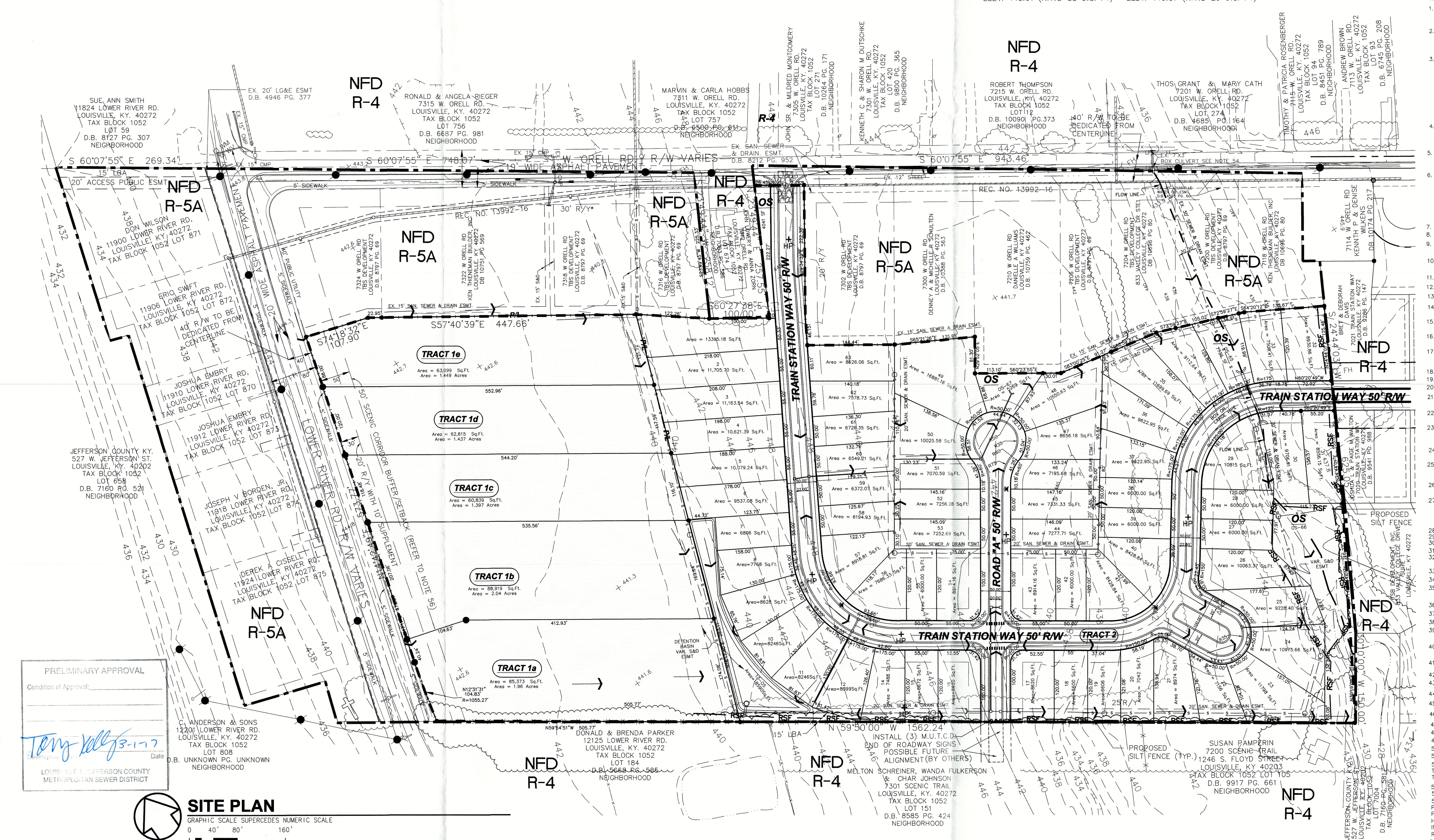
BENCHMARK

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)



VICINITY MAP

NOT TO SCALE



LEGEND

EXISTING CONTOUR	—438—	PROPOSED SANITARY (CONCEPT)	—S—
EXISTING UTILITY POLE		PROPOSED DITCH (CONCEPT)	
EXISTING SEWER		PROPOSED SILT FENCE	SF
EXISTING TREE		REQUIRED YARD	R/Y
EXISTING SPOT ELEVATION	+ 444.8	DRAINAGE FLOW ARROW	
EXISTING TREE CANOPY		H/C RAMP W/TACTILE WARNING	H/C
PROPOSED TREE CANOPY		CONSTRUCTION ENTRANCE	
PROPOSED STORM (CONCEPT)		EXISTING ZONING BOUNDARY	
PROPOSED FIRE HYDRANT		PROJECT BOUNDARY	
EXISTING FIRE HYDRANT	FH		
EXISTING ROAD SIGNAGE			
PROPOSED PEDESTRIAN CROSSING			

PRELIMINARY APPROVAL
Condition of Approval:
[signature] 3-1-17
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRACT(s) 1a-1e SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
BUILDING HEIGHT	35' HT.(MAX)
GROSS LAND AREA	8.28± AC.
NO. OF DWELLING UNITS	5
GROSS DENSITY	0.60± DU/AC.

TRACT(s) 1a-1e TREE CANOPY DATA

SITE AREA	360,845± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	72,169± S.F. (20%)
TREE CANOPY TO BE PLANTED	72,169± 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.

TRACT 2 SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY SUBDIVISION
BUILDING HEIGHT	35' HT.(MAX)
GROSS LAND AREA	16.96± AC.
NO. OF DWELLING UNITS	62
GROSS DENSITY	3.66± DU/AC.
DEDICATED RIGHT OF WAY	3.16± AC.
OPEN SPACE	1.34± AC.
NET LAND AREA	12.46± DU/AC.
NET DENSITY	4.98± DU/AC.

TRACT 2 TREE CANOPY DATA

SITE AREA	738,778± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	147,756± S.F. (20%)
TREE CANOPY TO BE PLANTED	147,756± 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.

NOTES:

1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DRGWTCC 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 AT THE OWNER/DEVELOPER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION:
SUBJECT TO MSD FACILITY FEES.
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.
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 GREEN BEST MGMT. PRACTICES. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE. A LOCAL FLOODPLAIN STUDY SHALL BE SUBMITTED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
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. NONE ON SITE.
6. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES.
CONTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROCTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHING THE PROTECTED 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 AREAS 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" & TRAIN STATION WAY 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 PROPERTY ALSO.
26. THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
27. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. 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. NOT USED.
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. ALL SWALES AND DITCHES MUST HAVE AT LEAST A 0.5% SLOPE.
38. SITE IS SUBJECT TO REGIONAL FACILITY FEE FOR UNDETAINED DRAINAGE.
39. 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.
40. 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.
41. DRAINAGE WILL SHEET FLOW INTO THE EXISTING SWALE ON THE JEFFERSON COUNTY OWNED PROPERTY.
42. INDIVIDUAL DRIVE LOCATION TO BE DETERMINEDDURING HOME PERMITING PHASE. DRIVE WIDTHS PER LDC.
43. EACH LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC.
44. MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.
45. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE LMDPHW IN ACCORDANCE WITH ORDINANCE 115.290.
46. PRIVACY FENCES ARE NOT PERMITTED BETWEEN BETWEEN BUILDINGS AND ORELL OR LOWER RIVER ROADS.
47. MULTIPLE PRINCIPLE STRUCTURES TO MAINTAIN SETBACK STANDARDS FROM SECTION 5.3.1.C.8.
48. ALL OPEN SPACE TO BE COMMON IN NATURE.
49. A C.O.E. APPROVAL REQUIRED FOR ALL WORK WITHIN THE BANKS OF THE INTERMITTENT BLUE LINE STREAM.
50. 7302 W. ORELL ROAD SHALL NOT HAVE DIRECT ACCESS TO ORELL ROAD.
51. SIDEWALKS FOR ALL SINGLE FAMILY RESIDENTIAL LOTS ALONG W. ORELL LOWER RIVER RD WILL BE REQUIRED AT BUILDING PERMIT.
52. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING OR SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT. THIS WILL BE DETERMINED BY TRANSPORTATION PLANNING AT THE TIME OF CONSTRUCTION APPROVAL.
53. NO ADDITIONAL WETLAND IMPACTS ARE PRESENT AND HAVE BEEN MITIGATED.
54. EXISTING BOX CULVERT TO BE EXTENDED PER REVISED CONSTRUCTION PLANS BY BLUESTONE ENGINEERS, PLLC.
55. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
56. THIS DEVELOPMENT FALLS UNDER THE AREA COVERED BY THE OHIO RIVER CORRIDOR MASTER PLAN, APPROVED UNDER CORNERSTONE 2020. RECOMMENDATION SW-21 SUGGESTS THAT THIS AREA OF LOWER RIVER ROAD BE DESIGNATED A SCENIC CORRIDOR UNDER THE SCENIC CORRIDOR PROVISIONS OUTLINED IN LDC CHAPTER 10. NEW SINGLE FAMILY HOMES WOULD HAVE A MINIMUM SETBACK OF 50 FEET FROM THE ROW. ADDITIONAL LANDSCAPING REQUIREMENTS ARE LISTED IN TABLE 10.3.2. ;1 TYPE B OR C TREE FOR EACH 25 FEET OF BUILDING FACADE VISIBLE FROM THE SCENIC CORRIDOR (TO BE LOCATED BETWEEN THE SCENIC CORRIDOR AND THE STRUCTURE) AND 1 TYPE A TREE FOR EACH 50 FEET OF SCENIC CORRIDOR ROAD FRONTAGE (STREET TREES) TO BE LOCATED WITHIN 15 FEET OF THE RIGHT-OF-WAY. ADDITIONAL PLANTING TO TAKE PLACE AS DURING INDIVIDUAL HOME PERMIT.
57. 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 CHAPTER 10 OF THE LAND DEVELOPMENT CODE PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE SITE.

TOTAL SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	25.24± AC.
NET LAND AREA	20.87± AC.
ROW DEDICATED	4.18± AC.
NO. OF DWELLING UNITS	67
GROSS DENSITY	2.65± DU/AC.
NET DENSITY	3.21± DU/AC.

TOTAL TREE CANOPY DATA

SITE AREA	1,099,623± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	219,925± S.F. (20%)
TREE CANOPY TO BE PLANTED	219,925± 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.

RECEIVED
FEB 23 2017
PLANNING & DESIGN SERVICES

CASE #: 16DEVPLAN1240

PREVIOUS CASE #S: DOCKETS 9-10-07, 10-6-07, 10682, 13DEVPLAN1031, 15DEVPLAN1082 & 15SUDIV1007 MSD SUB. NO 1208

7/10/15 REVISED PER CLIENT MEETING AND AGENCY COMMENT'S. CW

REVISIONS

DATE	DESCRIPTION	BY
8/12/15	REVISED PER MSD COMMENTS	CW
8/26/15	REVISED PER MSD COMMENT FOR THIRD BASIN TO BE SHOWN.	CW
8/28/15	REVISED PER CLIENT COMMENTS	CW
9/15/15	REVISED REMOVED NOTES 49 AND 55.	CW
11/26/16	REVISED PER OWNER REQUEST, CREATE 5 LARGE RES. IN TRACT 1	CW
12/14/16	REVISED PER OWNER COMMENTS	CW
12/16/16	REVISED PER OWNER COMMENTS	CW
1/6/17	REVISED PER AGENCY COMMENTS	CW
2/7/17	REVISED PER AGENCY COMMENTS	CW
2/21/17	REVISED PER MSD MM COMMENTS	CW

BlueStone Engineers, PLLC
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Phone: 502.298.2272, Mobile 502.292.9288
chris@bluestoneengineers.com, www.bluestoneengineers.com

Site Design - Planning - Landscape Architecture - Project Management
ALPHA OMEGA INNOVATIONS, LLC
Phone: 502.299.6678 Fax: 877.741.6213
chadw@aoibydesign.com www.aoibydesign.com

Project: **ORELL STATION SUBDIVISION** (PHASE II)

Title: **REVISED DETAILED DISTRICT DEVELOPMENT & SUBDIVISION PLAN**

OWNER / DEVELOPER:
TSB DEVELOPMENT, INC.
833 VALLEY COLLEGE DR., STE. 1
LOUISVILLE, KY. 40272

PROPERTY ADDRESS:
ORELL STATION
11917 LOWER RIVER ROAD LOUISVILLE, KY. 40272
T.B. 1052 LOT 861/D.B. 8797 PG. 69

Draw By:	CW
Checked By:	CW/CTC
Scale:	1"=80'
Drawing Date:	5/18/2015
Drawing Name:	2013-08-RDDP5A
Sheet:	P5A.00

16 DEVPLAN 1240