OLMSTED PLACE

PRELIMINARY SUBDIVISION PLAN

2050 MILLVALE RD

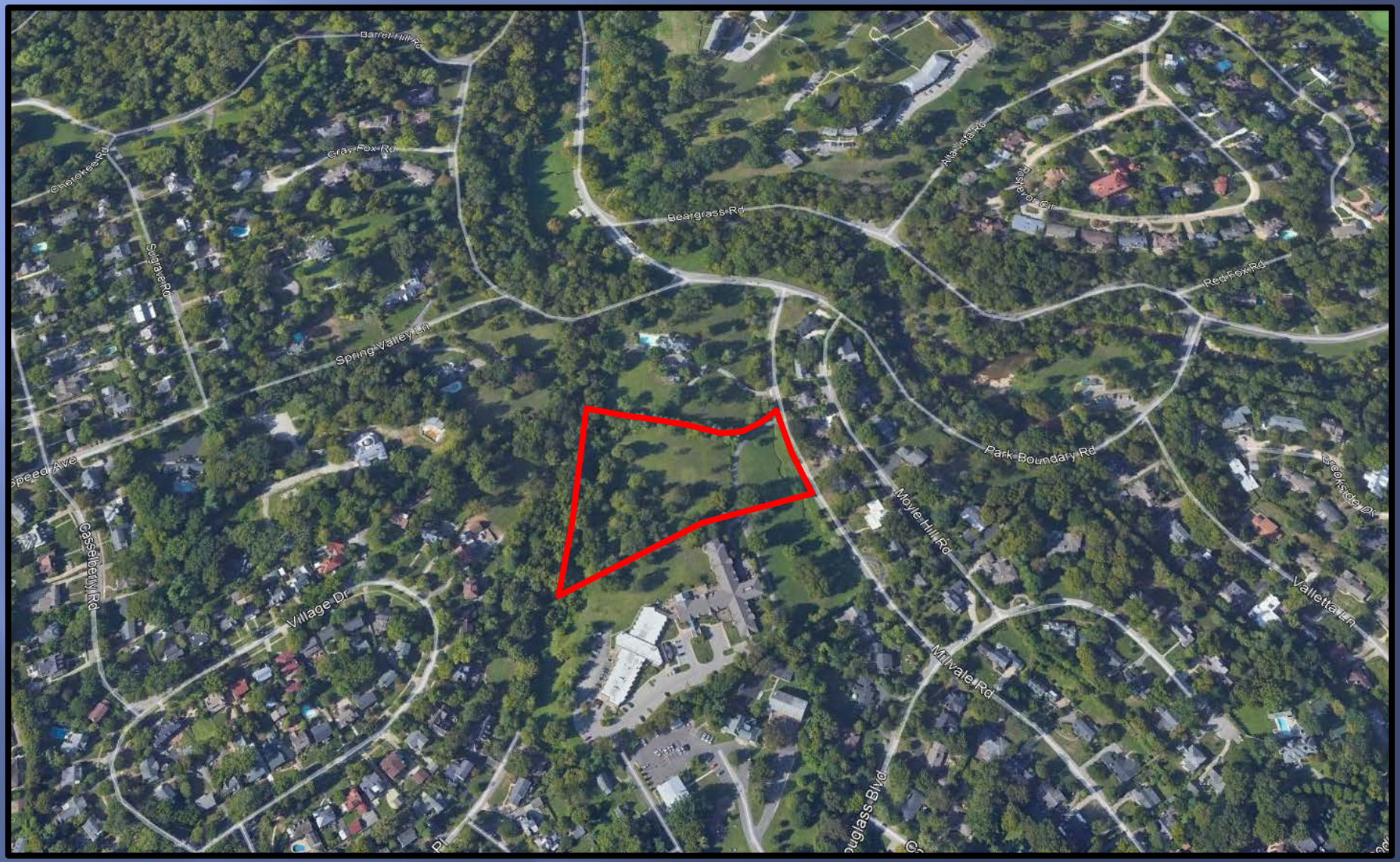
Land Development & Transportation Committee Meeting
October 8th, 2020

RLM CONSTRUCTION COMPANY, INC.
General Contracting • Design/Build

LD&D
LAND DESIGN & DEVELOPMENT INC
503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

Frost Brown Todd LLC
ATTORNEYS

Aerial View

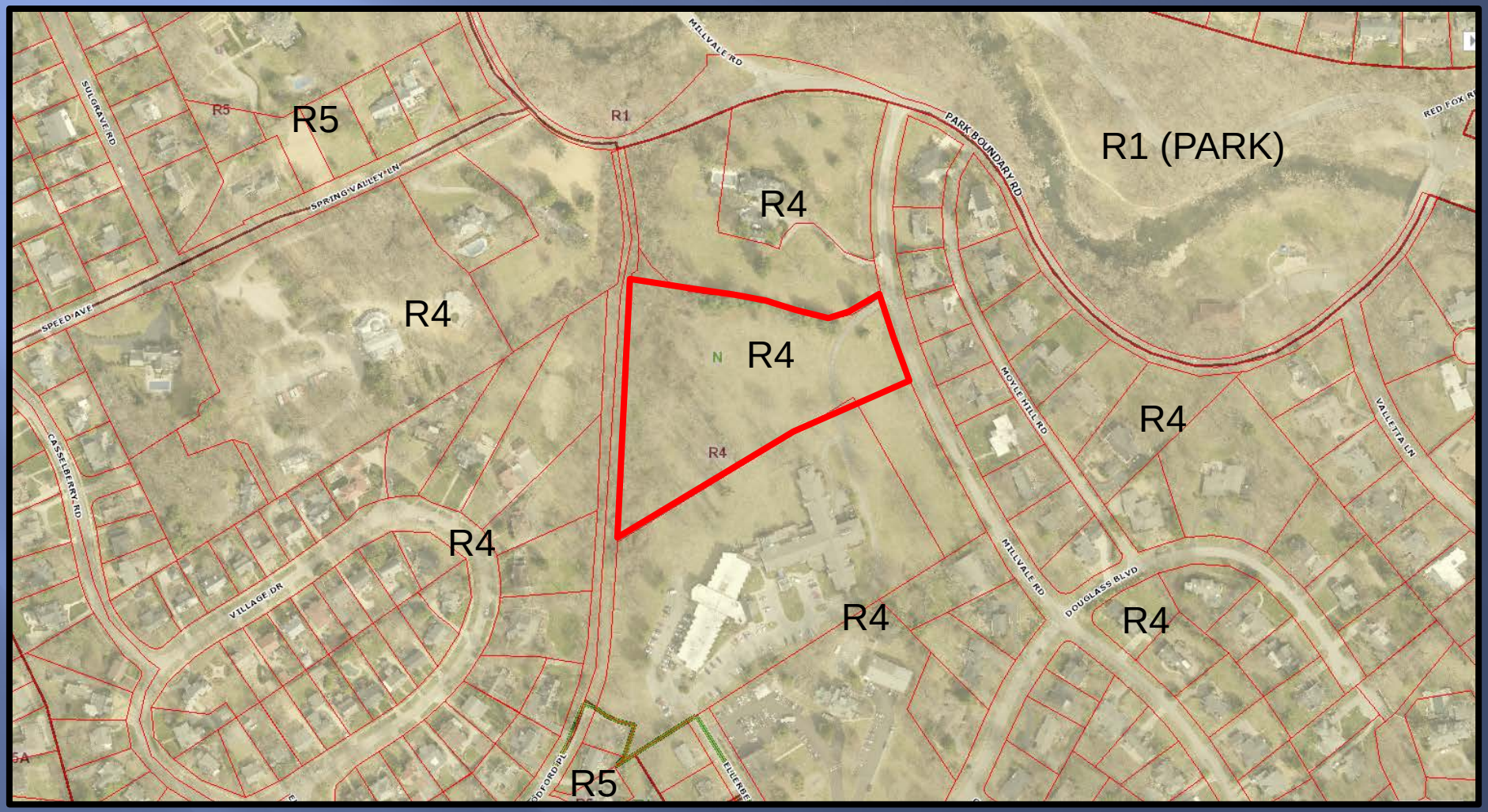


Barrel Hill Rd
Gray Fox Rd
Cherokee Rd
Sulgrave Rd
Beargrass Rd
Atavista Rd
Red Fox Rd
Spring Valley Ln
Speed Ave
Park Boundary Rd
Moyle Hill Rd
Casselberry Rd
Village Dr
Millvale Rd
Valletta Ln

Zoning Map

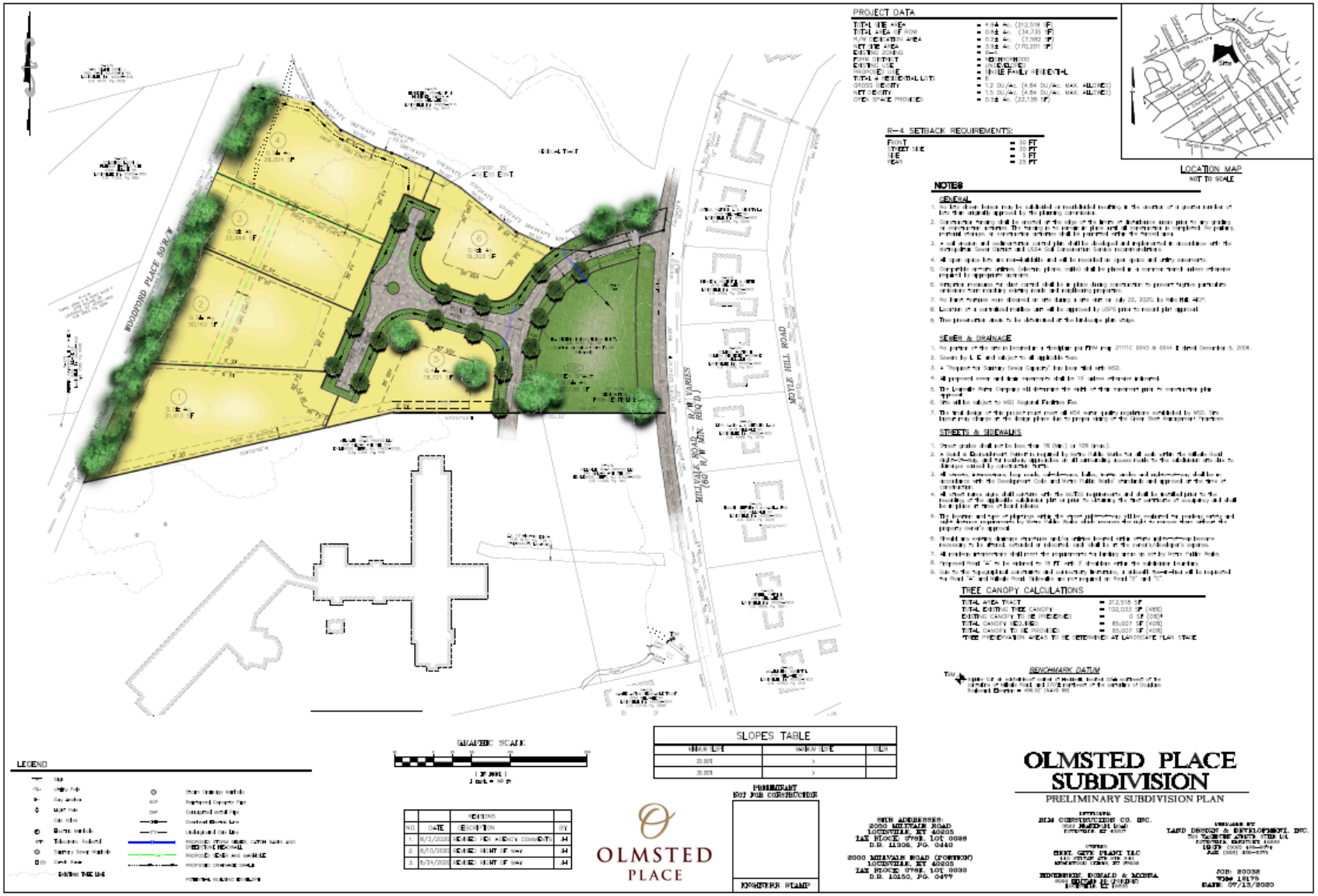
AVERAGE LOT SIZE OF DEVELOPED RESIDENTIAL LOTS IN AREA – 0.5 AC

6 PROPOSED BUILDING LOTS – 0.4 to 0.7 AC



Aerial Map

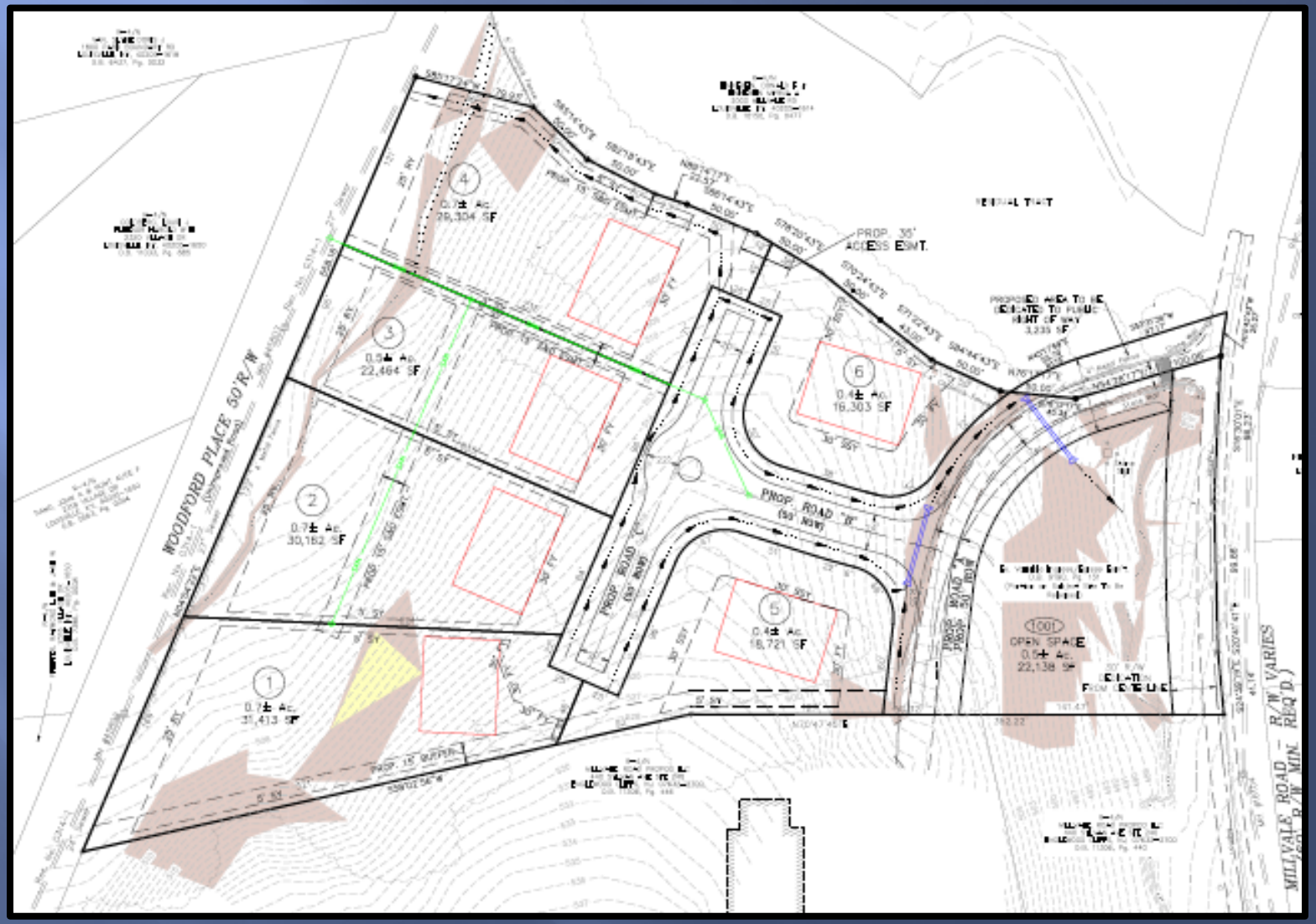
Proposed Preliminary Plan



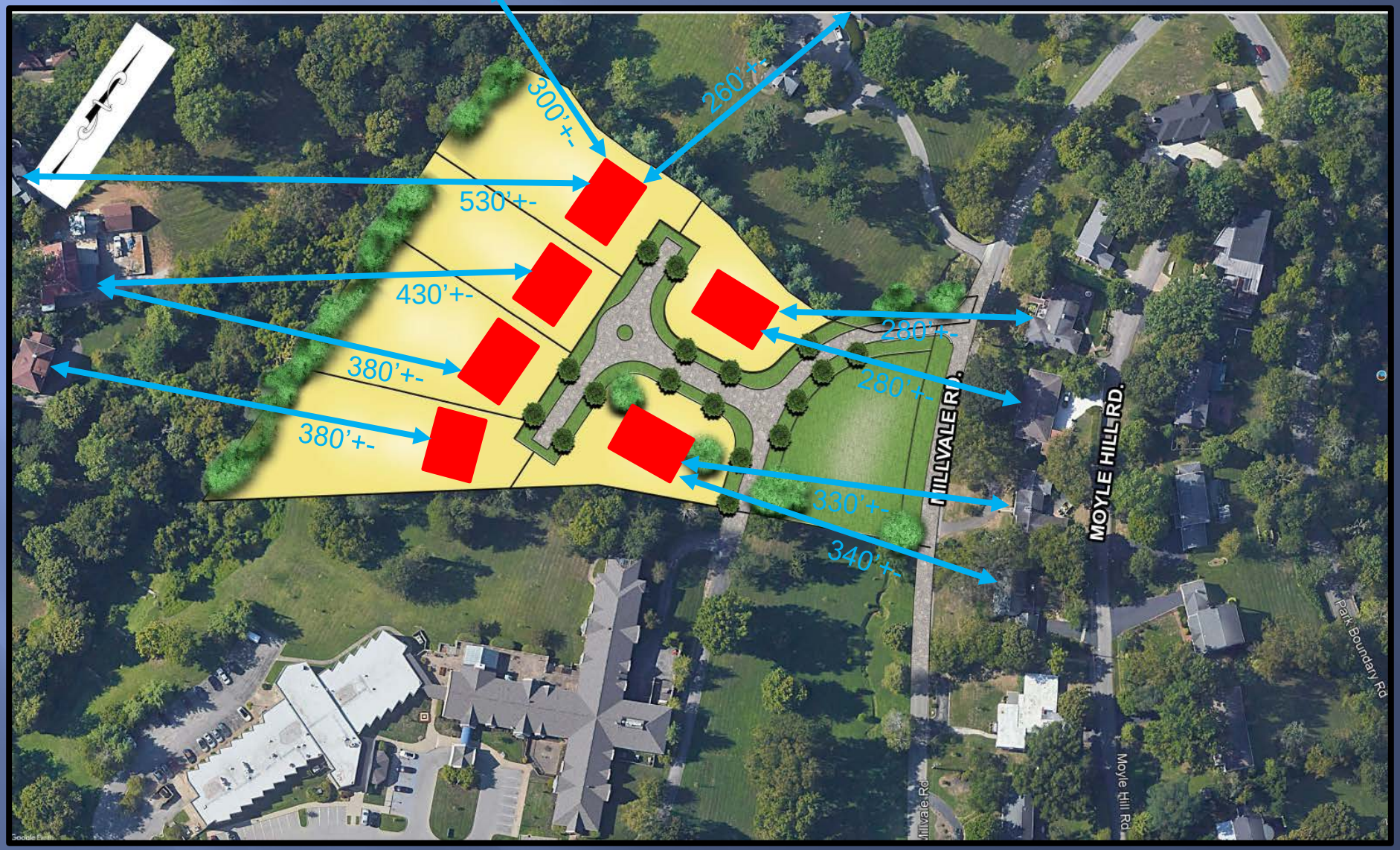
6 PROPOSED BUILDING LOTS (0.4 to 0.7 AC) – NO VARIANCES/WAIVERS REQUESTED

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



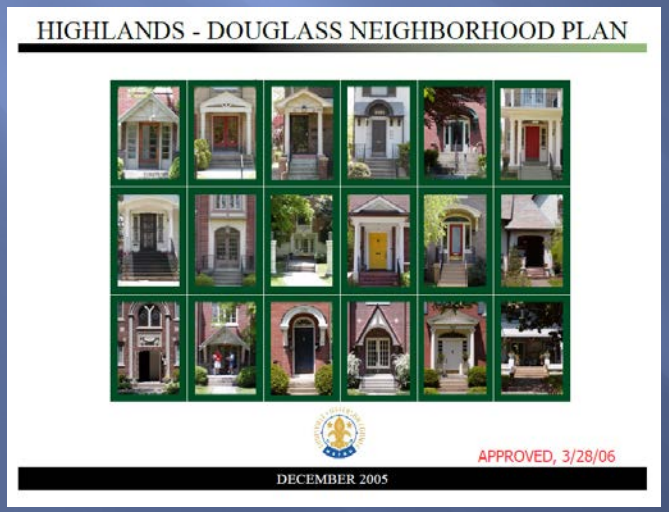
= BUILDING ENVELOPES

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)

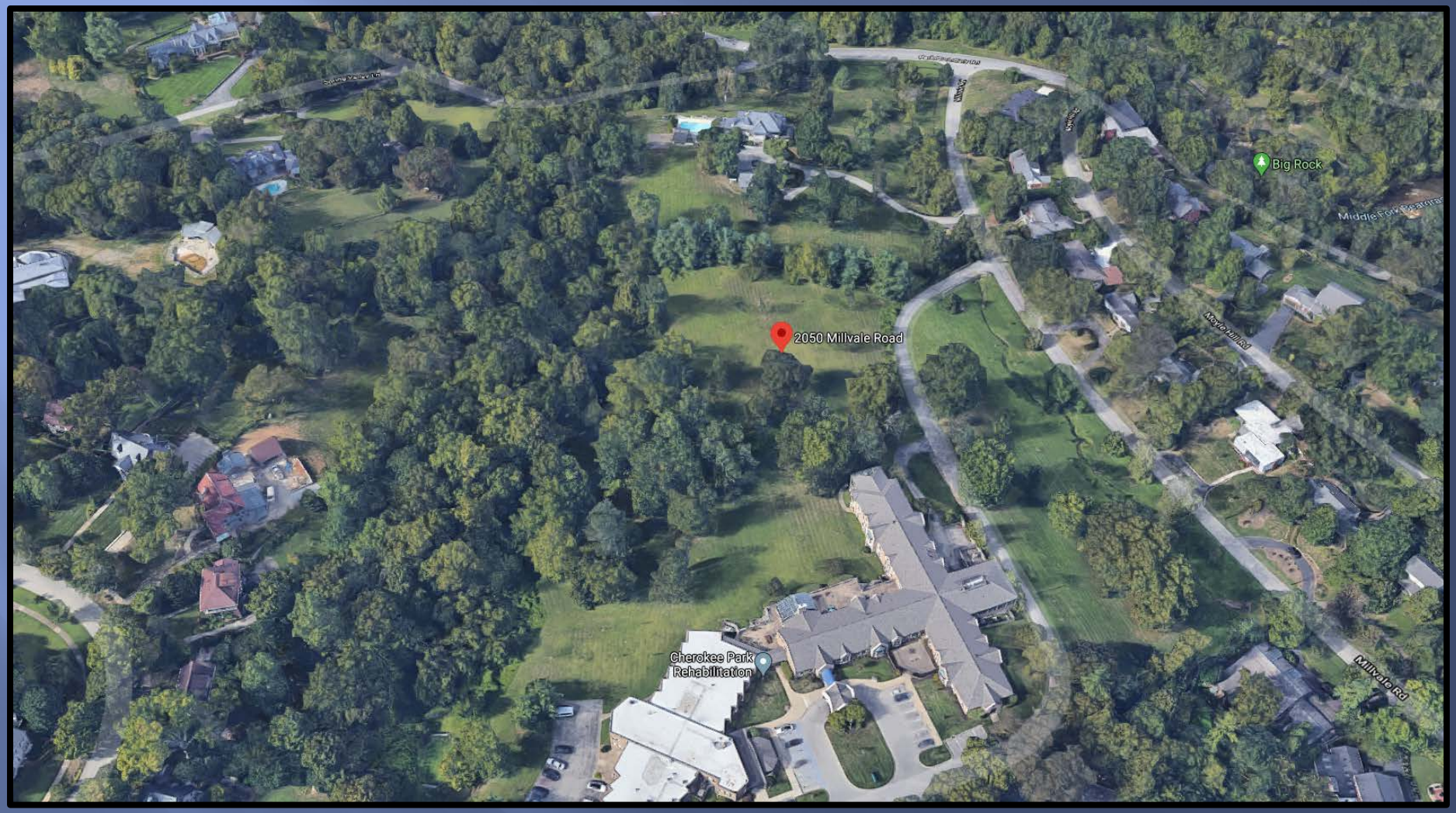
Possible Woodford Place Trail

- 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



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



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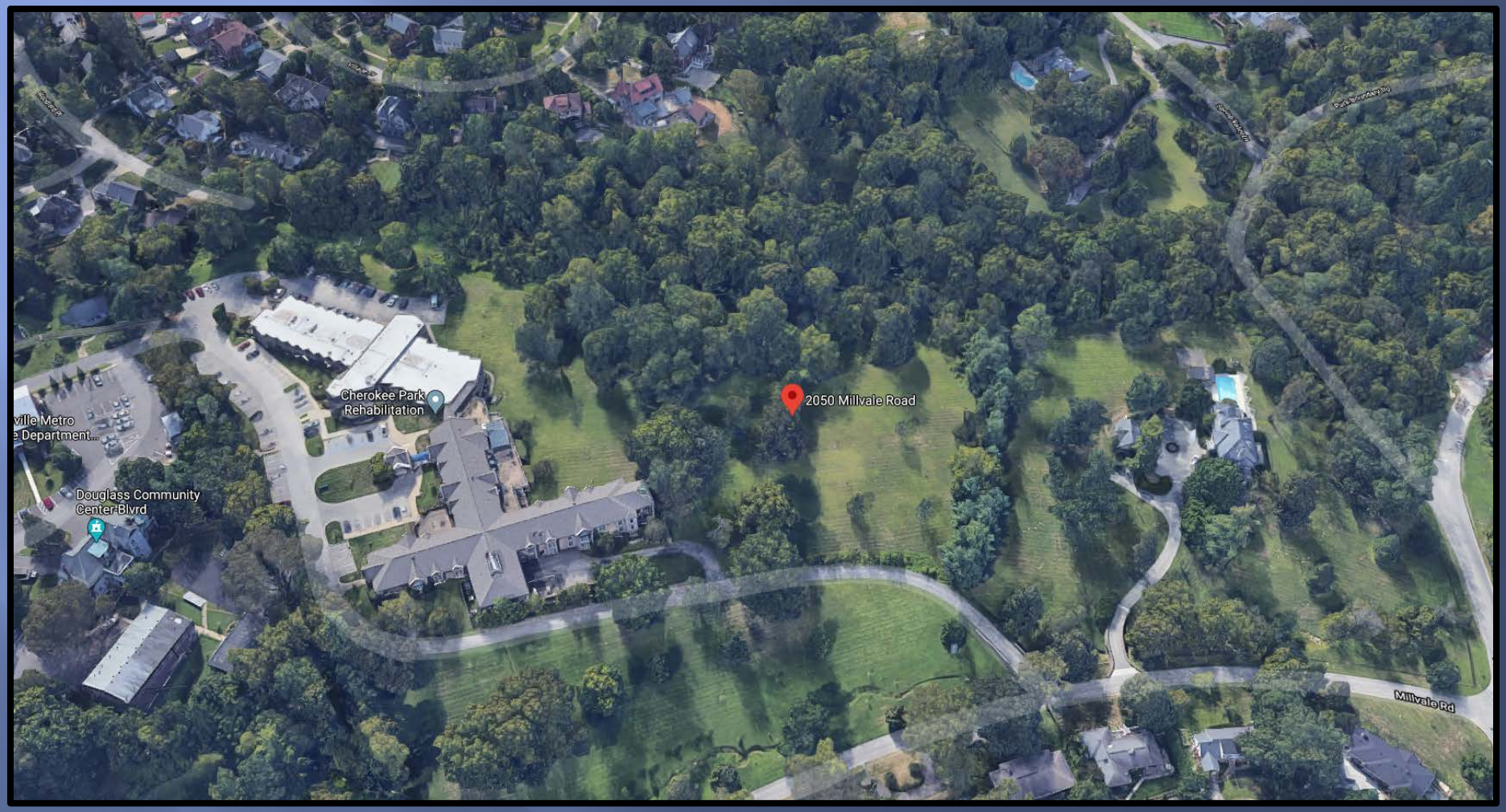

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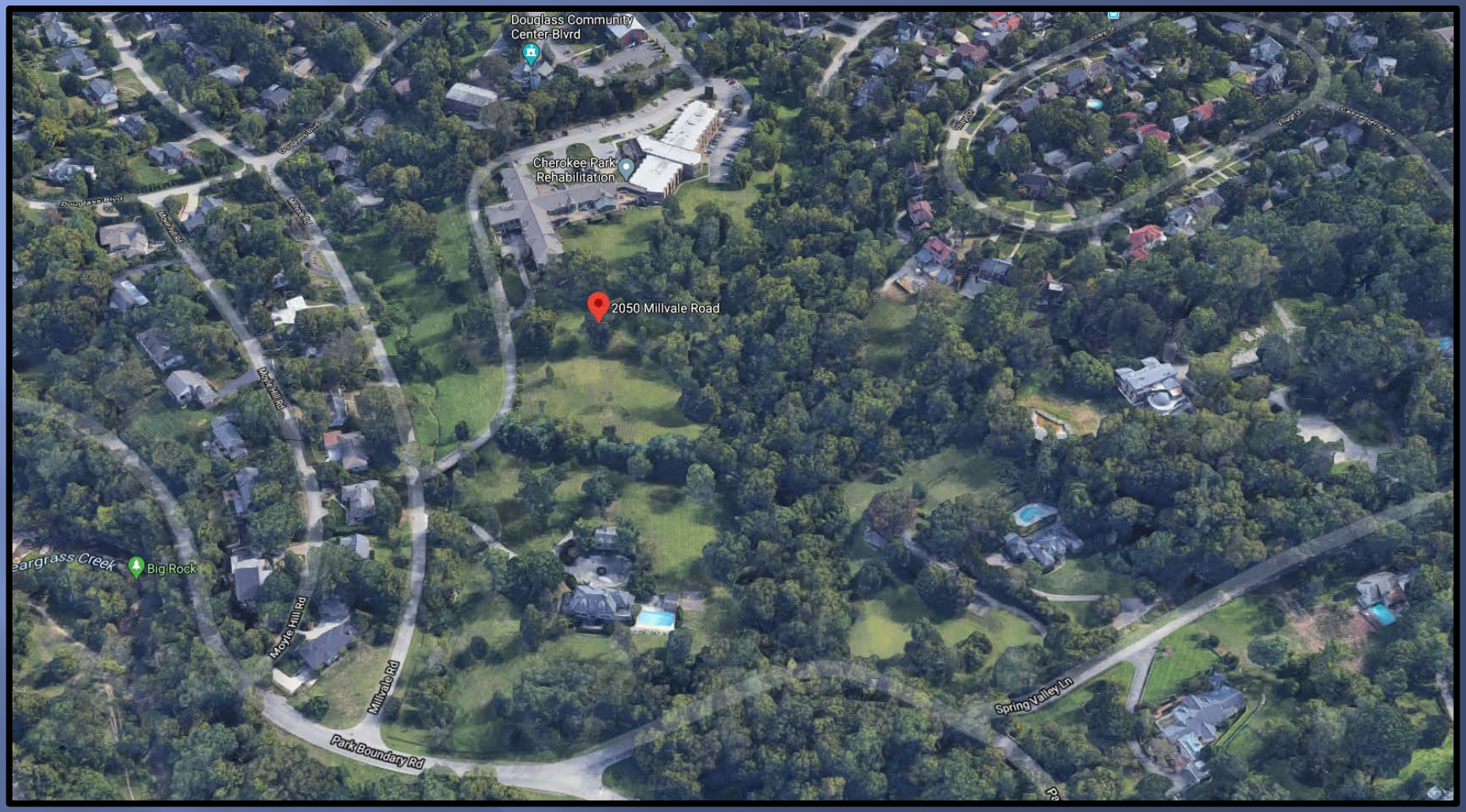
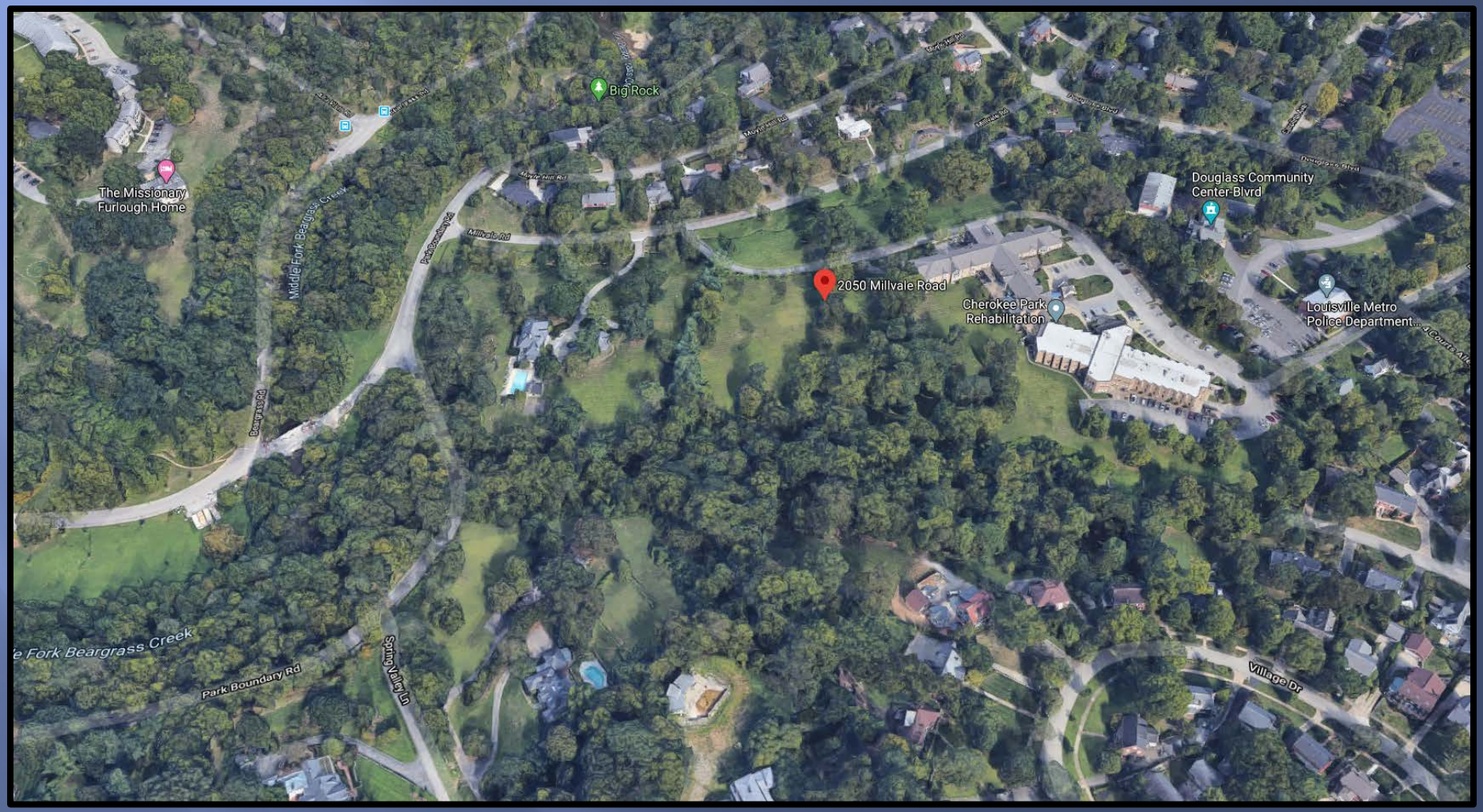
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