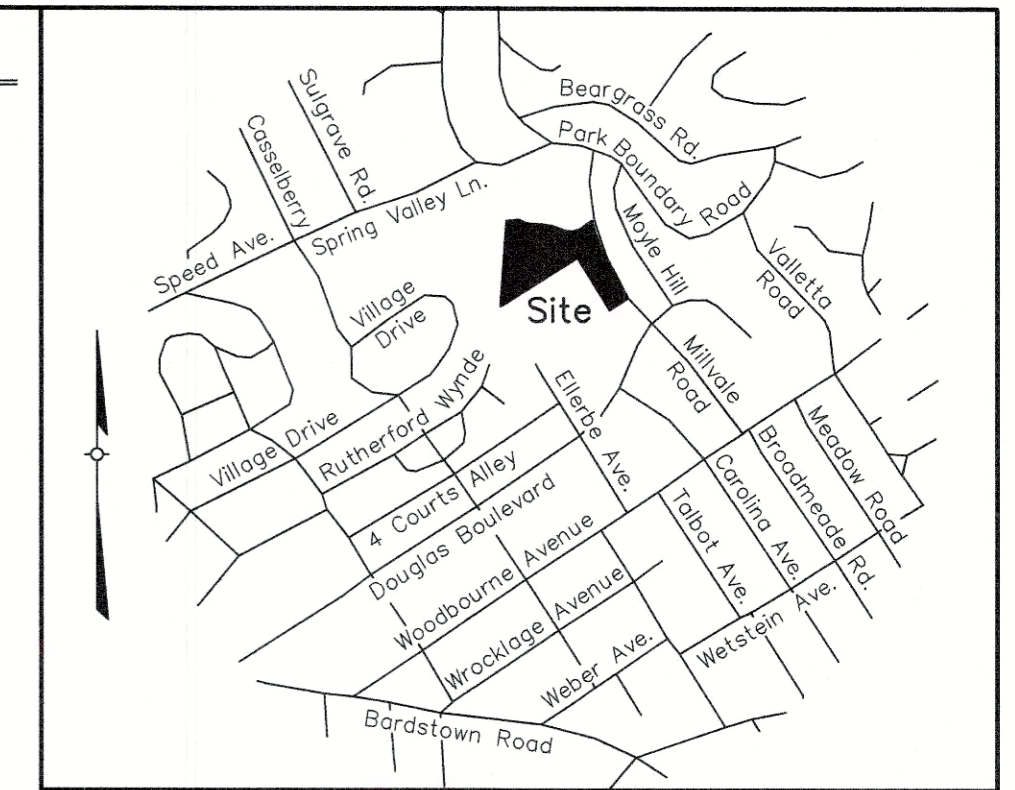


PROJECT DATA

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.
- Setbacks 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	

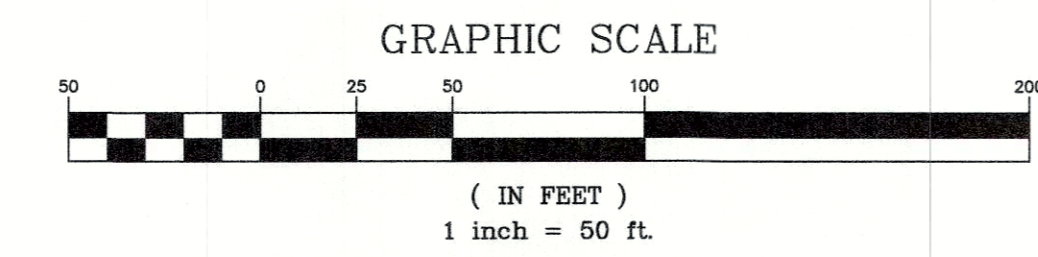
BENCHMARK DATUM

TBM Square Cut on easternmost corner of Headwall, located 33'± southwest of the centerline of Millvale Road, and 270'± northwest of the centerline of Douglas Boulevard. Elevation = 496.52' (NAVD 88)



LEGEND

Sign	Storm Drainage Manhole
Utility Pole	Reinforced Concrete Pipe
Guy Anchor	Corrugated Metal Pipe
Light Pole	Overhead Electric Line
Gas Valve	Underground Gas Line
Electric Manhole	2" G
Telecomm. Pedestal	PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
Sanitary Sewer Manhole	PROPOSED SEWER AND MANHOLE
Catch Basin	PROPOSED DRAINAGE SWALE
EXISTING TREE LINE	POTENTIAL BUILDING ENVELOPE



SLOPES TABLE

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

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

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER STAMP

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
SEP 14 2020
PLANNING & DESIGN SERVICES