

WAIVER REQUEST:

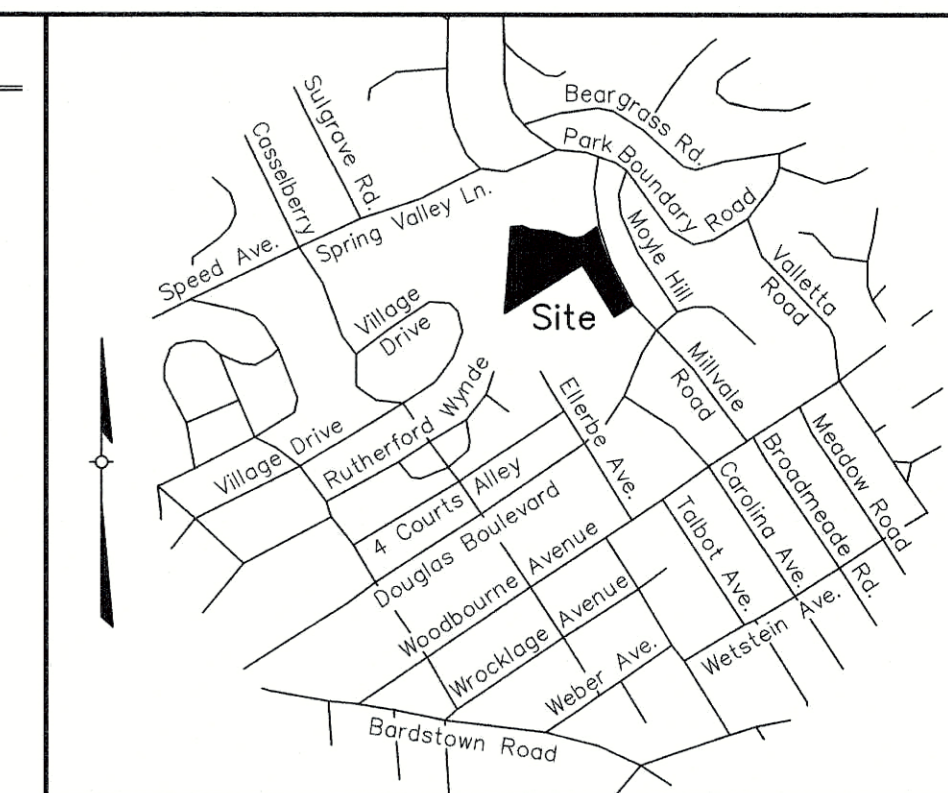
1. A Waiver is requested from Section 7.3.30.B of The Louisville Metro Land Development Code to allow single family lots to front on to a private road.
2. A Waiver is requested from Section 6.2.8 of The Louisville Metro Land Development Code to allow private roads to serve more than 5 lots.

PROJECT DATA

TOTAL SITE AREA	= 4.9± Ac. (212,518 SF)
R/W DEDICATION AREA	= 0.2± Ac. (7,582 SF)
NET SITE AREA	= 4.7± Ac. (204,936 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	= 1.3 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
OPEN SPACE PROVIDED	= 0.5± Ac. (22,138 SF)

R-4 SETBACK REQUIREMENTS:

FRONT & STREET SIDE	= 15 FT
	(25 FT IF FRONT ENTRY GARAGE)
SIDE	= 5 FT
REAR	= 25 FT



LOCATION MAP
NOT TO SCALE

THE PURPOSE OF THIS REVISED PRELIMINARY SUBDIVISION PLAN IS TO CHANGE THE PROPOSED ROADS FROM PUBLIC TO PRIVATE. 20-MSUB-0007, APPROVED 12/9/20

NOTES

GENERAL

1. No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
2. 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.
3. 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.
4. All open space lots are non-buildable and will be recorded as open space and utility easements.
5. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. No Karst features were observed on site during a site visit on July 22, 2020, by Mike Hill, AICP.
8. Location of a centralized mailbox unit will be approved by USPS prior to record plat approval.
9. Tree preservation areas to be determined at the landscape plan stage.
10. Street trees shall be provided on the Landscape Plan as required by the Land Development Code.

SEWER & DRAINAGE

1. No portion of the site is located in a floodplain per FIRM map 21111C 0043 & 0044 E dated December 5, 2006.
2. Sewers by L. E. and subject to all applicable fees.
3. A "Request for Sanitary Sewer Capacity" has been filed with MSD.
4. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
5. The Louisville Water Company will determine the width of their easement prior to construction plan approval.
6. Site will be subject to MSD Regional Facilities Fee.
7. 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

1. Street grades shall not be less than 1% (Min.) or 10% (max.).
2. 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.
3. 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.
4. 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.
5. 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.
6. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
7. Proposed Road "A" to be widened to 18 FT. with 3' shoulders within the subdivision boundary.
8. 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)

OLMSTED PLACE SUBDIVISION

REVISED PRELIMINARY SUBDIVISION PLAN

OWNER/DEVELOPER:
OLMSTED PLACE, LLC
3522 FRANKFORT ROAD
LOUISVILLE, KY 40207

SITE ADDRESSES:
2050 MILLVALE ROAD
LOUISVILLE, KY 40205
TAX BLOCK: 078E, LOT 0028
D.B. 11944, PG. 185

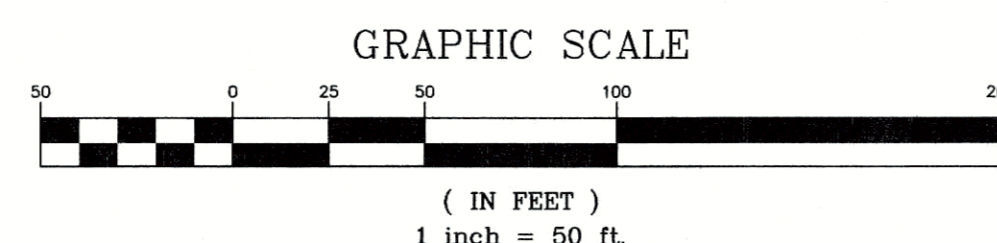
PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

JOB: 20032
WM# 12175
DATE: 12/6/2021
RELATED CASE #20-MSUB-0007
CASE #21-RSUB-0012



LEGEND

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

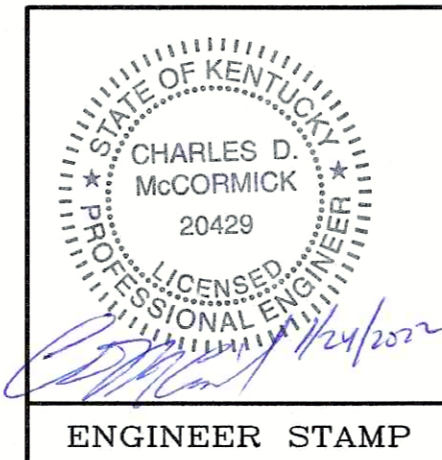


SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

* SLOPES HAVE BEEN UPDATED PER GEOTECH REPORT

PRELIMINARY NOT FOR CONSTRUCTION



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
4.	10/15/2020	REVISED RIGHT OF WAY/LOTS 4&6	JH
5.	12/6/2021	REVISED PUBLIC ROADS TO PRIVATE ROADS	JH
6.	1/10/2022	REVISED PER AGENCY COMMENTS	JH