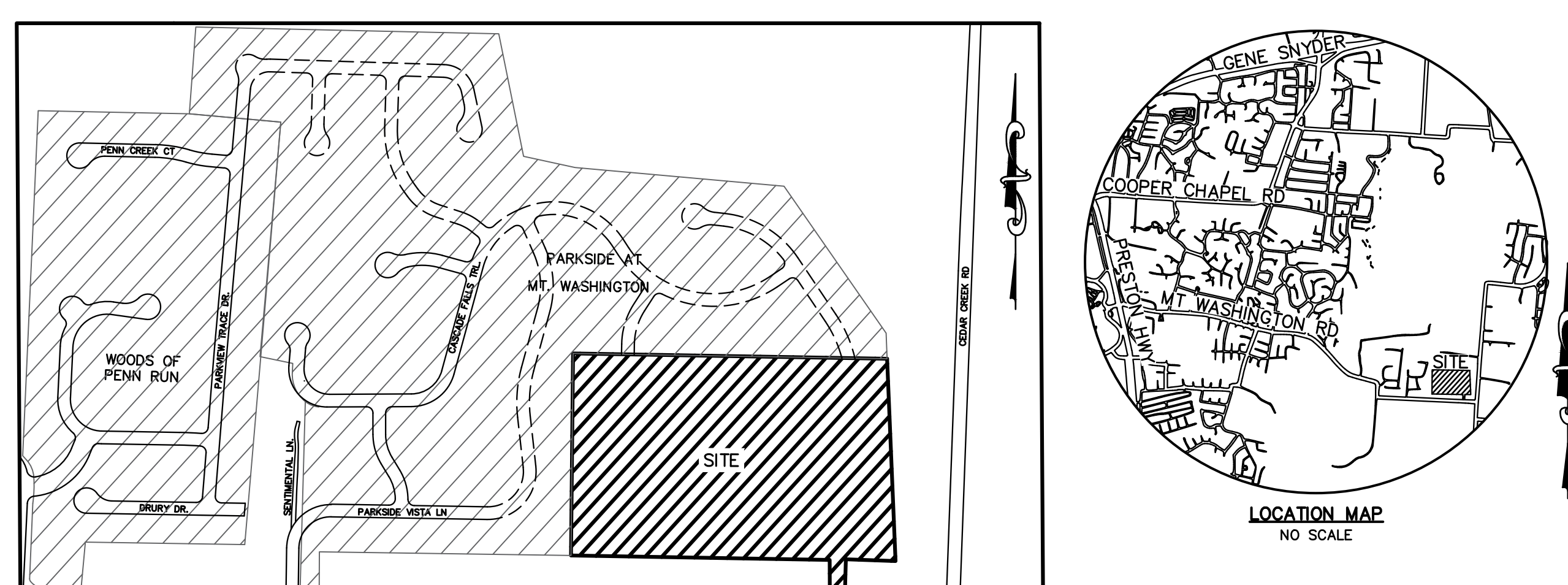


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT.
  - IF PROPOSED, SIGNATURE ENTRANCE WALLS 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 OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 3/5/21 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED MEDIUM KARST POTENTIAL WITH SEVERAL POTENTIAL KARST FEATURES IN THE VICINITY OF THE SUBJECT PROPERTY. A GEOTECHNICAL CONSULTANT SHOULD BE CONTACTED FOR REMEDIATION GUIDANCE AS NEEDED DURING CONSTRUCTION.
  - STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC
  - SUBDIVISION TO BE SERVED BY CLUSTER MAILBOXES. DEVELOPER SHALL COORDINATE WITH USPS FOR APPROVAL ON NUMBER AND LOCATION OF EACH.

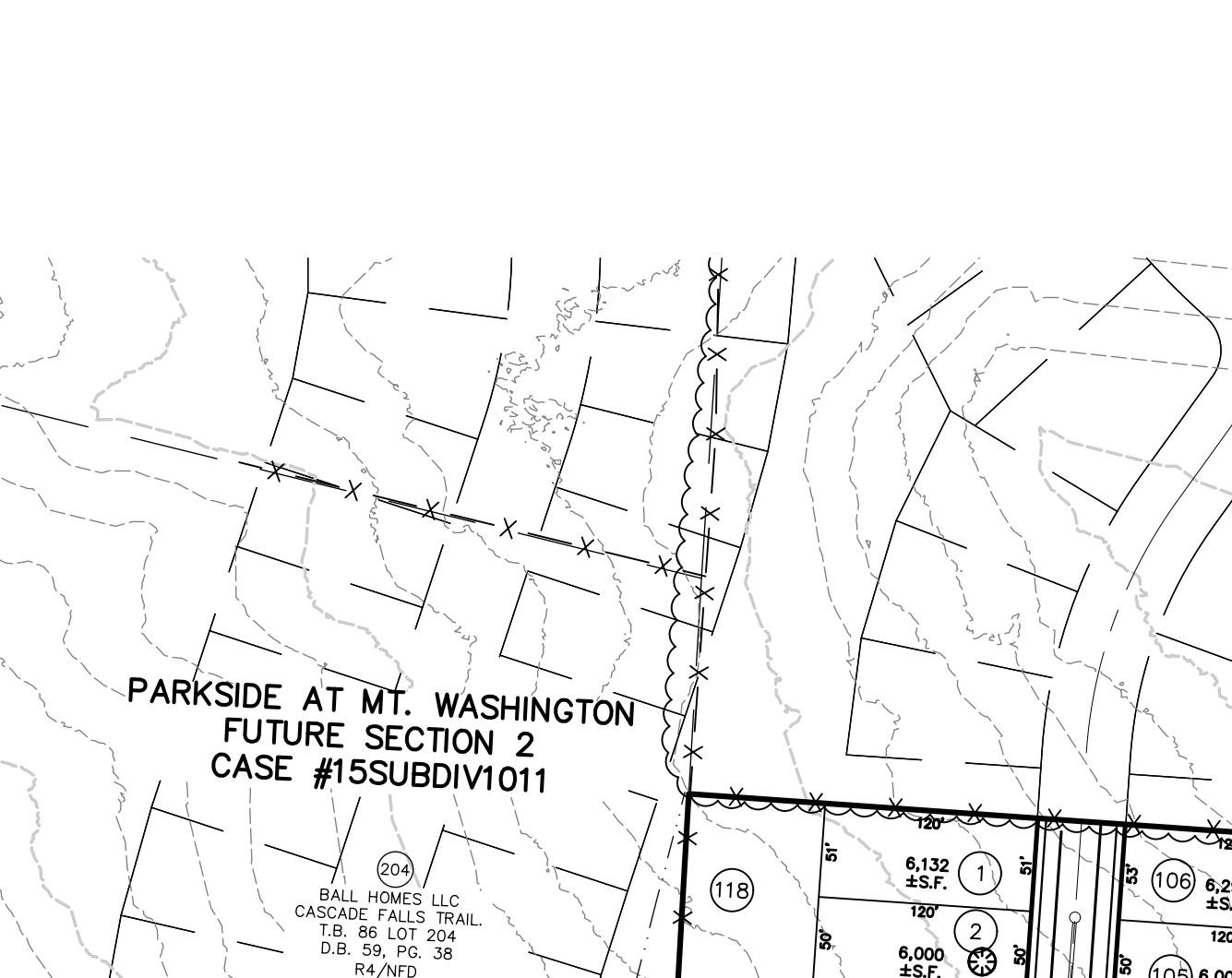
**ADJACENT PROPERTY OWNERS**

TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	ADDRESS	ZONING/ED
86 X 42	BILLY EMBERTON	3810 X 148	11202 CEDAR CREEK RD.	R4/NFD
86 X 82	WENDY & KENNETH DOUTHITT	11500 X 103	11200 CEDAR CREEK RD.	R4/NFD
86 X 96	CAROL ZIEGLER	6668 X 551	7415 MT. WASHINGTON RD.	R4/NFD
86 X 97	MONICA HUMPHREY	7440 X 911	7501 MT. WASHINGTON RD.	R4/NFD
86 X 98	WILLIAM & TAMMY MCCAIN	6926 X 635	7503 MT. WASHINGTON RD.	R4/NFD
86 X 101	MARK THOMPSON	6495 X 607	7311 MT. WASHINGTON RD.	R4/NFD
86 X 102	CAREY OTIS	9285 X 274	7307 MT. WASHINGTON RD.	R4/NFD
86 X 105	DANIELLE DRUIN	11575 X 172	7401 MT. WASHINGTON RD.	R4/NFD
86 X 109	LEAH SCHEPERS	10130 X 286	7403 MT. WASHINGTON RD.	R4/NFD
86 X 110	JIMMIE BRUTSCHER	6594 X 713	7515 MT. WASHINGTON RD.	R4/NFD
86 X 111	RUTH & PHYLLIS BENDER	7310 X 633	7517 MT. WASHINGTON RD.	C1/NFD
86 X 114	LARRY & WANDA HOUGHENS	10366 X 204	7407 MT. WASHINGTON RD.	R4/NFD
86 X 115	RONALD & JANET JOYCE	7719 X 538	7409 MT. WASHINGTON RD.	R4/NFD
86 X 116	MAC, PROPERTIES LLC	10197 X 661	7519 MT. WASHINGTON RD.	C1/NFD
86 X 119	ATLAS, METAL INVESTMENT CORP.	11480 X 162	7413 MT. WASHINGTON RD.	R4/NFD
86 X 120	TRAIN, & P PROPERTIES LLC	9928 X 675	7511 MT. WASHINGTON RD.	R4/NFD
86 X 121	BRYAN CHAPPELL	9975 X 988	7513 MT. WASHINGTON RD.	R4/NFD
86 X 122	MARY & RHONDA COOK	11811 X 306	7315 MT. WASHINGTON RD.	R4/NFD
86 X 124	LEO HOSFELCH	11748 X 792	7505 MT. WASHINGTON RD.	R4/NFD
86 X 125	JAMES BAKER	5096 X 86	11208 CEDAR CREEK RD.	R4/NFD
86 X 128	RICHARD BARKER	10900 X 745	7411 MT. WASHINGTON RD.	R4/NFD
86 X 131	RYAN DEMPLEY	7789 X 724	7405 MT. WASHINGTON RD.	R4/NFD
86 X 133	KYLE MAYFIELD	10964 X 229	11210 CEDAR CREEK RD.	R4/NFD
86 X 134	JOHN & GERALDINE MCCAIN	11554 X 886	11206 CEDAR CREEK RD.	R4/NFD
86 X 135	CHRISTOPHER THOMPSON	5283 X 135	7507 MT. WASHINGTON RD.	R4/NFD
86 X 156	SENNINGER FARMS, LLC	9508 X 356	11012 CEDAR CREEK RD.	C2/NFD
92 X 20	CURTIS & CINDY LAHAM	10181 X 226	11107 CEDAR CREEK RD.	R4/NFD
92 X 33	ANWAR MUSTAFA	6040 X 843	11308 CEDAR CREEK RD.	R4/NFD
92 X 63		11227 X 648	7500 MT. WASHINGTON RD.	R4/NFD

- LEGEND**
- EXISTING CONTOUR
  - EXISTING TREE LINE
  - EXISTING STREAM
  - EXISTING FENCE
  - EXISTING TREE CANOPY
  - PROPOSED LOT NUMBER
  - PROPOSED STORM (CONCEPT)
  - PROPOSED SANITARY (CONCEPT)
  - PROPOSED FLOW ARROW
  - STORM CATCH BASIN AND YARD DRAIN UNDER CONSTRUCTION
  - SANITARY MANHOLE W/PIPE UNDER CONSTRUCTION
  - POTENTIAL KARST FEATURE (NO EXISTING SINKHOLE COLLAPSE FEATURES IDENTIFIED)
  - PROPOSED CLUSTER MAILBOX (APPROVED BY USPS)



- PUBLIC WORKS NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO 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 PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
  - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - CURBS AND UTILITY SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
  - A GEOTECHNICAL ENGINEER SHALL PROVIDE AN INSPECTION REPORT(S) FOR THE AREA OF THE EXISTING POND IN ROAD "B" TO ENSURE THAT THE AREA IS PROPERLY EXCAVATED AND BACKFILLED AT TIME OF CONSTRUCTION.



**OVERALL SITE DATA:**

FORM DISTRICT	NEIGHBORHOOD
R-4	R-4
EXISTING ZONING	FARM
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	23.5± AC.
GROSS LAND AREA	

**PROPOSED R-5 SITE DATA:**

PROPOSED ZONING	R-5
GROSS LAND AREA	23.5± AC.
NET LAND AREA	19.02± AC.
BUILDABLE LOTS	117
NON-BUILDABLE LOTS	1
GROSS DENSITY	4.98 D.U./AC.
NET DENSITY	6.15 D.U./AC.
OPEN SPACE PROVIDED	0.52± AC.

**DIMENSIONAL STANDARDS**

FRONT/STREET SIDE YARD MINIMUM (WITH VARIANCE)	20'
SIDE YARD MIN. (5' IF ADJACENT TO ALLEY)	5'
REAR YARD MIN. (5' IF ADJACENT TO ALLEY)	35'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT WIDTH	50'
MINIMUM LOT AREA	6,000 ± S.F.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: ON-SITE DETENTION MAY BE PROVIDED IN THE OFFSITE BASIN (PARKSIDE AT MT. WASHINGTON SUBDIVISION). POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. BASIN AND DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ON-SITE DETENTION OR MODIFICATIONS TO THE EXISTING BASIN MAY BE REQUIRED. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
  - EROSION AND 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0129E AND 21111C0130E).
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - SANITARY SEWERS TO CONNECT TO PROPOSED LINE A-3-1-2 MANHOLE # 121368 UNDER CONSTRUCTION IN PARKSIDE AT MT. WASHINGTON SECTION 2
  - ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS & RECORDED ON THE RECORD PLAT.
  - GEOTECH REPORT REQUIRED FOR FILLING OF EXISTING POND IN BUILDING SITE AREAS.

**TO REMAIN R4 SITE DATA:**

GROSS LAND AREA	23.5± AC.
NET LAND AREA	0.23± AC.
BUILDABLE LOTS	1
GROSS DENSITY	4.98 D.U./AC.
NET DENSITY	4.27 D.U./AC.

**DIMENSIONAL STANDARDS**

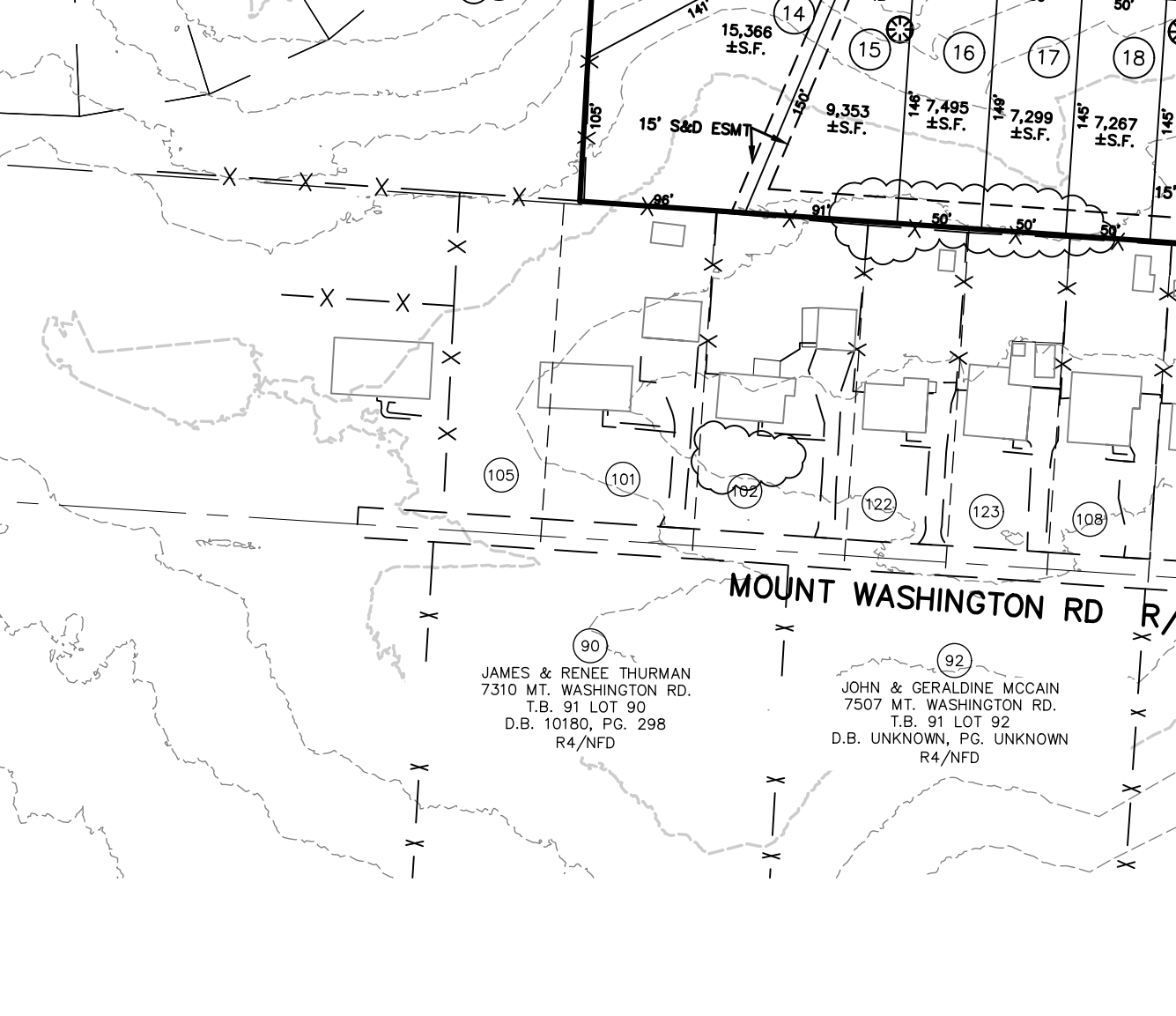
FRONT/STREET SIDE YARD MINIMUM	30'
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT WIDTH	60'
MINIMUM LOT AREA	9,000 ± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	1,032,198± S.F.
EXISTING TREE CANOPY	45,738 ± S.F. (4%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
PROPOSED TREE CANOPY TO BE PLANTED	412,879± S.F. (40%)
TOTAL TREE CANOPY REQUIRED	412,879± S.F. (40%)

- \*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.**
- VARIANCE REQUEST:**  
A VARIANCE OF 5.31% OF THE LDC TO REDUCE THE FRONT AND STREET SIDE YARDS 5' FROM 25' TO 20'.
- WAVIER REQUEST:**  
A WAVIER OF 7.33% OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT

- BENCHMARK**
- BERSTEN TOP SECURITY MONUMENT SET 0.5' BELOW GROUND, TO REACH TRAVEL 500' SOUTH ALONG CEDAR CREEK ROAD FROM THE INTERSECTION OF CEDAR CREEK ROAD AND MOUNT WASHINGTON ROAD TO THE INTERSECTION OF CEDAR CREEK ROAD AND THIXTON LANE AND CLARK ROAD; THENCE GO 160' SOUTH ALONG CLARK ROAD TO THE STATION ON THE LEFT. ELEV. 621.75



**PRELIMINARY PLAN**

**PARKSIDE - KEITH PROPERTY**  
7507 1/2 & 7509 MT WASHINGTON ROAD, LOUISVILLE, KY 40229  
TAX BLOCK 86, LOT 179, 180 & 181  
DEED BOOK 5054 PAGE 612, DEED BOOK 8211  
PAGE 719 & DEED BOOK 11135 PAGE 93

**STATE OF KENTUCKY**  
**KATHY M. LINARES**  
524  
REGISTERED  
LANDSCAPE ARCHITECT

**GRAPHIC SCALE 1"=100'**  
0 50 100 200

**PROJECT #21-ZONE-0023**  
**RELATED CASE #21-ZONEPA-0007**  
**MSD SUB #1131**

**Vertical Scale: N/A**

**Horizontal Scale: 1"=100'**

**Date: 3/8/21**

**Job Number: 2275**

**Sheet**

**1**

**of 1**

**MINDEL SCOTT**  
ARCHITECTURE  
315 W. MARKET ST., LOUISVILLE, KY 40202  
502-469-1508 P mindelscott.com

**DEVELOPER**  
BALL HOMES LLC  
13301 MAGISTERIAL DRIVE  
LOU., KY 40223

**OWNERS**  
JOE & DORIS KEITH,  
ATLAS METAL INVESTMENT CORP.  
PO BOX 247, HILLVIEW KY 40219  
JOHN ANDREW KEITH LIVING TRUST  
7200 BRISCOE VISTA WAY  
LOUISVILLE, KY 40228

**PRELIMINARY PLAN**