

BENCHMARK (1929 DATUM)

FROM THE INTERSECTION OF PRESTON HWY. AND MT. WASHINGTON RD. TRAVEL EAST ON MT. WASHINGTON RD. APPROXIMATELY 1.0 MILES TO CHRISTMAN RD. TURN RIGHT ON CHRISTMAN AND TRAVEL SOUTH FOR APPROXIMATELY 50' TO THE STATION ON THE LEFT.

DIMENSIONAL STANDARDS

FRONT	MIN. 15'; MAX. 25'
STREET SIDE YARDS	MIN. 15'
SIDE YARDS	3' (0' IF ATTACHED UNIT)
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
FLOOR AREA RATIO:	
LOTS ≥ 6,000 S.F. LOT AREA	1.0
LOTS < 6,000 S.F. LOT AREA	2.0

ADJACENT PROPERTY OWNERS

LOT 19 - MELISSA D. & MICHAEL L. DAVIS
7317 REGIMENT RD
T.B. 3652 LOT 19
D.B. 9573 PG. 926
R4/NFD

LOT 20 - JESSE & TONYA COPELAND
7315 REGIMENT RD
T.B. 3652 LOT 20
D.B. 9529 PG. 866
R4/NFD

LOT 21 - SAMUEL & STEPHANIE PATTERSON
7313 REGIMENT RD
T.B. 3652 LOT 21
D.B. 10025 PG. 966
R4/NFD

LOT 22 - JEREMY & SARA WOODRING
7311 REGIMENT RD
T.B. 3652 LOT 22
D.B. 10247 PG. 401
R4/NFD

LOT 35 - WRIGHT CONSTRUCTION & DEVELOPMENT
7303 REGIMENT RD
T.B. 3652 LOT 35
D.B. 8075 PG. 91
R4/NFD

LOT 36 - UCHENNA AZUTALAM
7301 REGIMENT RD
T.B. 3652 LOT 36
D.B. 9949 PG. 740
R4/NFD

LOT 68 - KENNETH J. & KATRINA K. HARRIS
11738 WASHINGTON GREEN ROAD
T.B. 3652 LOT 68
D.B. 9440 PG. 639
R4/NFD

LOT 70 - CHENH HONG
7203 HIGH GROUND COURT
T.B. 3652 LOT 70
D.B. 9529 PG. 696
R4/NFD

LOT 103 - MICHAEL D. SEARS
11737 WASHINGTON GREEN ROAD
T.B. 3652 LOT 103
D.B. 9413 PG. 241
R4/NFD

LOT 124 - JOSEPH M. MCCOY JR.
11847 WASHINGTON GREEN ROAD
T.B. 3652 LOT 124
D.B. 9617 PG. 24
R4/NFD

LOT 125 - PATRICK J. KINSELLA
11849 WASHINGTON GREEN ROAD
T.B. 3652 LOT 125
D.B. 9617 PG. 987
R4/NFD

LOT 126 - JOSEPH & RACHEL HOWELL
11903 WASHINGTON GREEN ROAD
T.B. 3652 LOT 126
D.B. 9031 PG. 347
R4/NFD

LOT 127 - JOSEPH & RACHEL HOWELL
11903 WASHINGTON GREEN ROAD
T.B. 3652 LOT 127
D.B. 10244 PG. 119
R4/NFD

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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.

MSD NOTES:

- 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: REGIONAL FACILITY FEE SHALL BE PAID IN LIEU OF DETENTION BEING PROVIDED ON SITE. 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 & 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111CO 260 D)
- 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.
- KOOW APPROVAL REQUIRED FOR ANY WORK IN THE FEMA FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LEGEND

- EXISTING CONTOUR
- EXISTING SINKHOLE
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING FORECRAIN
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- LIMITS OF DISTURBANCE/TREE PROTECTION FENCE
- 20-30% SLOPES
- 30% + SLOPES

SITE DATA

FORM DISTRICT	R4
EXISTING ZONING	VACANT
EXISTING LAND USE	28.11± AC.
GROSS LAND AREA	25.11± AC.
NET LAND AREA	72
BUILDABLE LOTS	3
NON-BUILDABLE LOTS	2.56 (DU./AC.)
GROSS DENSITY	2.87 (DU./AC.)
NET DENSITY	367,351± S.F. (30%)
CONSERVATION SPACE REQUIRED	370,802± S.F. (30.2%)
CONSERVATION SPACE PROVIDED	201,217± S.F.
FULL CREDIT CONSERVATION AREA	339,170± S.F.
TOTAL HALF CREDIT CONSERVATION AREA	169,585± S.F.
TOTAL OPEN SPACE	595,482± S.F.
OPEN SPACE N.I.C.	55,095± S.F.

TREE CANOPY DATA

GROSS SITE AREA	1,224,504± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	901,066± S.F. (73.6%)
TREE CANOPY TO BE PRESERVED	309,245± S.F. (25.3%)
TOTAL TREE CANOPY REQUIRED	183,676± S.F. (15%)
TREE CANOPY TO BE PLANTED	0± S.F. (0%)
TOTAL TREE CANOPY PROVIDED	309,245± S.F. (25.3%)

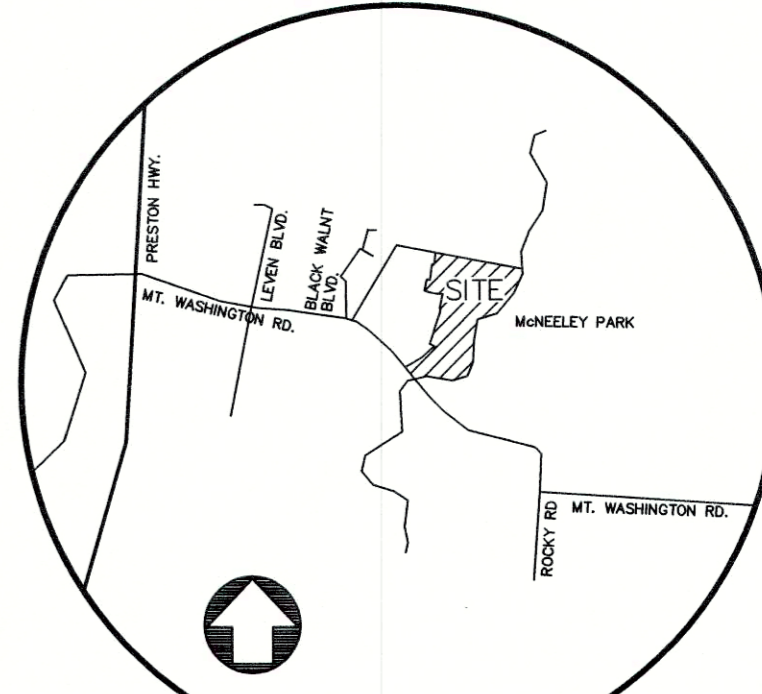
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL L.O.I.C. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

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 OKLAHOMA 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.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 4/13/17 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY. ONE SMALL SPRING WAS OBSERVED AND IS IDENTIFIED ON THE PLAN.
- A MINIMUM 30' CONSERVATION AREA SHALL BE PROVIDED ADJACENT TO MCNEELEY LAKE PARK. NO NEW STRUCTURES SHALL BE BUILT AND NO CLEARING OF TREES OR UNDERSTORY IN THIS AREA (EXCEPT AS NECESSARY FOR STREET OR TRAIL CONSTRUCTION).
- A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE RECORD PLAT FOR THE SUBDIVISION. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE SECTION 711.8. LEGAL RESTRICTIONS, OWNERSHIP AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION LEGAL COUNSEL.
- PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE PROVIDED TO EVALUATE THE DEVELOPMENT POTENTIAL OF LOTS 41-43.
- A PROPOSED ROUTE FOR FUTURE ACCESS TO MCNEELEY LAKE PARK SHALL BE PRESERVED ON OPEN SPACE LOT 75. THE ROUTE LOCATION SHALL BE COORDINATED WITH METRO PARKS.

PUBLIC WORKS AND KTC NOTES:

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORDS 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 AREAS 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 EXISTING 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.
- 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 1% AND A MAXIMUM GRADE OF 10%.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND BUBBLE 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 GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- 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 DAMAGE CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.



LOCATION MAP NO SCALE

Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management
 Phone: 602.451.1500 Fax: 602.451.5000
 1100 N. GARDEN AVENUE, SUITE 100, DENVER, CO 80202

DEVELOPER
J.S. ACQUISITIONS
 9707 SHELBYVILLE ROAD
 LOUISVILLE, KY. 40223

OWNER
WRIGHT CONSTRUCTION & DEVELOPMENT CO. INC.
 4800 SHERBURN LANE
 LOUISVILLE, KY. 40207

CONSERVATION SUBDIVISION PRELIMINARY PLAN
WASHINGTON GREEN SECTION 2
 6307 & 6503 MOUNT WASHINGTON ROAD
 AND 11845 WASHINGTON GREEN RD.
 TAX BLOCK 91, LOT 22, 79 & 44
 D.B. 8025, PG. 920; D.B. 7952, PG. 892
 AND D.B. 8024, PG. 934

REVISIONS	6/19/17	PER AGENCY COMMENTS	
	8/24/17	PER AGENCY COMMENTS	
	9/19/17	PER AGENCY COMMENTS	

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 5/22/17
 Job Number: 2108
 Sheet: 1
 of 1



RECEIVED
 SEP 18 2017
 PLANNING & DESIGN SERVICES
 GRAPHIC SCALE 1"=100'
 0 50 100 200
 CASE # 17SUBDIV1007
 MSD SUBD #1078