



**LEGEND**

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING STREAM
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED SLOTTED FENCE
- PROPOSED FLOW ARROW
- TREE CANOPY PRESERVATION AREA
- STEEP SLOPES 20-30%
- STEEP SLOPES >30% (PDA IF >5,000 S.F.)
- GLADE CRESS GRASS (PRESERVED/PCA)
- GLADE CRESS GRASS (RELOCATED)
- GLADE FLOORPLAIN (PCA)
- EXISTING FLOODPLAIN (PCA)
- EXISTING WETLANDS (ALL <0.1 AC.)
- PROPOSED CONCEPTUAL PATHWAY

**LOCATION MAP**  
NO SCALE

Mindel, Scott & Associates, Inc.  
Planner - Engineer - Surveyor - Landscape Architect

**MSA**

**ADJACENT PROPERTY OWNERS**

TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	ADDRESS
56 X 57	JESTERSON COUNTY	UNKNOW N UNKNOW N	6711 E MT. WASHINGTON RD.
88 X 59	PULTE HOMES OF OHIO LLC	1029 X 503	6801 MT. WASHINGTON RD.
85 X 61	REBEA MASTRARA	8824 X 887	1100 CEDAR CREEK RD.
82 X 63	CAROL LANTZ	5967 X 65	1100 CEDAR CREEK RD.
80 X 74	KONNETT & MARGARET TRUST	8031 X 887	1114 CEDAR CREEK RD.
78 X 25	STAN & MELANIE FOREMAN TRUST	2023 X 256	1100 CEDAR CREEK RD.
75 X 77	STAN & MELANIE FOREMAN TRUST	9029 X 236	1100 CEDAR CREEK RD.
68 X 3	MICHAEL SMOLAN	6341 X 887	1100 CEDAR CREEK RD.
66 X 30	STACY ORILEY	1023 X 71	7202 MT. WASHINGTON RD.
60 X 91	PATRICK JONES	3050 X 143	7202 MT. WASHINGTON RD.
58 X 91	ANDREW LANIER	7671 X 876	7111 MT. WASHINGTON RD.
56 X 93	JOHN COOGAN	8526 X 305	7107 MT. WASHINGTON RD.
54 X 94	HARRY LYNN BRYNER	8762 X 65	7028 MT. WASHINGTON RD.
52 X 95	LARRY & PATTY BOSCH	6760 X 65	3010 MT. WASHINGTON RD.
50 X 101	MICHAEL REED	3902 X 709	7028 MT. WASHINGTON RD.
48 X 102	WILLIAM & TAMMY MCCAN	1480 X 607	7307 MT. WASHINGTON RD.
46 X 105	WILLIAM & TAMMY MCCAN	1480 X 607	7307 MT. WASHINGTON RD.
44 X 107	SHIRLEY HOFFMAN	2233 X 758	7117 MT. WASHINGTON RD.
42 X 112	VAN VACTOR LLURBA E & W	1437 X 88	7117 MT. WASHINGTON RD.
40 X 107	JANE BALECARI	1048 X 790	7117 MT. WASHINGTON RD.
38 X 117	DAVID & ONIPEL HOENHERR	9420 X 308	7117 MT. WASHINGTON RD.
36 X 118	KENNETH & ARELLA DOUGNS	4234 X 208	7117 MT. WASHINGTON RD.
34 X 130	JOHNNY ROBERT	9272 X 616	7117 MT. WASHINGTON RD.
32 X 145	MARIA SUSAN EMBERTSON	8702 X 279	12108 SENTIMENTAL LN.
30 X 138	CHRISTOPHER THOMPSON	9508 X 306	11010 CEDAR CREEK RD.
28 X 179	ATLAS METAL INVESTMENT CORP.	8271 X 719	11000 CEDAR CREEK RD.
26 X 180	ANDREW & PATTY KEITH	3054 X 612	7508 MT. WASHINGTON RD.
24 X 186	CHARLES HANER	1743 X 40	10004 CEDAR CREEK RD.
22 X 188	DENISE EDWARDS	6703 X 759	10004 CEDAR CREEK RD.
20 X 189	GARRETT & ALICE DENTY	1006 X 970	10004 CEDAR CREEK RD.
18 X 190	GARY & MIRA MORRIS	8963 X 530	10004 CEDAR CREEK RD.
16 X 192	JOHN & MELBA WASHINGTON	8071 X 14	11000 CEDAR CREEK RD.
14 X 200	SHAWN CONNOR FOR LIVING TR	8716 X 231	10004 CEDAR CREEK RD.
12 X 7002	JOSE GARCIA & ALFARDO GARCIA	1004 X 824	6721 MT. WASHINGTON RD.
10 X 85	JOSE GARCIA & ALFARDO GARCIA	10542 X 486	7000 MT. WASHINGTON RD.
8 X 87	JOSE GARCIA & ALFARDO GARCIA	10542 X 486	7000 MT. WASHINGTON RD.
6 X 17	THEODORE SCHINDLER	1403 X 170	10965 CEDAR CREEK RD.
4 X 218	TRISH HOICE	8072 X 865	12025 CEDAR CREEK RD.
2 X 210	DM RUSSELL PROPERTIES, LLC	UNKNOW N UNKNOW N	7310 MT. WASHINGTON RD.
0 X 7004	JESTERSON COUNTY	UNKNOW N UNKNOW N	6721 E MT. WASHINGTON RD.

**APPROVED**  
Louisville Metro Planning Commission

*(Signatures)*  
Date: 1/22/2017

**TRANSPORTATION APPROVAL**  
Louisville Metro Planning Commission

*(Signature)*  
Date: 1/22/2017

**GENERAL NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W APPROVED BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- PROTECTION OF TREES TO BE PRESERVED:
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PROTECTIVE FENCING SHALL ENCLOSE THE AREA BEHIND THE DRIVE 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.
- THE DEVELOPER LIES IN THE HIGHWAY FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL. THESE SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.5 AND 6, RESPECTIVELY OF THE LDC.
- ALL LUMBER SHALL BE ANGLED DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMBER TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES OR TO GREATLY GLARE FROM PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SORENEED PER CHAPTER 10 AND ALL RAMP TO BE 4.5% UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 6" WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PASTIC EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH 4.5 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, P.E., ON JUNE 16, 2011. NO KARST FEATURES WERE OBSERVED.
- THE DEVELOPER SHALL CONSTRUCT A PATH FOR ACCESS TO MONEYS LAKE PARK. THE FINAL LOCATION AND MATERIALS SHALL BE COORDINATED WITH METRO PARKS DEPT.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE SEWER OUTLINE NO. BY LATERAL EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICED ON THE PLAN. POST-DEVELOPMENT PEAK FLOW WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 22 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING 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 LOCAL 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, (22110128E).
- C.O.E. WETLAND DELINEATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- K.D.O.W. APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WSA WATER QUALITY REGULATIONS ESTABLISHED BY WSA. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL NECESSARY RIGHTS OF WAY AND SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS & REQUIRED ON THE RECORD PLAT.
- GEOTECH REPORT REQUIRED FOR FILLING OF EXISTING POND #3 IN BUILDING SITE AREAS.

**MAXIMUM LOT CALCULATION**

MLP = MAXIMUM LOTS PERMITTED  
 TA = TOTAL LAND AREA  
 PCA = PRIMARY CONSERVATION AREA  
 IA = INFRASTRUCTURE AREA

MLP = 381  
 TA = 245,327.2  
 PCA = 214,587.5  
 IA = 458,630  
 MLP = 381 @ 1000 S.F.

**SIDEWALK WAIVER**

1. A WAIVER OF 5.81.B. & 6.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK ALONG THE SITES SENTIMENTAL LANE FRONTAGE ADJACENT TO LOTS 201, 203 & 206.

**SITE DATA**

FORM DISTRICT	R-4
EXISTING ZONING	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	74.43 AC. (3,242,572 S.F.)
NET LAND AREA	63,199 AC. (2,752,138 S.F.)
BUILDABLE AREA	254
NON-BUILDABLE LOTS	0
GROSS DENSITY	3.418 DU/AC
NET DENSITY	4.094 DU/AC
TOTAL OPEN SPACE	22,954 A.C. (1,001,773 S.F.) (38.5%)

**DIMENSIONAL STANDARDS**

MINIMUM AVERAGE LOT SIZE	3,500 S.F.
AVERAGE BUILDABLE LOT SIZE	6,893 S.F.
FLOOR AREA RATIO MAX	0.5
LOTS >6,000 S.F.	1.0
LOTS <6,000 S.F.	1.0
CONSERVATION SPACE REQUIRED	22,334 AC. (971,771 S.F.) (32%)
CONSERVATION SPACE PROVIDED	22,864 AC. (996,167 S.F.) (33.2%)
PRIMARY CONSERVATION AREA	4,932 A.C. (214,987 S.F.)
SECONDARY CONSERVATION AREA	17,932 A.C. (781,202 S.F.)

**TREE CANOPY DATA**

CROSS SITE AREA	3,242,572 S.F.
EXISTING TREE CANOPY	1,064,594 S.F. (33%)
TREE CANOPY PRESERVED	163,025 S.F. (5%)
TREE CANOPY TO BE PLANTED	431,294 S.F. (13%)
TREE CANOPY REQUIRED	616,089 S.F. (19%)

**CONSERVATION SUBDIVISION PLAN**

**PARKSIDE AT MT. WASHINGTON**  
 11100, 11103, 11105, & 11107 SENTIMENTAL LN., 7101 MT. WASHINGTON RD.  
 11002 & 11002R CEDAR CREEK RD., LOUISVILLE, KY 40229  
 TAX BLOCK 86 LOTS 106, 140, 160, 199, 200, 201 & 204;  
 DB 9964 PG 531, DB 10388 PG 856 & DB 10262 PG 924

**RECEIVED**  
AUG 13 2018  
**DESIGN SERVICES**

**BENCHMARK**  
 BEGINNER TOP SURVEY MONUMENT SET 0.5' BELOW GROUND TO REACH TRAVEL POND SOUTH ALONG CEDAR CREEK ROAD FROM THE INTERSECTION OF CEDAR CREEK ROAD AND MOUNT WASHINGTON ROAD TO THE INTERSECTION OF CEDAR CREEK ROAD AND THURTON LANE AND CLARK ROAD, THENCE 00°16' SOUTH ALONG CLARK ROAD TO THE STATION ON THE LEFT. ELEV. 621.75

**RECEIVED**  
JAN 19 2016  
**PLANNING & DESIGN SERVICES**

Vertical Scale: N/A  
 Horizontal Scale: 1"=100'  
 Date: 7/13/15  
 Job Number: 2275

Sheet  
**1**

GRAPHIC SCALE 1"=100'  
 CASE # 15SUBDI1011  
 MSD SUBD # 1131

