

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.

ADJACENT PROPERTY OWNERS

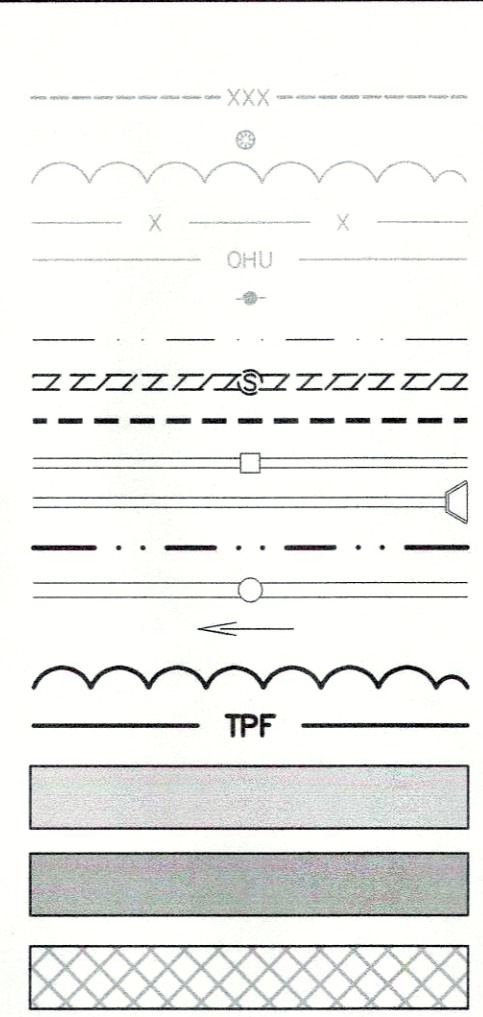
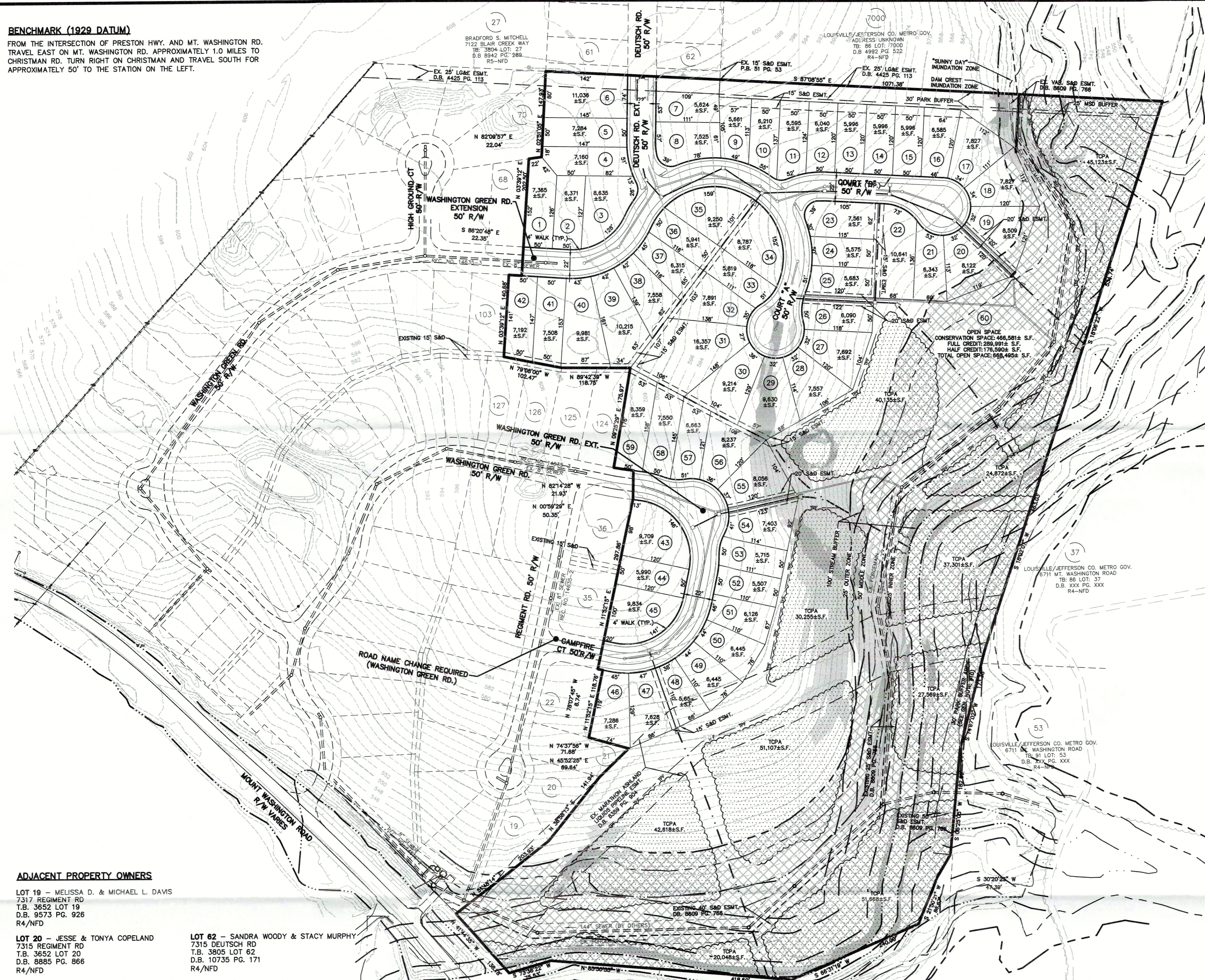
- LOT 19 - MELISSA D. & MICHAEL L. DAVIS
7317 REGIMENT RD
T.B. 3652 LOT 19
D.B. 9573 PG. 926
R4/NFD
LOT 20 - JESSE & TONYA COPELAND
7315 REGIMENT RD
T.B. 3652 LOT 20
D.B. 8652 PG. 866
R4/NFD
LOT 21 - SAMUEL & STEPHANIE PATTERSON
7313 REGIMENT RD
T.B. 3652 LOT 21
D.B. 10025 PG. 966
R4/NFD
LOT 22 - JEREMY & SARA WOODRING
7311 REGIMENT RD
T.B. 3652 LOT 22
D.B. 10247 PG. 401
R4/NFD
LOT 137 - WRIGHT CONSTRUCTION & DEVELOPMENT
7303 REGIMENT RD
T.B. 3652 LOT 137
D.B. 8075 PG. 917
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 RD
T.B. 3652 LOT 68
D.B. 9440 PG. 639
R4/NFD
LOT 61 - BECK ALFORD LOUIS JR.
7316 DEUTSCH RD
T.B. 3605 LOT 61
D.B. 11143 PG. 648
R4/NFD
LOT 62 - SANDRA WOODY & STACY MURPHY
7315 DEUTSCH RD
T.B. 3605 LOT 62
D.B. 10735 PG. 171
R4/NFD
LOT 70 - CHENH HONG
7203 HIGH GROUND CT
T.B. 3652 LOT 70
D.B. 9529 PG. 696
R4/NFD
LOT 103 - SAMUEL & MEGAN ROTHGERBER
11737 WASHINGTON GREEN RD
T.B. 3652 LOT 103
D.B. 11157 PG. 988
R4/NFD
LOT 124 - JOSEPH M. MCCOY JR.
11847 WASHINGTON GREEN RD
T.B. 3652 LOT 124
D.B. 9617 PG. 24
R4/NFD
LOT 125 - PATRICK J. KINSELLA
11849 WASHINGTON GREEN RD
T.B. 3652 LOT 125
D.B. 9803 PG. 987
R4/NFD
LOT 126 - DINAH CHMIELEWSKI
11901 WASHINGTON GREEN RD
T.B. 3652 LOT 126
D.B. 11321 PG. 497
R4/NFD
LOT 127 - TRAVIS & ELIZABETH CUNNINGHAM
11903 WASHINGTON GREEN RD
T.B. 3652 LOT 127
D.B. 11080 PG. 863
R4/NFD
LOT 71 - MUPR 3 ASSETS LLC
7201 HIGH GROUND CT
T.B. 3652 LOT 71
D.B. 10943 PG. 28
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 SEEDDED 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 SEEDDED, 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:

- 1. 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.
2. 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.
3. 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 260 D)
5. 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.
6. KIDOW APPROVAL REQUIRED FOR ANY WORK IN THE FEMA FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



SITE DATA

Table with 2 columns: Category and Value. Includes Form District (R4), Existing Zoning (R4), Gross Land Area (28.11± AC), Net Land Area (25.78± AC), and Total Open Space (668,495± S.F.).

TREE CANOPY DATA

Table with 2 columns: Category and Value. Includes Gross Site Area (1,224,504± S.F.), Existing Tree Canopy (901,066± S.F.), and Total Tree Canopy Provided (370,696± S.F.).

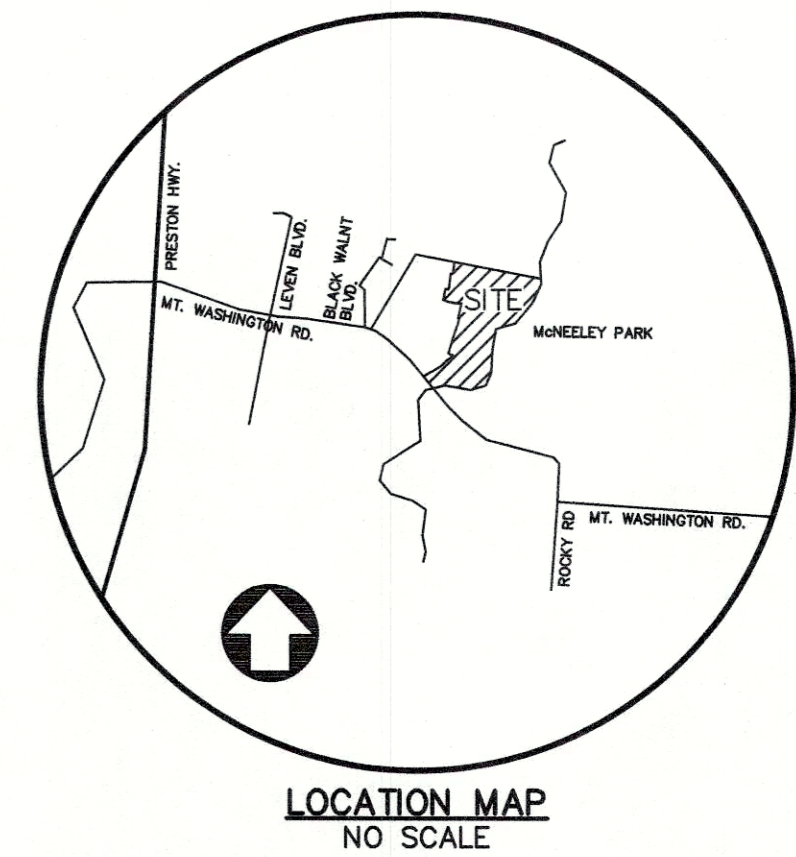
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

GENERAL NOTES:

- 1. 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.
2. 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.
3. 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...
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
6. 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.
7. 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...
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. 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...
10. A MINIMUM 30' CONSERVATION AREA SHALL BE PROVIDED ADJACENT TO MONEELEY LAKE PARK...
11. A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE RECORD PLAT FOR THE SUBDIVISION...
12. PROPOSED ROUTE FOR FUTURE ACCESS TO MONEELEY LAKE PARK SHALL BE PRESERVED ON OPEN SPACE LOT 60.

PUBLIC WORKS AND KTC NOTES:

- 1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. 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.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
10. 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.
11. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS...
12. 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.



MINDEL SCOTT ARCHITECTURE
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OWNER/DEVELOPER
JWSG LLC
333 E. MAIN STREET SUITE 200
LOUISVILLE, KY, 40202

REVISED CONSERVATION SUBDIVISION PLAN
WASHINGTON GREEN SECTION 2
6307 & 6503 MOUNT WASHINGTON RD
AND 11845 WASHINGTON GREEN RD.
TAX BLOCK 91, LOT 22, 79 & 44
D.B. 11339, PG. 89



CASE #19SUBDIV1004
RELATED CASE #17SUBDIV1007
MSD SUBD #1078

RECEIVED
MAY 06 2019
PLANNING & DESIGN SERVICES

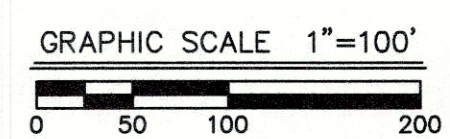


Table with 2 columns: Scale and Date. Includes Vertical Scale: N/A, Horizontal Scale: 1"=100', Date: 4/8/19, Job Number: 2108, Sheet: 1 of 1.

19SUBDIV1004