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 ERECTED 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.
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. 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 (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY XXXXXXX ON XXXXX 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.

DETENTION CALCULATIONS

2.9/12 ("POST C"-"PRE C") ("ACRES") = XX AC-FT
2.9/12 (0.8-0.3) (20.5) = 2.6 AC-FT

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. 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.
4. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 128 E).
6. 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.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. 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.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. 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.
8. 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.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
13. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
14. 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.

ADJACENT PROPERTY OWNERS

198. DENIS M. WYNN
5605 MOUNT WASHINGTON RD,
LOUISVILLE, KY 40229-2326
TAX BLOCK 0085 & LOT 0198
DEED BOOK 4061 & PAGE 0105

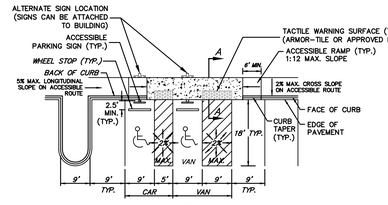
197. MIRCY CAMEJO HERNANDEZ & IVAN CALDERON VEGA
5603 MOUNT WASHINGTON RD
LOUISVILLE, KY 40229-2326
TAX BLOCK 0085 & LOT 0197
DEED BOOK 11794 & PAGE 773

242. BARRY J. & MIRIAM J. DUNCAN
5601 MOUNT WASHINGTON RD
LOUISVILLE, KY 40229-2326
TAX BLOCK 0085 & LOT 0242
DEED BOOK 8272 & PAGE 0749

172. PHENOM LLC
5517 MT WASHINGTON RD
LOUISVILLE, KY 40229
TAX BLOCK 0085 & LOT 0172
DEED BOOK 10689 & PAGE 0361

173. RENT US NOW LLC
5515 MT WASHINGTON RD
LOUISVILLE, KY 40229
TAX BLOCK 0085 & LOT 0173
DEED BOOK 10889 & PAGE 930

162. RENT US NOW, LLC
5513 MT WASHINGTON RD
LOUISVILLE, KY 40229
TAX BLOCK 0085 & LOT 0162
DEED BOOK 10889 & PAGE 930



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULIT-FAMILY RESIDENTIAL
GROSS LAND AREA	20.538± AC.
NET LAND AREA	20.276± AC.
NO. OF DWELLING UNITS	354
BUILDING HEIGHT (MAX. ALLOWED 35')	3 STORIES
DENSITY (MAX. ALLOWED 17.42 DU/AC)	17.24 D.U./AC.
NET DENSITY	17.45 D.U./AC.
GROSS FLOOR AREA	460,863 SF
FLOOR AREA RATIO (MAX. ALLOWED 0.75)	0.52 F.A.R.
OPEN SPACE REQUIRED	88,322 SF (10%)
OPEN SPACE PROVIDED	208,974± SF
REC. OPEN SPACE REQUIRED	44,161 SF (50% REQ. OPEN SPACE)
REC. OPEN SPACE PROVIDED	59,338± SF
PARKING REQUIRED	
MIN. 1.5 SPACES/DU	531 SPACES
MAX. 3 SPACES/DU	1,062 SPACES
PARKING PROVIDED	680 SPACES (14 ADA SP INCLUDED)
PARKING AREA RATIO	1.92 SP./UNIT

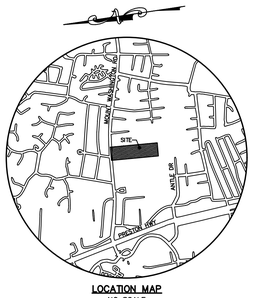
LANDSCAPE DATA:

V.U.A.	219,878± SF
I.L.A.REQUIRED (7.5% X V.U.A.)	16,491 SF
I.L.A. PROVIDED	21,864± SF

TREE CANOPY DATA:

GROSS SITE AREA	894,635± SF
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	145,681± SF (6%)
TOTAL TREE CANOPY REQUIRED	178,927± SF (20%)

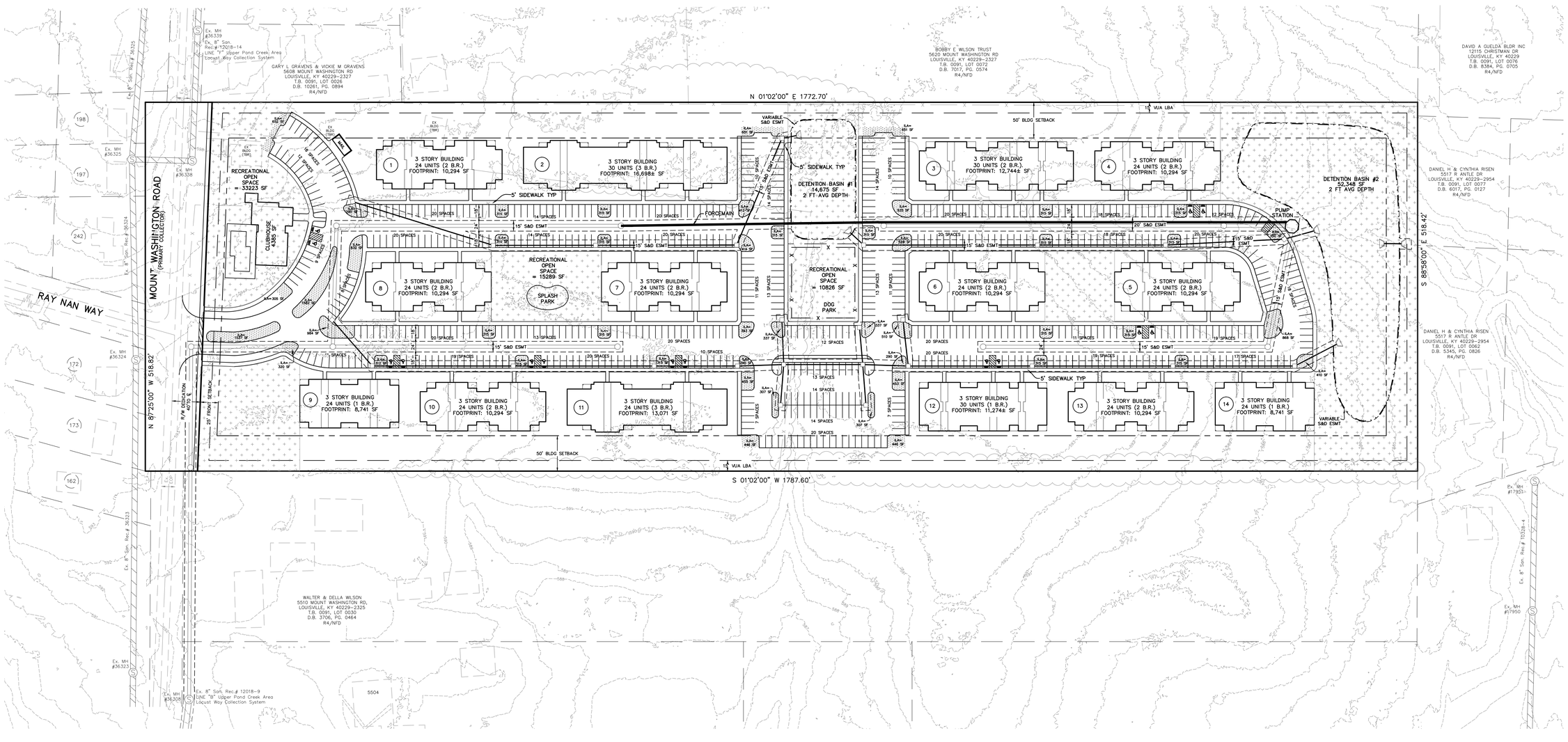
*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED STREET SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE ARROW
- INTERIOR LANDSCAPE AREA (ILA)
- OPEN SPACE AREA
- EXISTING TREE MASS



GRAPHIC SCALE 1"=60'
0 30 60 120

CASE # XXXX
MSD WM # XXXX

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
312 GUY STREET, SUITE 1-2, LOUISVILLE, KY 40202
502-485-1308 ▶ MindelScott.com

DEVELOPER
HIGHGATES MANAGEMENT
119 GLEN PARK AVENUE
TORONTO, ONTARIO, CANADA M6B 2C6

OWNER
GLORIA J. WALKER & CLINTON P. WALKER SR
6902 S 232ND EAST AVENUE
BROKEN ARROW, OK 74014-2129

PRE-APPLICATION PLAN
MOUNT WASHINGTON ROAD APARTMENTS
5604 MOUNT WASHINGTON RD
LOUISVILLE, KENTUCKY 40229
TAX BLOCK 0091, LOT 0002
DEED BOOK 7016, PAGE 0675

Revisions

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 07/02/21
Job Number: 3831

Sheet 1 of 1

M:\3831\5604 MOUNT WASHINGTON RD\DWG\PLANNING\3831-PREPLAN-7-2-21 (FILLED).dwg, PREPLAN, 7/2/2021 10:56:29 AM, 1:1