ADJACENT PROPERTY OWNERS

148. ROBERT M WEETHOUSE 5700 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5067 & LOT 145 DEED BOOK 10573 & PAGE 0792

150. KATHRYN M SIMMONDS 5700 MT WASHINGTON RD LOUISVILLE, KY 40229-2327 TAX BLOCK 5067 & LOT 150 DEED BOOK 9099 & PAGE 0260

151. 2 PE MS LLC PO BOX 9115 LOUISVILLE, KY 40209-0115 TAX BLOCK 5067 & LOT 151 DEED BOOK 10554 & PAGE 0945

152. MARY L & WILLIAM EDELEN 10908 ALTSHELER DR LOUISVILLE, KY 40241 TAX BLOCK 5067 & LOT 152 DEED BOOK 9099 & PAGE 0361

153. OV INVESTMENT PROPERTIES 4800 TEN VALLEY RD LOUISVILLE, KY 40272-1986 DEED BOOK 9261 & PAGE 0307

154. ROBT & MARY WEATHERHOLT 10904 ALTSHELER DR LOUISVILLE, KY 40241-2902 TAX BLOCK 5067 & LOT 154 DEED BOOK 9261 & PAGE 0099

155. MORTON, JAMES R & DONNA 5700 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5067 & LOT 155 DEED BOOK 9099 & PAGE 0399

162. PEPV US NOM, LLC 5502 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5067 & LOT 0162 DEED BOOK 10554 & PAGE 0945

172. PHENOM LLC 5501 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5067 & LOT 0172 DEED BOOK 10555 & PAGE 0561

173. RENT US NOW LLC 5503 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5067 & LOT 0173 DEED BOOK 10554 & PAGE 0930

185. GLEN WILLIAMS 5600 MOUNT WASHINGTON RD LOUISVILLE, KY, 40229-2328

TAX BLOCK 5067 & LOT 185 DEED BOOK 9261 & PAGE 843

186. CHRISTOPHER & ALLEN 5606 MOUNT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5067 & LOT 186 DEED BOOK 10554 & PAGE 0024

197. MERCH CAMEJO HERNANDEZ & IVAN CAMEJO MARTINEZ 5600 MOUNT WASHINGTON RD LOUISVILLE, KY 40229-2327 DEED BOOK 11794 & PAGE 773

198. DENIS R. WILSON 5600 MOUNT WASHINGTON RD, LOUISVILLE, KY 40229-2327 TAX BLOCK 5067 & LOT 198 DEED BOOK 6085 & PAGE 0705

200. BOBBY E WILSON 5620 MOUNT WASHINGTON RD LOUISVILLE, KY 40229-2327 TAX BLOCK 5085 & LOT 200

DEED BOOK 7092 & PAGE 0665

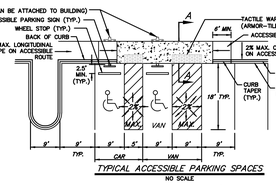
201. BOBBY E WILSON 5620 MOUNT WASHINGTON RD LOUISVILLE, KY 40229-2327 TAX BLOCK 5085 & LOT 201 DEED BOOK 7092 & PAGE 0293

202. BOBBY E WILSON, TRUSTEE 5620 MOUNT WASHINGTON RD LOUISVILLE, KY 40229-2327 TAX BLOCK 5085 & LOT 202 DEED BOOK 6180 & PAGE 0295

240. HANNAH J & JORDAN B KING 5604 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5085 & LOT 240 DEED BOOK 10060 & PAGE 0055

241. THE DOYLE FAMILY TRUST 5602 MT WASHINGTON RD LOUISVILLE, KY 40229 TAX BLOCK 5085 & LOT 241 DEED BOOK 10060 & PAGE 758

242. BARRY L & MIRIAM L DUNCAN 5600 MOUNT WASHINGTON RD LOUISVILLE, KY 40229-2328 DEED BOOK 9373 & PAGE 0749



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

LEGEND

- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED HANDICAP SPACE
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- LIMITS OF DISTURBANCE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- INTERIOR LANDSCAPE AREA (ILA)
- OPEN SPACE AREA
- EXISTING TREE MASS
- JURISDICTIONAL WETLANDS
- POTENTIAL KARST FEATURE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING LAND USE	VACANT/SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	35.79± AC. (1,559,012 SF)
NET LAND AREA	32.64± AC. (1,421,798 SF)
OF DWELLING UNITS	666
BUILDING HEIGHT (45'/3 STORIES MAX.)	45'/3 STORIES
GROSS FLOOR AREA	883,936 SF
GROSS DENSITY	18.6 D.U./AC
NET DENSITY (MAX. ALLOWED 34.8 DU/AC)	20.4 D.U./AC
OPEN SPACE REQUIRED	142,180 SF (10%)
OPEN SPACE PROVIDED	199,265± SF
REC. OPEN SPACE REQUIRED	71,090 SF (50% REQ. OPEN SPACE)
REC. OPEN SPACE PROVIDED	108,995± SF
PARKING SPACES REQUIRED PER D.U.:	
MIN. 1 SP/MAX. 2 SP	MIN. 666/ MAX. 1,332 SP
PARKING PROVIDED:	1,215 TOTAL SP (22 ADA SP INCLUDED)
PARKING AREA RATIO	1.8 SP./UNIT

TREE CANOPY DATA:	
GROSS SITE AREA	35.79± AC. (1,559,012 SF)
EXISTING TREE CANOPY	234,721 ± SF* (15%)
TOTAL TREE CANOPY REQUIRED	545,654± SF (35%)
EXISTING TREE CANOPY TO BE PRESERVED	0*
PROPOSED TREE CANOPY TO BE PLANTED	545,654± SF (35%)
LANDSCAPE DATA:	
V.U.A.	388,406± SF
I.L.A. REQUIRED (7.5% X V.U.A.)	29,130 SF
I.L.A. PROVIDED	29,254± SF

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

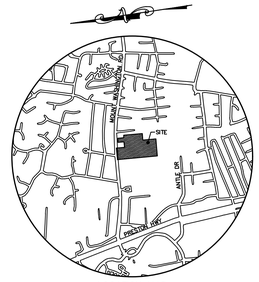
IMPERVIOUS AREA:

PROPOSED SITE DISTURBANCE	33.25± AC
EXISTING IMPERVIOUS AREA	7,765 SF
PROPOSED IMPERVIOUS AREA	682,785 SF
NET INCREASE IN IMPERVIOUS AREA	675,020± SF

DETENTION CALCULATIONS

2.9/12 ("POST C"–"PRE C") ("ACRES") = XX AC–FT

2.9/12 (0.56–0.30) (16) X 2 = 1.0 AC–FT
2.9/12 (0.80–0.30) (20) X 2 = 2.5 AC–FT
= 7 AC–FT



LOCATION MAP
NO SCALE

WAIVER REQUEST:
A WAIVER OF 10.2.4.B.3 OF THE LDC IS REQUESTED TO ALLOW MORE THAN 50% OF A PROPERTY PERIMETER LANDSCAPE BUFFER AREA TO BE OCCUPIED BY A DRAINAGE EASEMENT.

THIS DEVELOPMENT TO CONNECT WITH 21-MSUB-0012 AT GARDEN TRACE DRIVE. THIS DEVELOPMENT WILL BE LIMITED TO 199 UNITS UNTIL CONNECTION IS MADE.

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. 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 (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, IF ANY 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, MINDEL SCOTT PROFESSIONAL ENGINEER, TRAVIS BROWN, CONDUCTED ONLINE RESEARCH TO ASSESS KARST POTENTIAL AT THE PROJECT SITE. THE KENTUCKY GEOLOGIC MAP SERVICE ONLINE CHARACTERIZES THE SITE AS BEING OF 'INTENSE' KARST POTENTIAL, WITH NO MAPPED SINKHOLES ON THE SITE BUT SEVERAL IN THE PROJECT VICINITY. THE ENGINEER VISITED THE SITE ON SEPTEMBER 13, 2021 TO PERFORM A VISUAL INSPECTION AND SITE WALK. UPON WALKING THE SITE THE ENGINEER FOUND SOME CLOSED DEPRESSION FEATURES ON THE PROJECT SITE, BUT DID NOT ENCOUNTER ANY CERTAIN SINKHOLES. GIVEN THE GEOLOGY OF THE AREA IT IS POSSIBLE TO ENCOUNTER KARST FORMATIONS AND SINKHOLES ON SITE, AND ESPECIALLY AFTER CUTTING DURING EARTHWORK FOR THE PROPOSED CONSTRUCTION. IT IS RECOMMENDED TO RETAIN GEOTECHNICAL SERVICES DURING CONSTRUCTION TO CALL IF SINKHOLES ARE ENCOUNTERED. CARE SHOULD BE TAKEN DURING EARTHWORK TO INVESTIGATE AND PROPERLY REMEDIATE POTENTIAL SINKHOLES, PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IT WILL BE IMPORTANT TO PROOFROLL THOROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
14. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
15. IF ANY EXISTING STRUCTURES ARE OVER 50 YEARS OLD AND ARE DETERMINED TO BE ELIGIBLE FOR THE NATIONAL REGISTER, AS PER WRECKING ORDINANCE SECTION 150.110, THERE WILL BE A REQUIRED 30-DAY HOLD ON THE ISSUANCE OF A PERMIT.
16. STREET TREES REQUIRED.

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 SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. UPSIZING OF OFFSITE EXISTING GRAVITY SEWERS BY THE DEVELOPER WILL BE NECESSARY TO OBTAIN CAPACITY FOR THE PROPOSED FLOW. DESIGN & CONSTRUCTION OF THE REQUIRED OFFSITE IMPROVEMENTS, INCLUDING ACCESSING PROPERTIES & POTENTIAL EASEMENT ARE THE RESPONSIBILITY OF THE DEVELOPER.
3. DRAINAGE/STORMWATER DETENTION: ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. NO INCREASE IN VELOCITY AT THE PROPERTY LINE. FOR THE SOUTHERN STORM WATER OUTFALL DOWNSTREAM CAPACITY TO BE VERIFIED TO THE CONFLUENCE POINT. NORTHERN OUTFALL POINT LOCATED AT THE REAR OF 5503 HASBROOK DR. ON THE WESTERN STORM WATER OUTFALL POINT THE DOWNSTREAM CAPACITY SHALL BE VERIFIED TO THE STORM STRUCTURE DOWNSTREAM OF THE DRIVEWAY CULVERT OR 5506 MOUNT WASHINGTON RD. PENDING THE DOWNSTREAM ANALYSIS ADDITIONAL REQUIREMENTS OR MODIFICATIONS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
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 (2111C0 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.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE. BASIN OUTLETS SHALL BE A MINIMUM OF 15' FROM THE DOWNSTREAM PROPERTY LINE.
9. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
11. ROOF TOP DRAINAGE SHALL BE DIRECTED INTO THE PROPOSED DRAINAGE SYSTEM.
12. A PORTION OF EXISTING 8" SANITARY SEWER, RECORD # 12018–14 AND MANHOLE #36342, TO BE REMOVED.
13. DEVELOPER WILL REDUCE THE POST–DEVELOPED 100 YEAR FLOWS TO 50% OF THE PRE–DEVELOPED 100 YEAR FLOWS FROM THE TWO PROPOSED DETENTION BASINS. DEVELOPER WILL ALSO DETERMINE THE CAPACITY OF THE DRAINAGE SYSTEM ON THE TWO ADJACENT LOTS FROM THE DISCHARGE OF THE TWO PROPOSED DETENTION BASINS. DEVELOPER WILL OFFER TO REPLACE THE EXISTING CULVERTS IF NOT SIZED FOR THE FLOWS OUT OF THE TWO DETENTION BASINS IF GIVEN PERMISSION BY THE TWO DOWNSTREAM OWNERS.

PUBLIC WORKS AND KTC NOTES:

1. NO 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.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
5. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE–AIMED, SHIELDED OR TURNED OFF.
6. THERE SHALL BE NO PARKING OF VEHICLES NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
7. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
8. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
9. DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING. ENTRANCE THROAT WIDTH WILL BE LIMITED TO 36FT MAXIMUM, WITH 35FT MINIMUM CORNER RADII
10. 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.
11. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
12. 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.
13. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA012–2001 NAVD 1988 ELEV. 596.25

FROM THE INTERSECTION OF PRESTON HIGHWAY AND MT. WASHINGTON ROAD, TRAVEL EAST ON MT. WASHINGTON ROAD APPROXIMATELY 1.0 MILE TO CHRISTMAN ROAD, TURN RIGHT ON CHRISTMAN ROAD AND TRAVEL SOUTH FOR APPROXIMATELY 50 FEET TO THE STATION ON THE LEFT.

GRAPHIC SCALE 1"=60'
0 30 60 120

CASE# 21–ZONE–0136
RELATED CASE# 22–ZONE PA–0024
MSD WM # 12322

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
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HIGHGATES

DEVELOPER
HIGHGATES MANAGEMENT
7301 MONSEY CIRCLE
LOUISVILLE, KY 40219

OWNER(S)
GLORIA J. WALKER & CLINTON P. WALKER SR
6902 S 232ND EAST AVENUE
BROKEN ARROW, OK 74014–2129
&
BOBBY E. WILSON
5620 MOUNT WASHINGTON RD.
LOUISVILLE, KY 40229–2327

CHANGE IN ZONING APPLICATION PLAN
MOUNT WASHINGTON ROAD APARTMENTS
5604, 5606, 5612, 5614 & 5616 MOUNT WASHINGTON RD
LOUISVILLE, KENTUCKY 40229 0037 & 0036
TAX BLOCK 0091, LOTS 0002, 0072, 0027, 0037 & 0036
D.B. 7016 PG. 0675, D.B. 7017 PG. 0574 & D.B. 5719 PG. 0642

Revisions	
05/27/22	AGENCY COMMENTS
05/16/22	AGENCY COMMENTS
06/16/22	AGENCY COMMENTS
06/29/22	REVISED RIGHT & LEFT TURN LANES

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 04/7/22
Job Number: 3831
Sheet 1 of 1
PROFESSIONAL SEAL

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