MOUNT WASHINGTON ROAD APARTMENTS

CHANGE IN ZONING APPLICATION PLAN

5604, 5606, 5612, 5614 & 5616 MOUNT WASHINGTON RD
LOUISVILLE, KENTUCKY 40229
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
01/30/23	REV. X-WALKS & TURN LANES
01/30/23	REV. PER SITE MEETING W/ KYTC

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

PROFESSIONAL SEAL

OWNER(S)
GLORIA J. WALKER & CLINTON P. WALKER SR
6902 S 22ND EAST AVENUE
BROKEN ARROW, OK 74014-2129
&
BOBBY E. WILSON
5620 MOUNT WASHINGTON RD.
LOUISVILLE, KY 40229-2327

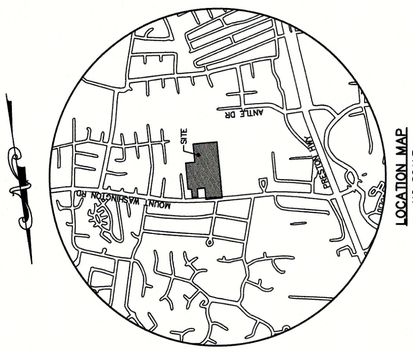
DEVELOPER
HIGHGATES MANAGEMENT
7301 MONSEY CIRCLE
LOUISVILLE, KY 40219

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

RECEIVED
FEB 16 2023
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY MET. SEWER DISTRICT

21-ZONE-0136



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.

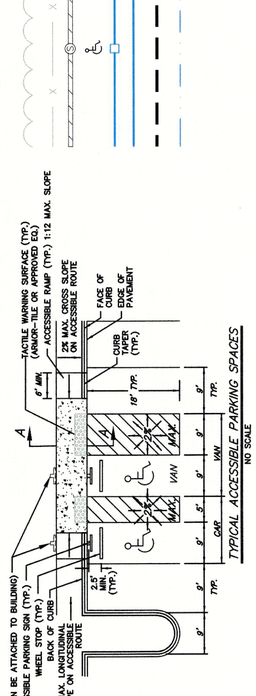
SITE DATA:
ZONING DISTRICT — NEIGHBORHOOD
EXISTING ZONING — R4
PROPOSED ZONING — R7
EXISTING LAND USE — VACANT/SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE — MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA — 35.79± AC. (1,559,012 SF)
NET LAND AREA — 32.64± AC. (1,421,798 SF)
OVERALL UNITS — 825
BUILDING HEIGHT (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)
PARKING SPACES REQUIRED PER D.U.: — 108,995± SF
MIN. 1 SP/MAX. 2 SP
PARKING PROVIDED: — MIN. 666/ MAX. 1,332 SP
PARKING AREA RATIO — 1,215 TOTAL SP (22 ADA SP INCLUDED) 1.8 SP./UNIT

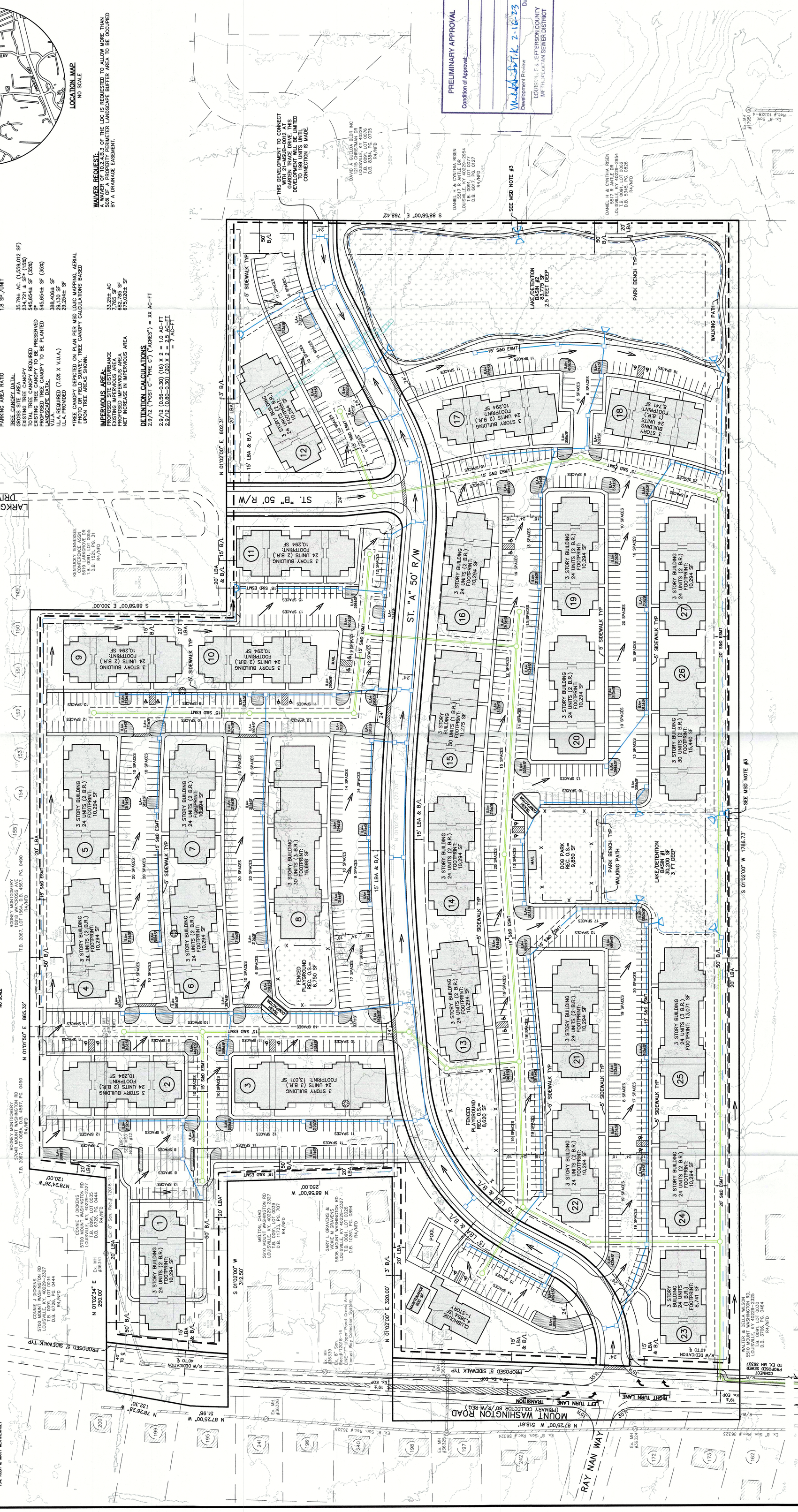
TREE CANOPY DATA:
GROSS SITE AREA — 35.79± AC
EXISTING TREE CANOPY — 234,721 ± SF* (15%)
TOTAL TREE CANOPY REQUIRED — 545,654± SF (35%)
EXISTING TREE CANOPY TO BE PRESERVED — 0*
PROPOSED TREE CANOPY TO BE PLANTED — 545,654± SF (35%)
LANDSCAPE DATA:
V.U.A. — 388,406± SF
I.L.A. REQUIRED (7.5% X V.U.A.) — 29,130 SF
I.L.A. PROVIDED — 29,254± SF
*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERMOUS 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

LEGEND
PROPOSED SANITARY MANHOLE W/PIPE
PROPOSED DRAINAGE ARROW
INTERIOR LANDSCAPE AREA (ILA)
OPEN SPACE AREA
EXISTING TREE MASS
JURISDICTIONAL WETLANDS
POTENTIAL KARST FEATURE
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




MOUNT WASHINGTON ROAD
(PRIMARY COLLECTOR 80'/R/W REQ.)
LARKGROVE DRIVE
ST. "A" 50' R/W
ST. "B" 50' R/W
RAY NAN WAY
N 01°01'50" E 865.32'
S 01°02'00" W 1786.73'
N 01°02'00" E 602.31'
S 88°58'00" E 300.00'
S 88°58'00" E 768.42'
N 87°25'00" W 518.61'
N 01°02'34" E 250.00'
S 01°02'00" W 312.50'
N 01°02'00" E 320.00'
N 88°58'00" W 250.00'
N 78°24'26" W 120.00'
N 87°25'00" W 51.98'
N 78°26'25" W 132.30'
LEFT TURN LANE
RIGHT TURN LANE
TRANSITION
PROPOSED 5' SIDEWALK TYP
R/W DEDICATION 40'TO ℄
LAKE/DETENTION 83,775 SF 2.5 FEET DEEP
LAKE/DETENTION 30,520 SF 3 FT DEEP
DOG PARK REC. O.S.= 9,850 SF
FENCED PLAYGROUND REC. O.S.= 6,750 SF
FENCED PLAYGROUND REC. O.S.= 8,620 SF
CLUBHOUSE 4,384± SF 1-STORY
MAINTENANCE 800 SF
POOL
WALKING PATH
PARK BENCH TYP.
SEE MSD NOTE #3
3 STORY BUILDING 24 UNITS (2 B.R.) FOOTPRINT: 10,294 SF
3 STORY BUILDING 30 UNITS (3 B.R.) FOOTPRINT: 16,898 SF
3 STORY BUILDING 30 UNITS (2 B.R.) FOOTPRINT: 15,440 SF
3 STORY BUILDING 24 UNITS (3 B.R.) FOOTPRINT: 13,071 SF
3 STORY BUILDING 24 UNITS (1 B.R.) FOOTPRINT: 8,741 SF
3 STORY BUILDING 50 UNITS (1 B.R.) FOOTPRINT: 11,275 SF
15' S&D ESMT
20' S&D ESMT
15' LBA & B/L
20' LBA
50' B/L
5' SIDEWALK TYP
24' B/L
3' B/L
DAVID A GUELDA BLDR INC 12115 CHRISTMAN DR LOUISVILLE, KY 40229 T.B. 0091, LOT 0076 D.B. 8384, PG. 0705 R4/NFD
DANIEL H & CYNTHIA RISEN 5517 R ANTLE DR LOUISVILLE, KY 40229-2954 T.B. 0091, LOT 0077 D.B. 6077, PG. 0127 R4/NFD
DANIEL H & CYNTHIA RISEN 5517 R ANTLE DR LOUISVILLE, KY 40229-2954 T.B. 0091, LOT 0026 D.B. 5345, PG. 0826 R4/NFD
KENTUCKY TENNESSEE CONFERENCE ASSN 5500 MOUNT WASHINGTON RD T.B. 0091, LOT 0055 D.B. 1521, PG. 31 R4/NFD
RODNEY MONTGOMERY 10918 WAYCROSS AVE T.B. 2067, LOT 156A, D.B. 4567, PG. 0490 R4/NFD
RODNEY MONTGOMERY 5704R MOUNT WASHINGTON RD T.B. 2067, LOT 008A, D.B. 4567, PG. 0490 R4/NFD
CONNIE J DICKENS 5700 MOUNT WASHINGTON RD LOUISVILLE, KY. 40229-2327 T.B. 0091, LOT 0034 D.B. 6726, PG. 0444 R4/NFD
MELTON, CHAD 5610 MOUNT WASHINGTON RD LOUISVILLE, KY. 40229-2327 T.B. 0091, LOT 0039 D.B. 11733, PG. 707 R4/NFD
GARY L GRAVENS & VICKIE M GRAVENS 5608 MOUNT WASHINGTON RD LOUISVILLE, KY. 40229-2327 T.B. 0091, LOT 0040 D.B. 10261, PG. 0894 R4/NFD
WALTER & DELLA WILSON 5510 MOUNT WASHINGTON RD. LOUISVILLE, KY. 40229-2325 T.B. 0091, LOT 0030 D.B. 3706, PG. 0464 R4/NFD
5504 MOUNT WASHINGTON RD. LOUISVILLE, KY 40229-2325
5502 MOUNT WASHINGTON RD. LOUISVILLE, KY 40229-2325
5500 MOUNT WASHINGTON RD. LOUISVILLE, KY 40229-2325
THIS DEVELOPMENT TO CONNECT WITH 21-MSUB-0012 AT GARDEN TRACE DRIVE. THIS DEVELOPMENT WILL BE LIMITED TO 199 UNITS UNTIL SUCH CONNECTION IS MADE.
PROPOSED 5' SIDEWALK TYP
R/W DEDICATION 40'TO ℄
CONNECT TO EX. MH 36307
PROPOSED SEWER
EX. 8" San. Rec.# 12018-14
EX. 8" San. Rec.# 36325
EX. 8" San. Rec.# 36324
EX. 8" San. Rec.# 36323
Ex. MH #36339
Ex. MH #36341
Ex. MH #36326
Ex. MH #36324
Ex. MH #36323
Ex. MH #36308
Ex. MH #36307
Ex. MH #36306
Ex. MH #36305
Ex. MH #36304
Ex. MH #36303
Ex. MH #36302
Ex. MH #36301
Ex. MH #36300
Ex. MH #36299
Ex. MH #36298
Ex. MH #36297
Ex. MH #36296
Ex. MH