

MT. WASHINGTON RD APARTMENTS SITE DATA: (CASE #24-DDP-0006, APPROVED 4-16-24)

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	36.68 AC. (1,597,965 SF)
NET LAND AREA	33.50 AC. (1,459,076 SF)
OF DWELLING UNITS	68 U./AC
BUILDING HEIGHT (45'/3 STORIES MAX.)	45'/3 STORIES
TOTAL FOOTPRINT AREA	291,364
GROSS FLOOR AREA	874,032 SF
GROSS DENSITY	18.16 D.U./AC
NET DENSITY (MAX. ALLOWED 34.8 DU/AC)	19.88 D.U./AC
OPEN SPACE REQUIRED	145,908 SF (10%)
OPEN SPACE PROVIDED	377,783± SF
MT. OPEN SPACE REQUIRED	72,854 SF (50% REQ. OPEN SPACE)
REC. OPEN SPACE PROVIDED	91,398± SF
PARKING SPACES REQUIRED PER D.U.:	
MIN. 1 SP/MAX. 2 SP	MIN. 666/ MAX. 1,332 SP
PARKING PROVIDED:	1,299 TOTAL SP (43 ADA SP INCLUDED)
PARKING AREA RATIO	1.9 SP/UNIT

TREE CANOPY DATA:
GROSS SITE AREA
EXISTING TREE CANOPY
TOTAL TREE CANOPY REQUIRED
EXISTING TREE CANOPY TO BE PRESERVED
PROPOSED TREE CANOPY TO BE PLANTED

36.68 AC. (1,597,965 SF)
602,578± SF* (38%)
559,288 SF (35%)
17,232± SF (1%)
542,056± SF (34%)

LANDSCAPE DATA:
V.U.A.
I.L.A. REQUIRED (7.5% X V.U.A.)
I.L.A. PROVIDED

418,034± SF
31,353 SF
36,846± SF

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

IMPERVIOUS AREA:
PROPOSED SITE DISTURBANCE
EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
NET INCREASE IN IMPERVIOUS AREA

35.22± AC
7,765 SF
709,399 SF
701,633± SF

1100 GARDEN TRACE DRIVE SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	5.75 AC. (250,579 SF)
NET LAND AREA	5.06 AC. (220,245 SF)
OF DWELLING UNITS	82
BUILDING HEIGHT (45'/3 STORIES MAX.):	
APARTMENTS	45'/3 STORIES
TOWNHOMES	2 STORIES
TOTAL FOOTPRINT AREA	35,223
GROSS FLOOR AREA	98,669 SF
GROSS DENSITY	14.26 D.U./AC
NET DENSITY (MAX. ALLOWED 34.8 DU/AC)	16.21 D.U./AC
PARKING SPACES REQUIRED PER D.U.:	
MIN. 1 SP/MAX. 2 SP	MIN. 82/ MAX. 164 SP
PARKING PROVIDED:	156 TOTAL SP (6 ADA SP INCLUDED)
PARKING AREA RATIO	1.90 SP/UNIT

TREE CANOPY DATA:
GROSS SITE AREA
EXISTING TREE CANOPY
TREE CANOPY REQUIRED TO BE PRESERVED
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED
TREE CANOPY REQUIRED TO BE PLANTED

5.75 AC. (250,579 SF)
234,673± SF* (94%)
46,935 SF (20%)
47,044± SF
47,044± SF (35%)
40,689± SF

LANDSCAPE DATA:
V.U.A.
I.L.A. REQUIRED (7.5% X V.U.A.)
I.L.A. PROVIDED

52,290± SF
3,921.75 SF
4,861± SF

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

IMPERVIOUS AREA:
PROPOSED SITE DISTURBANCE
EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
NET INCREASE IN IMPERVIOUS AREA

4.05± AC
6,942 SF
2,01± AC
2,04± AC

OVERALL SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING LAND USE	AGRICULTURAL/VACANT/SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	42.44 AC. (1,848,544 SF)
NET LAND AREA	38.55 AC. (1,679,321 SF)
OF DWELLING UNITS	748
BUILDING HEIGHT (45'/3 STORIES MAX.):	
APARTMENTS	45'/3 STORIES
TOWNHOMES	2 STORIES
TOTAL FOOTPRINT AREA	326,587
GROSS FLOOR AREA	970,701 SF
GROSS DENSITY	17.62 D.U./AC
NET DENSITY (MAX. ALLOWED 34.8 DU/AC)	19.40 D.U./AC
OPEN SPACE REQUIRED	157,832 SF (10%)
OPEN SPACE PROVIDED	377,783± SF
REC. OPEN SPACE REQUIRED	83,966 SF (50% REQ. OPEN SPACE)
REC. OPEN SPACE PROVIDED	91,398± SF
PARKING SPACES REQUIRED PER D.U.:	
MIN. 1 SP/MAX. 2 SP	MIN. 748/ MAX. 1,496 SP
PARKING PROVIDED:	1,463 TOTAL SP (49 ADA SP INCLUDED)
PARKING AREA RATIO	1.96 SP/UNIT

TREE CANOPY DATA:
GROSS SITE AREA
EXISTING TREE CANOPY
TOTAL TREE CANOPY REQUIRED
EXISTING TREE CANOPY TO BE PRESERVED
PROPOSED TREE CANOPY TO BE PLANTED

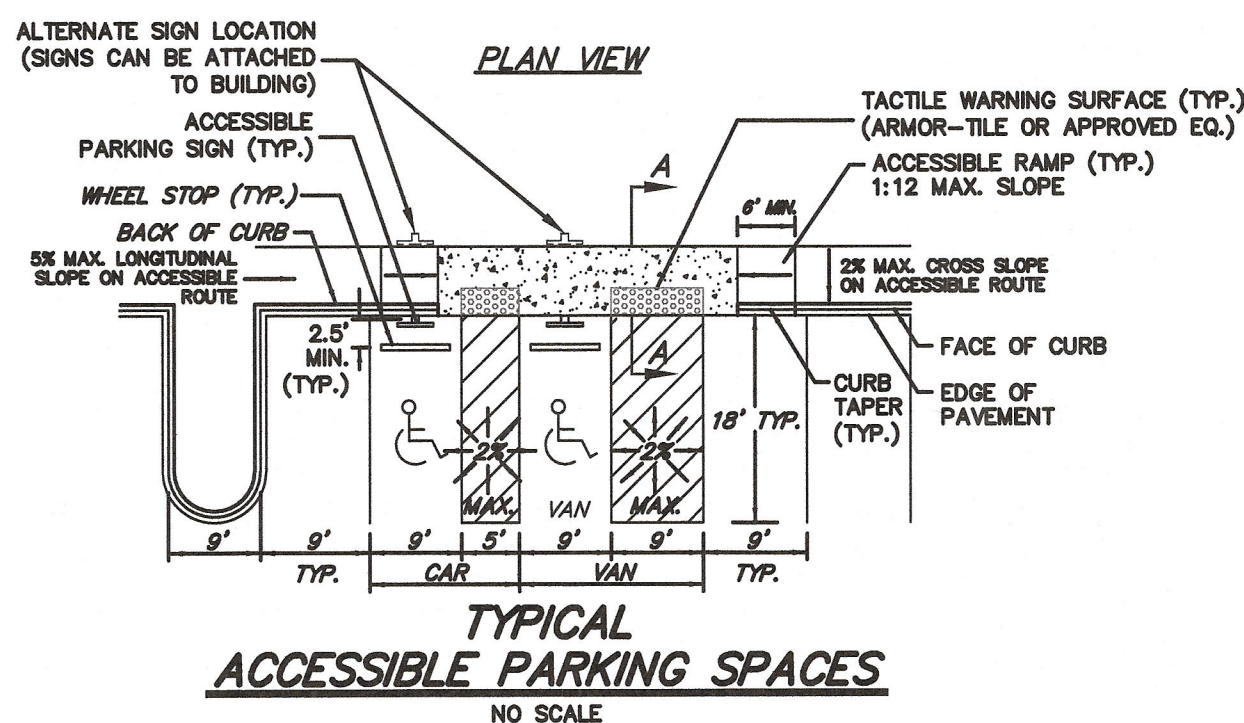
42.44 AC. (1,848,544 SF)
853,157± SF* (46%)
646,980 SF (35%)
79,801± SF (4%)
567,088± SF

DETENTION CALCULATIONS

2.9/12 ("POST C" - PRE C") ("ACRES") = VOL. AC-FIT

2.9/12 (0.85-0.25) (5.75) = 0.84 AC-FIT

DETENTION PROVIDED IN ALREADY APPROVED PORTION OF THE MT. WASHINGTON ROAD APARTMENTS (CASE #24-DDP-0006).



GENERAL NOTES:

- 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.
- 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.
- 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. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION (INCLUDING PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA).
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- 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.
- 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 PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WILL BE PERFORMED.
- 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.
- STREET TREES REQUIRED.
- TRASH, MAIL AND RECREATIONAL OPEN SPACE TO BE PROVIDED ON ADJACENT SITE (24-DDP-0006).

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER/SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 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 DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. NO INCREASE IN VELOCITY AT THE PROPERTY LINE. FOR THE SOUTHERN STORM WATER OUTFALL DOWNSYSTEM CAPACITY TO BE VERIFIED TO THE DETENTION BASIN OUTFALL POINT LOCATED AT THE REAR OF 5503 HASBROOK DR. ON THE WESTERN STORM WATER OUTFALL POINT THE DOWNSYSTEM CAPACITY SHALL BE VERIFIED TO THE STORM STRUCTURE DOWNSYSTEM OF THE DRIVEWAY CULVERT OR 5508 MOUNT WASHINGTON RD. PENDING THE DOWNSYSTEM ANALYSIS ADDITIONAL REQUIREMENTS OR MODIFICATIONS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 128 E).
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE. BASIN OUTLETS SHALL BE A MINIMUM OF 15' FROM THE DOWNSYSTEM PROPERTY LINE.

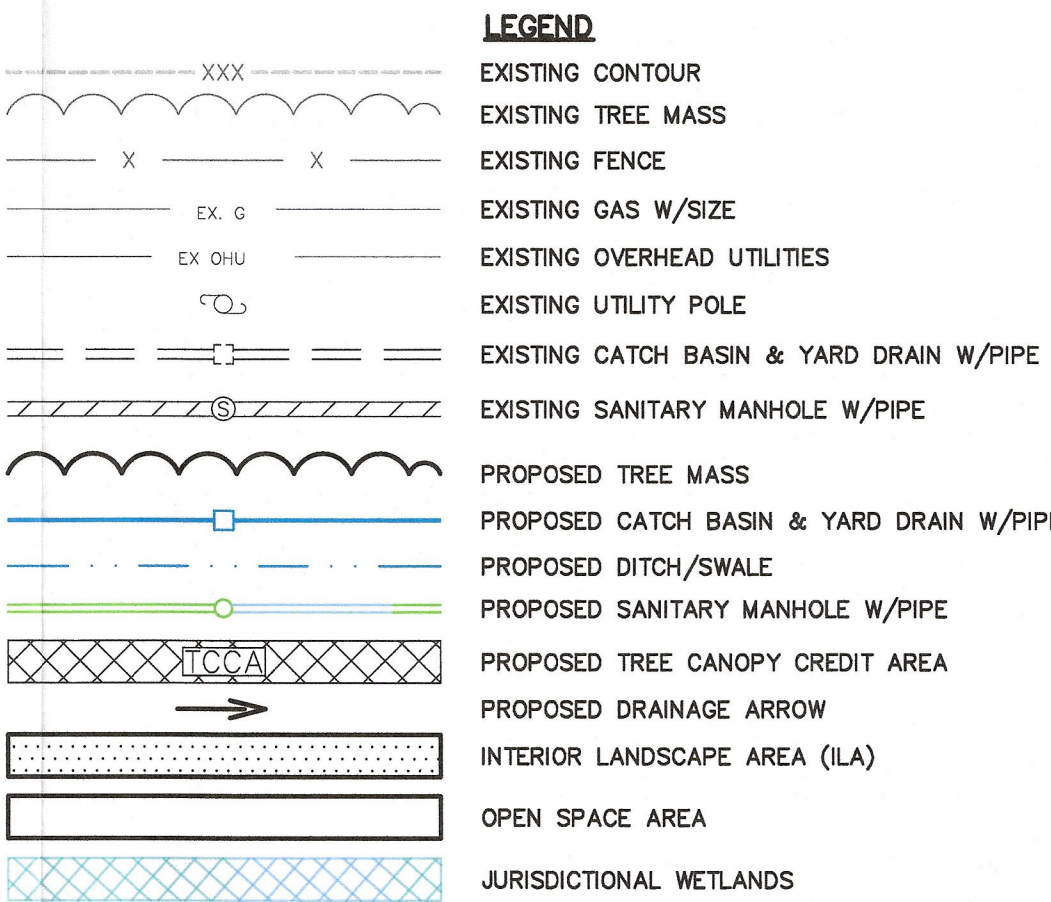
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- ROOF TOP DRAINAGE AND ALL PROPOSED IMPERVIOUS AREA SHALL BE DIRECTED INTO THE PROPOSED DRAINAGE SYSTEM.
- A PORTION OF EXISTING 8" SANITARY SEWER, RECORD # 12018-14 AND MANHOLE #36342, TO BE REMOVED.
- 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 DOWNSYSTEM OWNERS.
- ACOE APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KYC NOTES:

- NO COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY RECORD PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT S LIST OF APPROVED TREES.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-ARMED, SHIELDED OR TURNED OFF.
- THERE SHALL BE NO PARKING OF VEHICLES NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING. ENTRANCE THROAT WIDTH WILL BE LIMITED TO 38FT. MAXIMUM, WITH 38FT MINIMUM CORNER RADIUS.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS, PER KYC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.



LOCATION MAP
NO SCALE



RECEIVED

NOV 21 2024

OFFICE OF PLANNING

GRAPHIC SCALE 1"=60'

0 30 60 120

CASE: 24-ZONE-0071
RELATED CASES #24-ZONEPA-0052,
#24-DDP-0006,
#21-ZONE-0136, #22-ZONEPA-0024
MSD WM # 12322

MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
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502-465-1508 > Mindelscott.com

HIGHGATES

DEVELOPER
5604 PROPERTIES LP
7610 CHELSEA GARDENS DR,
LOUISVILLE, KY 40291

OWNER
G TRACE, LP
7610 CHELSEA GARDENS DR,
LOUISVILLE, KY 40291

CHANGE IN ZONING PLAN
MOUNT WASHINGTON ROAD APARTMENTS -
1100 GARDEN TRACE DRIVE ADDITION
1100 GARDEN TRACE DR
LOUISVILLE, KENTUCKY 40229
TAX BLOCK 0091, LOT 0076
D.B. 12692, Pg. 162

Revisions	DATE	BY	REV	DESCRIPTION
	05/24/24	REV	PER	PRE-APP MEETING W/ STAFF
	05/27/24	AGENCY	COMMENTS	
	10/16/24	AGENCY	COMMENTS	

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 4/22/24

Job Number: 3831

Sheet

1

of 1

24-ZONE-0071