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

DEVELOPER
BALL HOMES LLC
13301 MAGESTERIAL DR.
LOUISVILLE, KY 40223

OWNERS
MORRIS A. HOCKERSMITH
1900 S. POPE LICK ROAD
LOUISVILLE, KY 40299

LRH FAMILY LLC
12800 S. POPE LICK ROAD
LOUISVILLE, KY 40299

JEFFREY & MELISSA WINDHORST
1804 S. POPE LICK ROAD
LOUISVILLE, KY 40299

CHANGE OF ZONING PLAN

SOUTH POPE LICK RESIDENTIAL

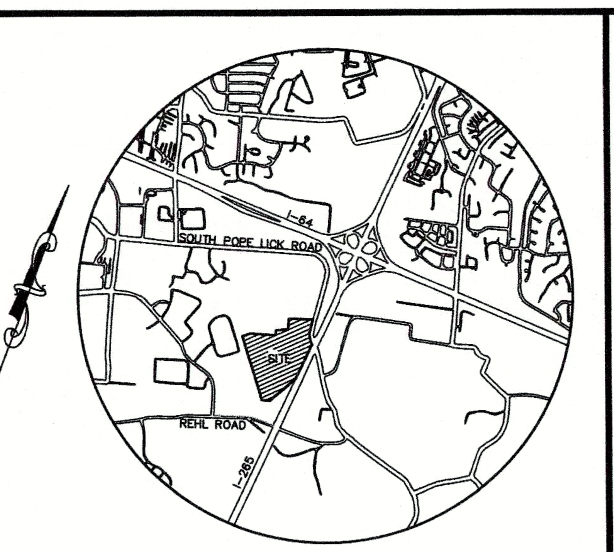
1704, 1806 & 1808R S. POPE LICK RD, LOUISVILLE, KY 40299
D.B. 11646 PG. 629, D.B. 11646 PG. 619, D.B. 6995 PG. 688, D.B. 9791 PG. 401
TAX BLOCK: 3672 LOT: 40, TAX BLOCK 40 LOT 25 & 510

Revisions	
07/25/22	AGENCY COMMENTS
08/05/22	AGENCY COMMENTS
08/22/22	AGENCY COMMENTS
09/26/22	AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 06/13/22
Job Number: 3877
Sheet 1 of 1

STATE OF KENTUCKY DAVID A. MINDEL 12,247 LICENSED PROFESSIONAL ENGINEER
10/3/22
PROFESSIONAL'S SEAL

22-ZONE-0083



LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R-4
PROPOSED ZONING	R-5 & R-6
EXISTING LAND USE	RESIDENTIAL/VACANT
PROPOSED LAND USE	SINGLE FAMILY & MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	86.15± AC
TREE CANOPY DATA:	
GROSS LAND AREA	86.15± AC. (3,752,626 ±SF)
EXISTING TREE CANOPY	1,719,825± SF* (46%)*
TOTAL TREE CANOPY REQUIRED	1,501,050± SF (40%)
EXISTING TREE CANOPY TO BE PRESERVED	630,905± SF (17%)
PROPOSED TREE CANOPY TO BE PROVIDED	1,501,050 SF (40%)
R-5 SITE DATA:	
GROSS LAND AREA	59.38± AC.
NET LAND AREA	52.69± AC.
BUILDABLE LOTS	148
NON-BUILDABLE LOTS	2
GROSS DENSITY	2.49 D.U./AC.
NET DENSITY (7.26 D.U./AC MAX)	2.81 D.U./AC.
R-5 DIMENSIONAL STANDARDS	
FRONT/STREET SIDE YARDS	15'/(25' IF GARAGE)
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	50'
R-6 SITE DATA:	
GROSS LAND AREA	26.77± AC. (1,165,891 SF)
NET LAND AREA	26.77± AC.
# OF DWELLING UNITS	388
BUILDING HEIGHT (50' MAX. ALLOWED)	3 & 4 STORIES
DENSITY (17.42 DU/AC ALLOWED)	14.49 D.U./AC.
GROSS FLOOR AREA	497,741 SF
OPEN SPACE REQUIRED	174,884 SF (15%)
OPEN SPACE PROVIDED	602,005 SF (52%)
REC. OPEN SPACE REQUIRED	87,442 (50% REQ. OPEN SPACE)
REC. OPEN SPACE TO BE PROVIDED	116,709 SF (67%)
PARKING:	
MIN. 1 SP/MAX. 2 SP	MIN. 360/ MAX. 720 SP REQUIRED
PARKING PROVIDED:	663 UNCOVERED SP 78 GARAGE SP 741 TOTAL SP (14 ADA SP INCLUDED)
PARKING AREA RATIO	1.9 SP./UNIT
R-6 LANDSCAPE DATA:	
V.U.A.	246,355 SF
I.L.A. REQUIRED (7.5% X V.U.A.)	18,477 SF
I.L.A. TO BE PROVIDED	21,419 SF

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

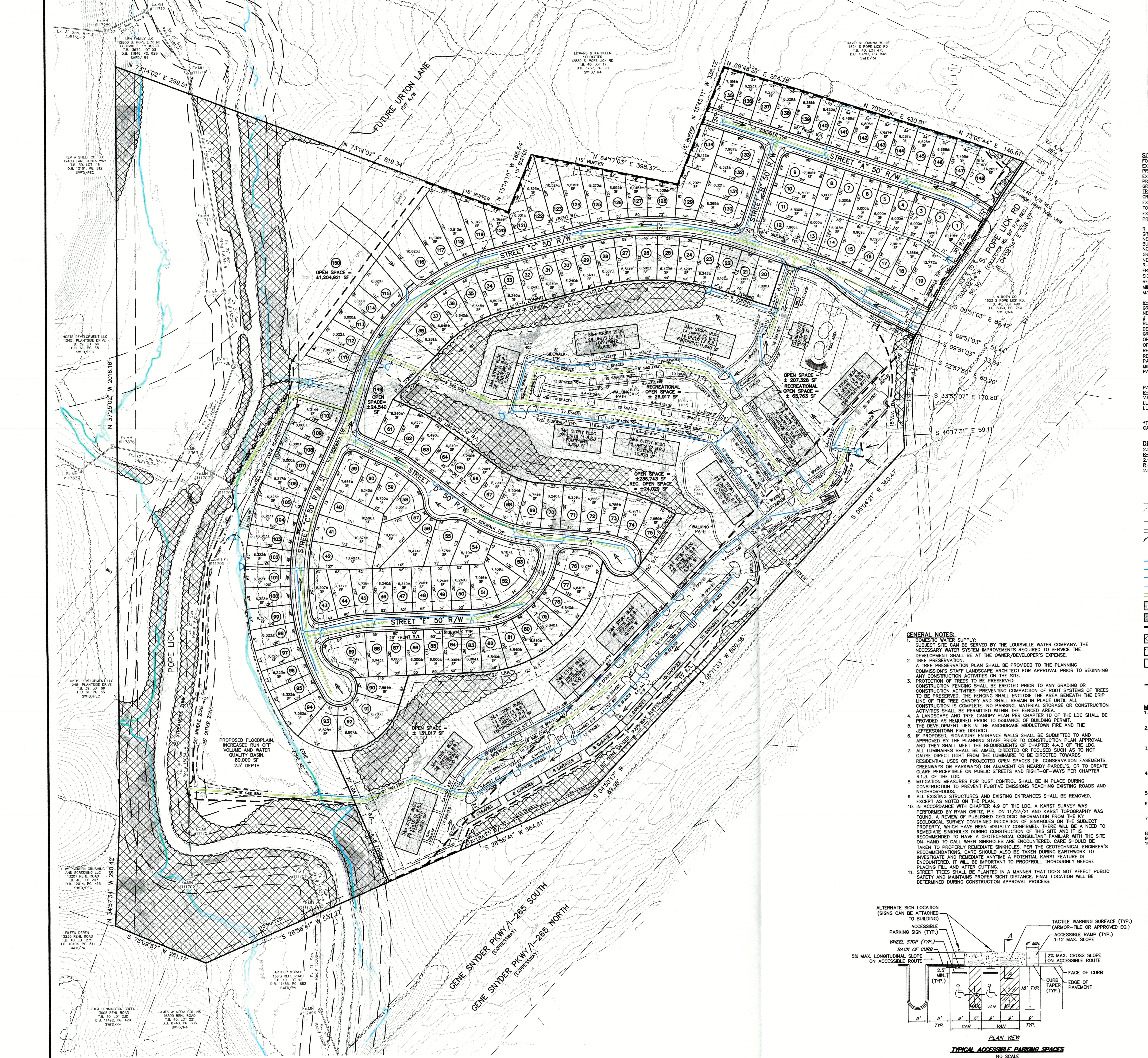
DETENTION CALCULATIONS
2.9/12 ("POST C"-"PRE C") ("ACRES") = XX AC-FT
R-5:
2.9/12 (0.56-.30 (31.0) = 1.9 AC-FT
R-6:
2.9/12 (0.75-.30) (26.5) = 2.9 AC-FT
= 4.8 AC-FT

LEGEND
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED TREE MASS
- PROPOSED HANDICAP SPACE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- EXISTING SLOPES >20-30%
- EXISTING SLOPES >30%
- 250' EXPRESSWAY NOISE BUFFER
- TCCA PROPOSED TREE CANOPY CREDIT AREA
- INTERIOR LANDSCAPE AREA (ILA)
- OPEN SPACE AREA
- PROPOSED DRAINAGE ARROW
- LIMITS OF DISTURBANCE

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 ANCHORAGE MIDDLETOWN FIRE AND THE JEFFERSONTOWN 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. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY RYAN ORITIZ, P.E. ON 11/23/21 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAVE BEEN VISUALLY CONFIRMED. THERE WILL BE A NEED TO REMEDIATE SINKHOLES DURING CONSTRUCTION OF THIS SITE AND IT IS RECOMMENDED TO HAVE A GEOTECHNICAL CONSULTANT FAMILIAR WITH THE SITE ON-HAND TO CALL WHEN SINKHOLES ARE ENCOUNTERED. CARE SHOULD BE TAKEN TO PROPERLY REMEDIATE SINKHOLES, PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. CARE SHOULD ALSO BE TAKEN DURING EARTHWORK TO INVESTIGATE AND REMEDIATE ANYTIME A POTENTIAL KARST FEATURE IS ENCOUNTERED. IT WILL BE IMPORTANT TO PROOFROLL THOROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
11. 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.

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 FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: IN LIEU OF ONSITE DETENTION, THE INCREASED RUNOFF VOLUME CREATED BY THE DEVELOPMENT SHALL BE COMPENSATED ONSITE BELOW THE FEMA FLOODPLAIN ELEVATION. THE COMPENSATION BASIN SHALL BE DESIGNED TO BE A FREE FLOW IN AND CONDITION.
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. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 065F).
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. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
8. KDOW APPROVAL REQUIRED FOR ANY WORK IN THE FEMA FLOODPLAIN.
9. ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
10. MSD LOCAL REGULATORY FLOODPLAIN PERMIT REQUIRED FOR ANY WORK IN THE FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:
1. 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.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. 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.
4. 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.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. 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.
7. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.



TYPICAL ACCESSIBLE PARKING SPACES
PLAN VIEW
NO SCALE

ALTERNATE SIGN LOCATION (SIGNS CAN BE ATTACHED TO BUILDING)
ACCESSIBLE PARKING SIGN (TYP.)
WHEEL STOP (TYP.)
BACK OF CURB
5% MAX. LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE
TACTILE WARNING SURFACE (TYP.) (ARMOR-TILE OR APPROVED EQ.)
ACCESSIBLE RAMP (TYP.) 1:12 MAX. SLOPE
2% MAX. CROSS SLOPE ON ACCESSIBLE ROUTE
FACE OF CURB
EDGE OF PAVEMENT
CURB TAPER (TYP.)

GRAPHIC SCALE 1"=100'
0 50 100 200

RECEIVED
OCT 03 2022
PLANNING & DESIGN SERVICES

CASE: #22-ZONE-0083
RELATED: #22-ZONEPA-0056
MSD WM #12447

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