

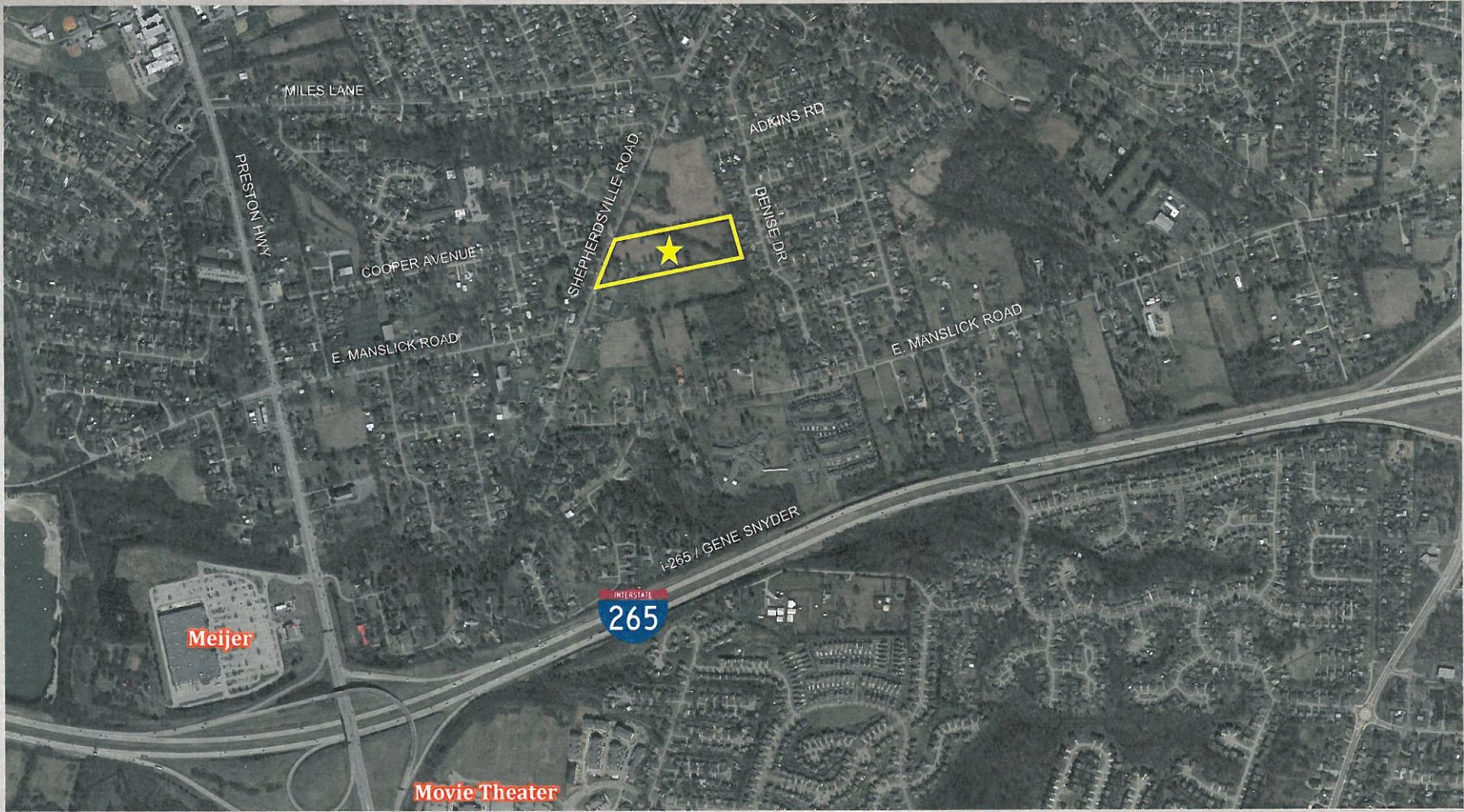
Louisville Metro Planning Commission – October 31, 2019
Louisville Metro Land Development & Transportation Committee – September 12, 2019
Louisville Metro Land Development & Transportation Committee – May 16, 2019 (Continued)
Louisville Metro Land Development & Transportation Committee – April 11, 2019 (Continued)
Neighborhood Meeting – February 11, 2019

Docket No. 19ZONE1001
**Zone change from R-4 to R-5 to allow a 34
lot single family subdivision on property
located at 8809 Shepherdsville Road**

Developer: Superior Builders Inc.

Attorney: Bardenwerper Talbott & Roberts, PLLC

Engineers, Surveyors, Planners & Landscape Architects: Mindel Scott & Associates, Inc.



Aerial Map of Vicinity



View of Shepherdsville Road looking south. Site is to the east (left).



View of Shepherdsville Road looking north. Site is to the west (right).



Development Plan shown at 4/11/19 LD&T



Revised Development Plan shown at 5/16/19 LD&T showing entrance relocation

Proposed entrance moved to split the difference between Manslick Road and Cooper Avenue



4/11/19 LD&T Plan



Current Plan





Area for requested turn lane

Google Earth

© 2018 Google
© 2018 Google



678 ft

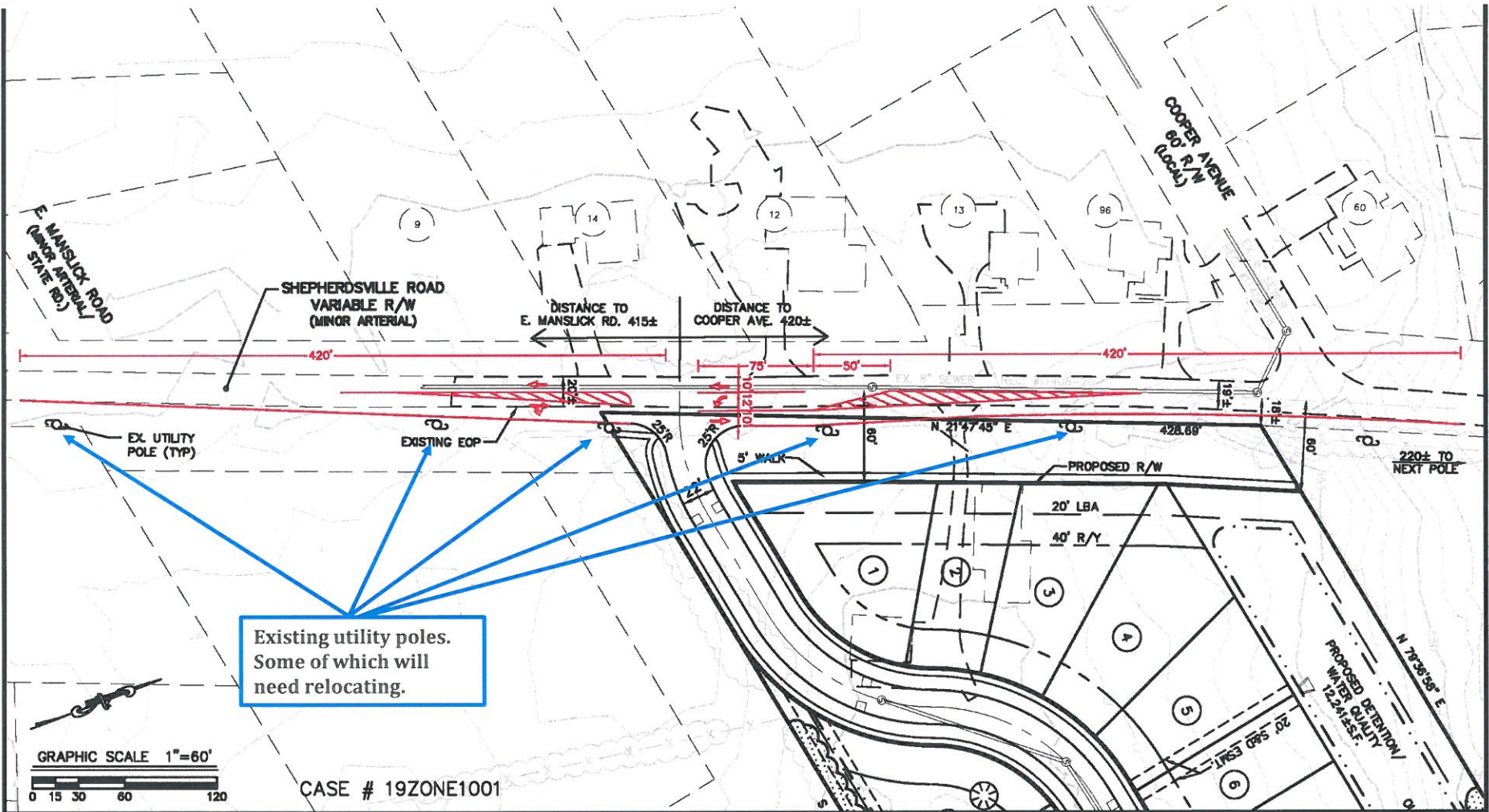


Area for requested turn lane

Google

COST ESTIMATE FOR TURN LANE

Turn Lane - grading and asphalt	\$ 36,000
Curb	\$ 10,000
Overlay - to merge into existing asphalt	\$ 25,000
Storm piping and catch basin	\$ 10,000
Engineering	\$ 10,000
Seeding	\$ 2,500
Traffic control	\$ 5,000
Sawcut	\$ 1,000
<u>Mobilization - staking and equipment transport</u>	<u>\$ 5,000</u>
Sub Total	\$119,500
<u>10% - potential overage</u>	<u>\$ 12,000</u>
Utility relocation - overhead electric & telephone	<u>\$100,000</u>
Combined Total	\$231,500



Existing utility poles.
Some of which will
need relocating.



MINDEL SCOTT

ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY, 40219
502-485-1308 ► MindelScott.com

DEVELOPER
SUPERIOR BUILDERS, INC.
P.O. BOX 91483
LOUISVILLE, KY 40291

TURNING LANE EXHIBIT
SHEPHERDSVILLE ROAD SUBDIVISION

8809 SHEPHERDSVILLE ROAD
LOUISVILLE, KENTUCKY 40218
TAX BLOCK 793, LOT 3
D.B. 10127 PG. 915

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 08-28-19
Job Number: 3388

Sheet
1

Left Turn Lane Warrants

Input Fields

Left Turn Volume (vph)	14	Speed Limit (mph)	35
Advancing Volume (vph)	589	No. of through lanes	1
Opposing Volume (vph)	425	Percent Heavy Vehicles (decimal percent)	0.01



Note: This spreadsheet is intended to supplement the guidance provided in the Auxiliary Turn Lane policy outlined in the KYTC Highway Design Manual. This policy should be fully reviewed and understood prior to using this application.

SHEPHERDSVILLE ROAD DEVELOPMENT & ROAD IMPROVEMENTS



	<u>Current R-4 zoning</u>	<u>R-5 Rezoning</u>
Density	4.84 du/a max	4.91 du/a proposed
Practical Lot Count	26	34
Lot SF	9,000 sf min	6,000-9,215 sf
Lot Width	60 ft min	50 ft min
Open space	0% provided	1.6 +/- acres 19% provided
House Design Standards	Not Required	Required

Similar Home Styles



Similar home style and design



Similar home style and design



Similar home style and design

Louisville Metro Land Development & Transportation Committee – September 12, 2019

Louisville Metro Land Development & Transportation Committee – May 16, 2019 (Continued)

Louisville Metro Land Development & Transportation Committee – April 11, 2019 (Continued)

Neighborhood Meeting – February 11, 2019

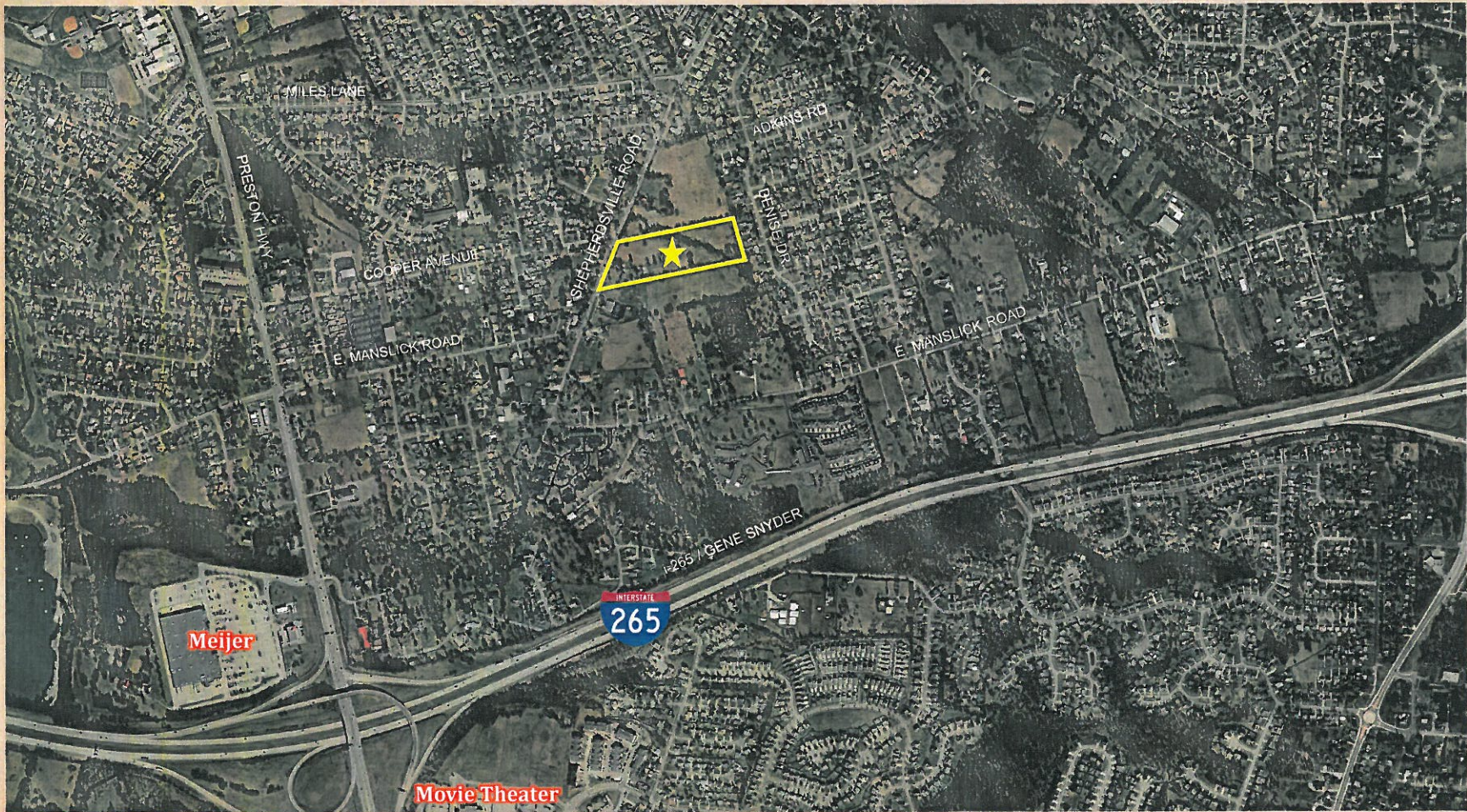
Docket No. 19ZONE1001

**Zone change from R-4 to R-5 to allow a 35
lot single family subdivision on property
located at 8809 Shepherdsville Road**

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Attorney: Bardenwerper Talbott & Roberts, PLLC

Engineers, Surveyors, Planners & Landscape Architects: Mindel Scott & Associates, Inc.



Aerial Map of Vicinity



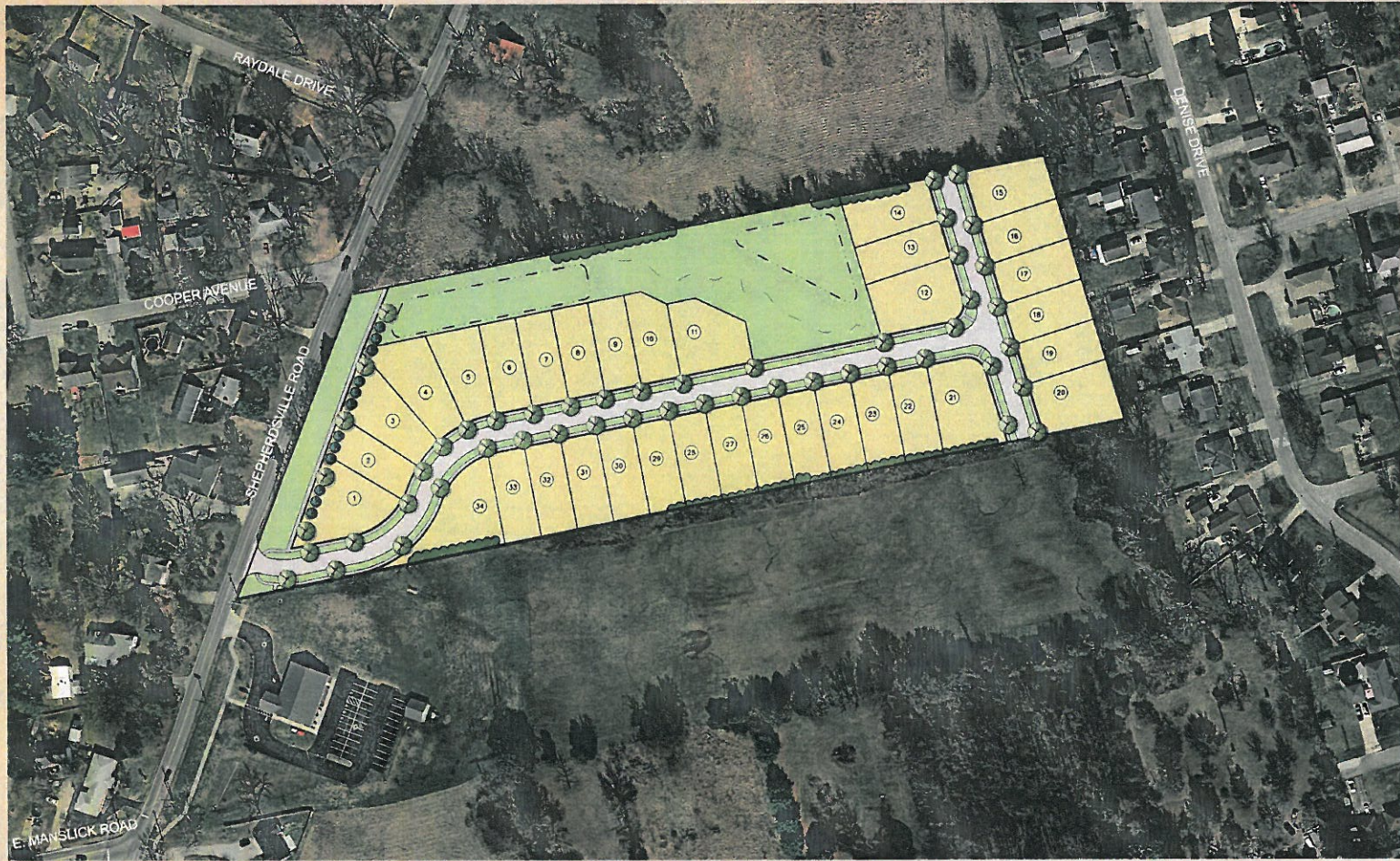
View of Shepherdsville Road looking south. Site is to the east (left).



View of Shepherdsville Road looking north. Site is to the west (right).

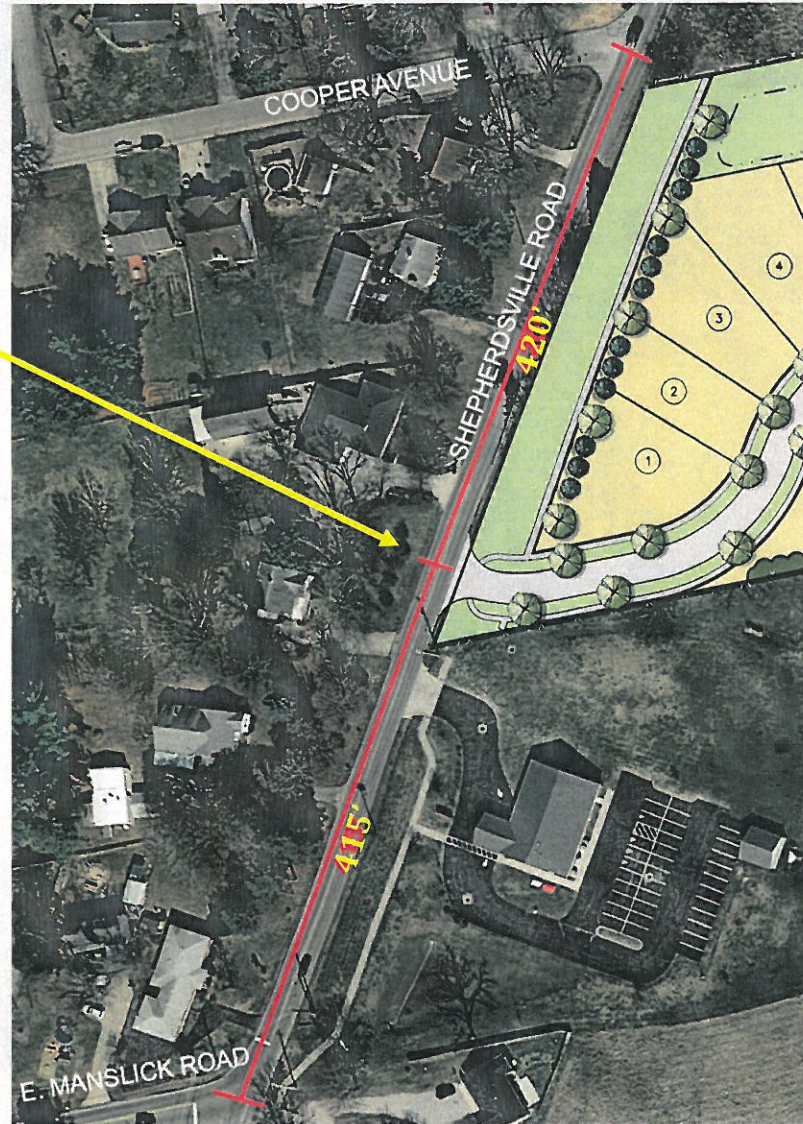


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4/11/19 LD&T Plan



Current Plan





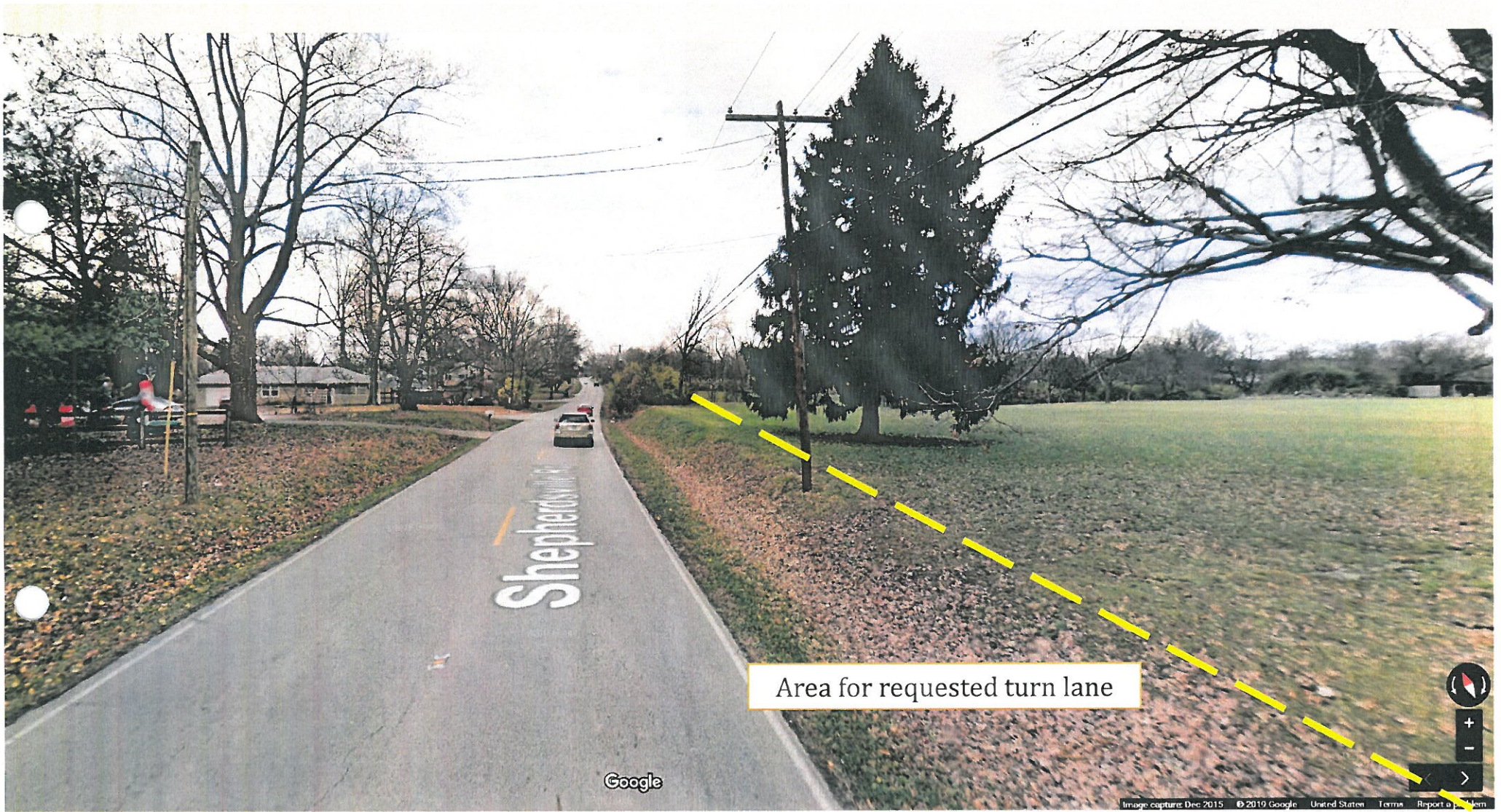
Area for requested turn lane

Google Earth

© 2018 Google
© 2018 Google



678 ft



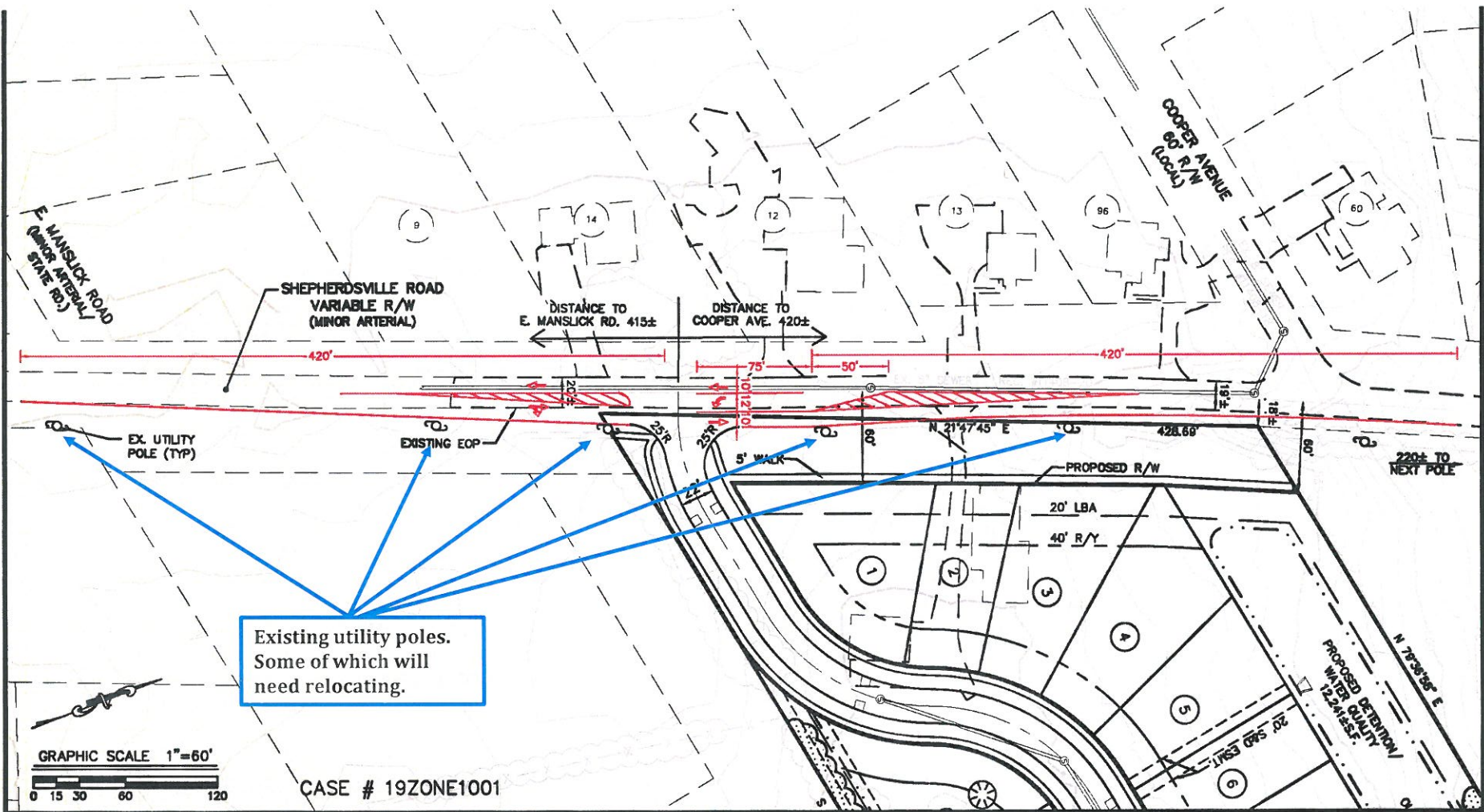
Shepherdswalk

Area for requested turn lane

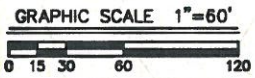
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CASE # 19ZONE1001



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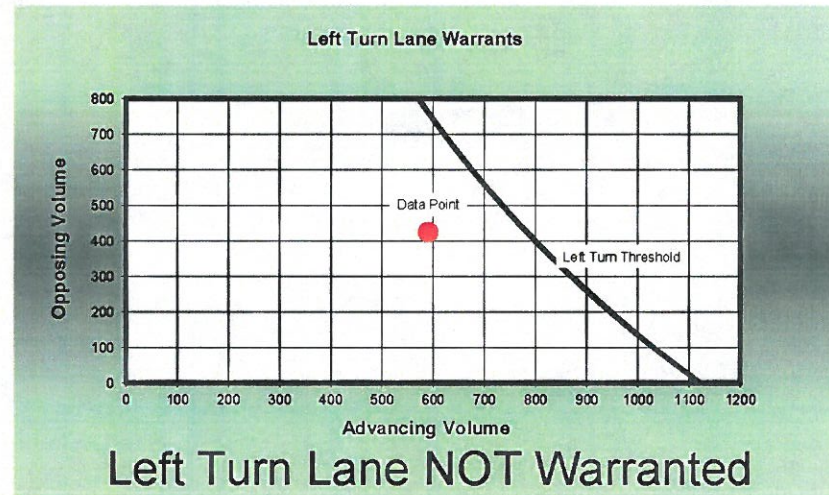
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Similar Home Styles



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Louisville Metro Land Development & Transportation Committee – April 11, 2019
Neighborhood Meeting – February 11, 2019

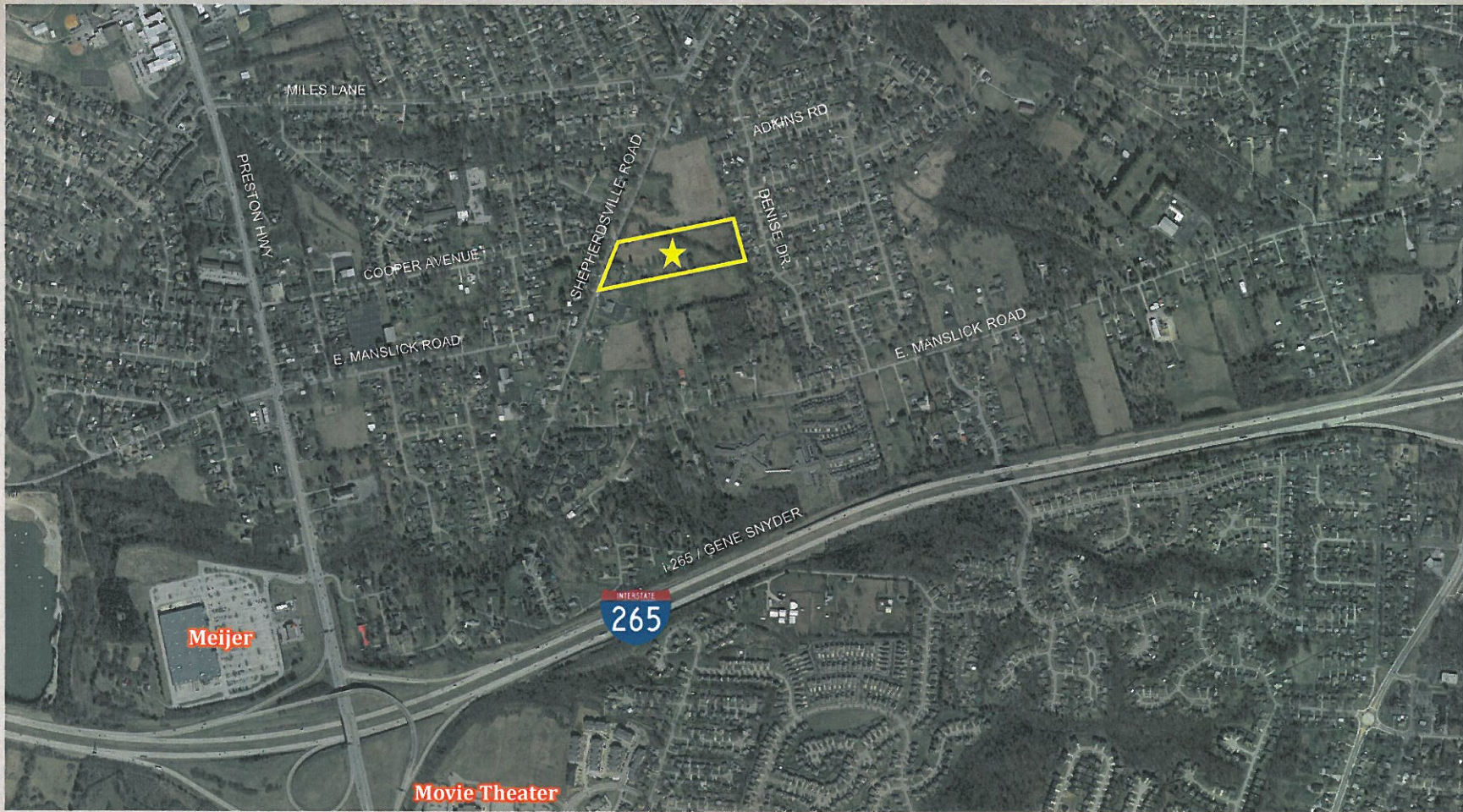
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Aerial Map of Vicinity

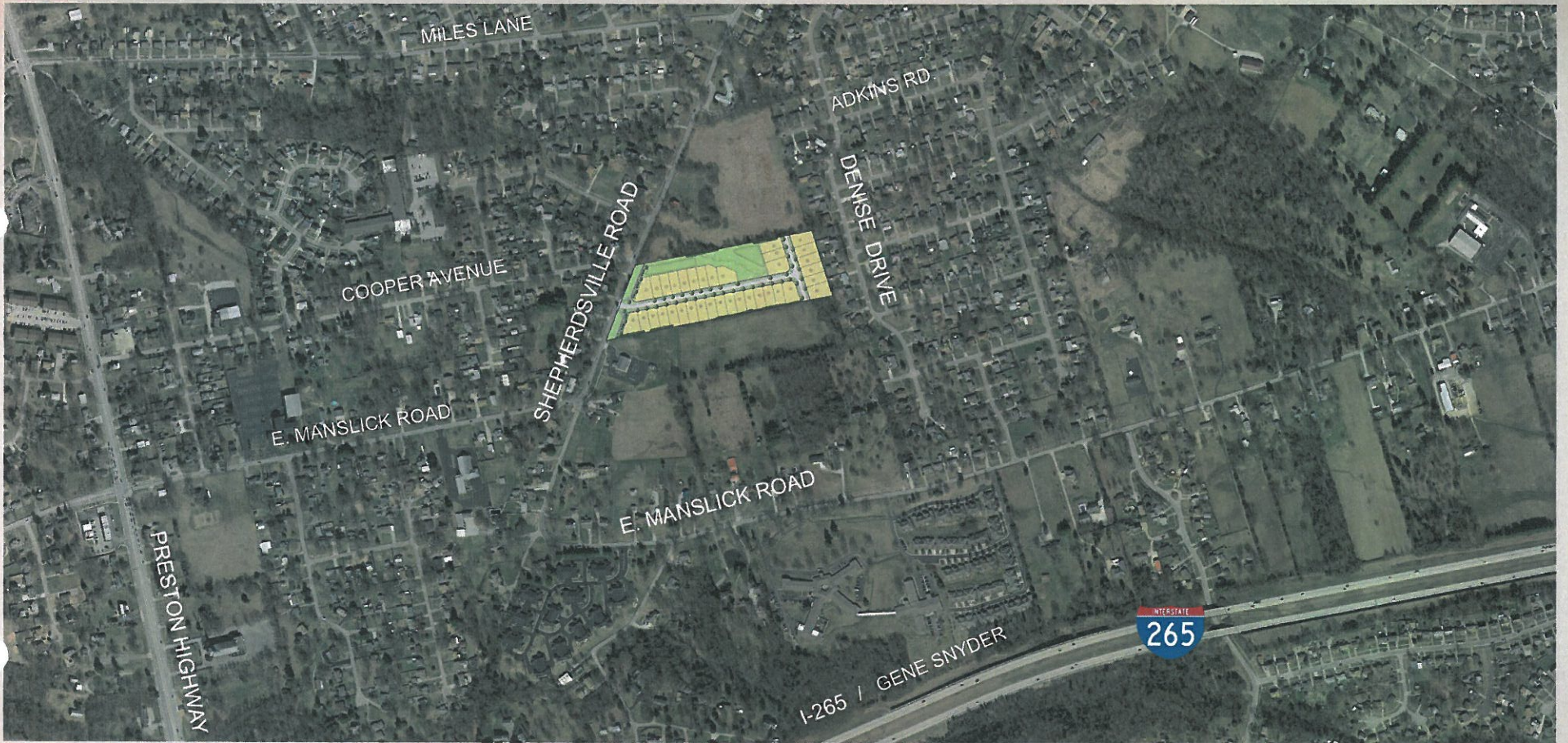


SITE

View of Shepherdsville Road looking south. Site is to the east (left).



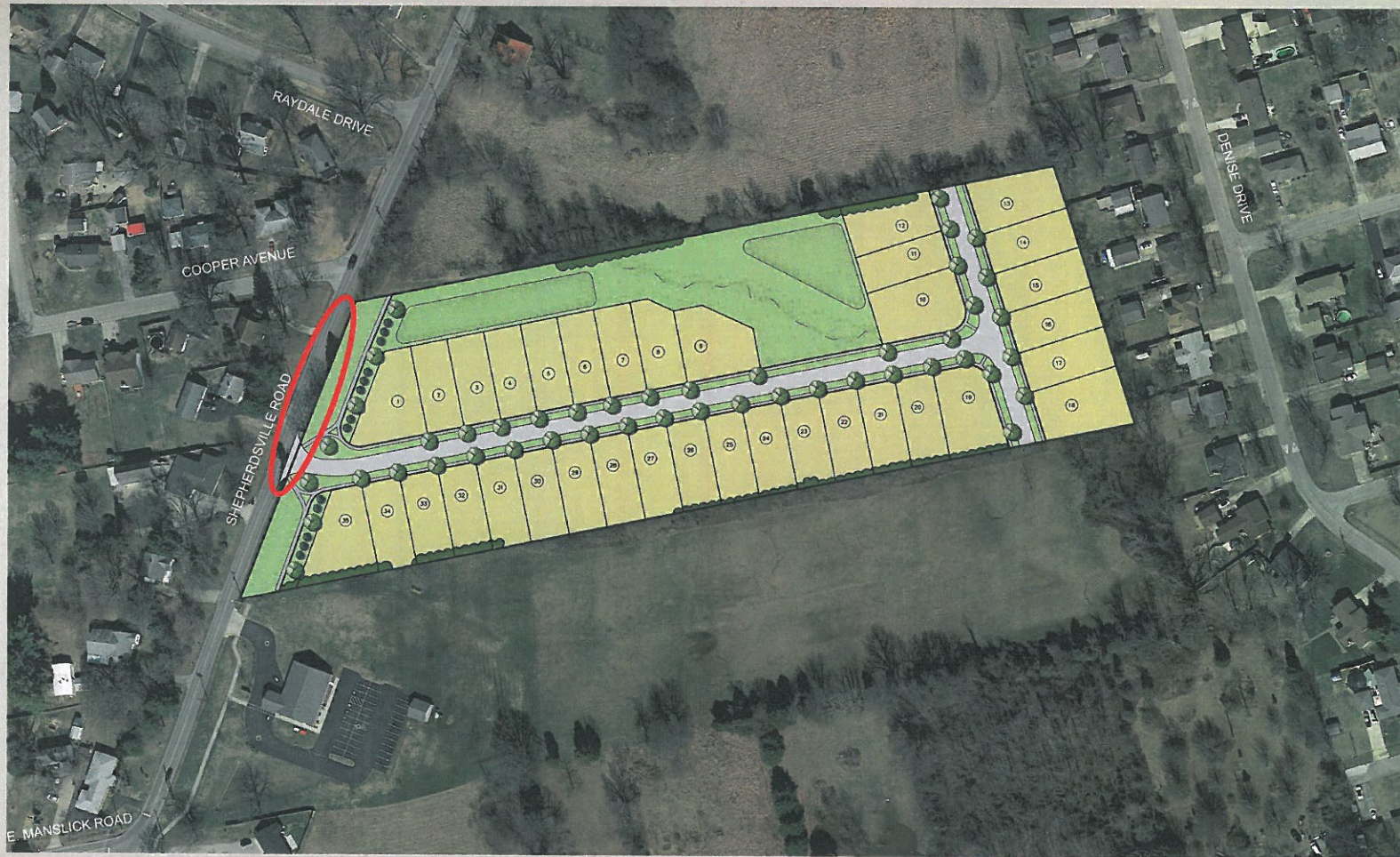
View of Shepherdsville Road looking north. Site is to the west (right).



Site Rendering on Aerial Map



Site Rendering on Enlarged Aerial Map



Red circle indicates location of requested left-turn lane road widening.



Area for requested turn lane

Google Earth

©2018 Google
©2019 Google



6.76 ft



Area for requested turn lane

Google

Left Turn Lane Warrants

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Similar home style and design

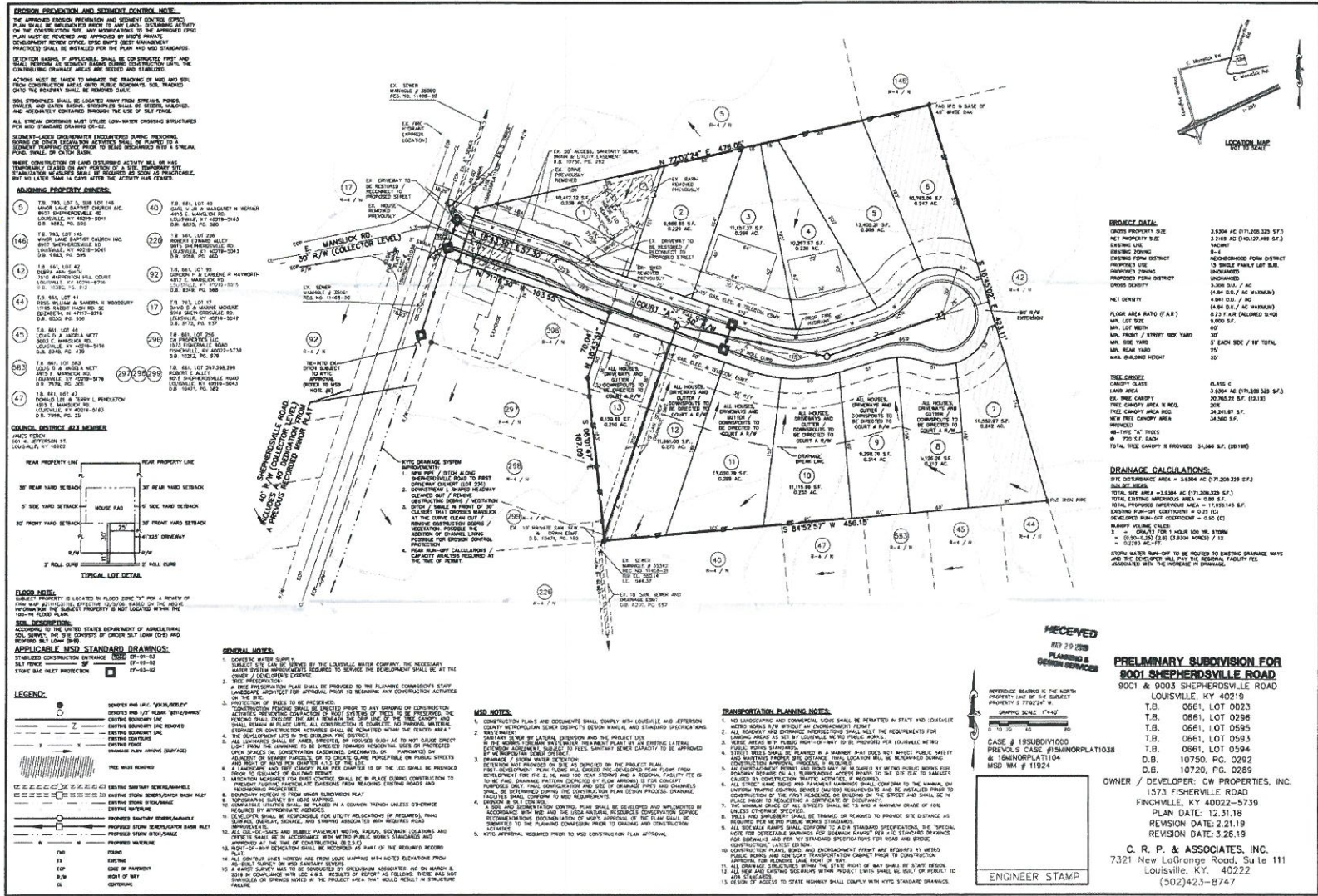


Similar home style and design



Similar home style and design

Proposed 13-lot subdivision plan at 9001 Shepherdville Road, Docket No. 19SUBDIV1000



19SUBDIV1000