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

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

DEVELOPER

BALL HOMES LLC
13301 MAGESTERIAL DR.
LOUISVILLE, KY 40223

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

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

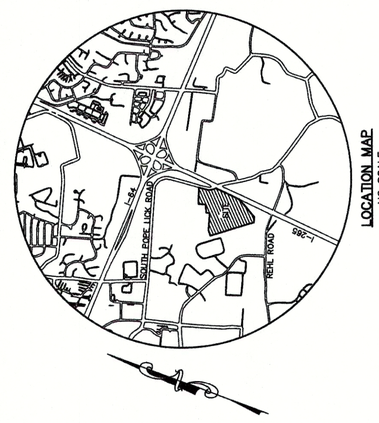
Job Number: 3877

Sheet 1 of 1

STATE OF KENTUCKY — DAVID A. MINDEL 12,247 — LICENSED PROFESSIONAL ENGINEER

10/3/22

PROFESSIONAL'S SEAL



LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R-5 & R-6
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. (3,752,826 ±SF)
EXISTING TREE CANOPY	1,719,825± SF (46%)*
TOTAL TREE CANOPY TO BE PRESERVED	1,502,025± SF (40%)*
PROPOSED TREE CANOPY TO BE PROVIDED	630,905± SF (17%)
	1,501,050 SF (40%)

R-5 SITE DATA:	
GROSS LAND AREA	59.38± AC.
NET LAND AREA	52.592± AC.
BUILDABLE LOTS	145
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	398
BUILDING HEIGHT (4 STORIES MAX. ALLOWED)	3 & 4 STORIES
DENSITY (17.42 D.U./AC MAX. 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-8 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

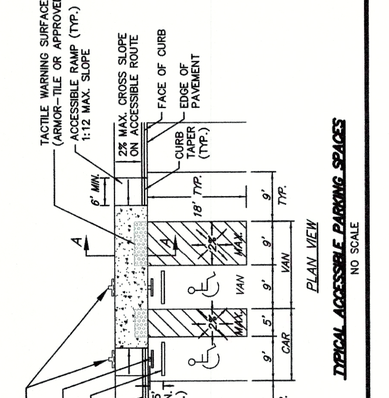
- EXISTING CONTOUR
- EXISTING TREE MASS
- EX OHU — EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED TREE MASS
- PROPOSED HANDICAP SPACE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY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

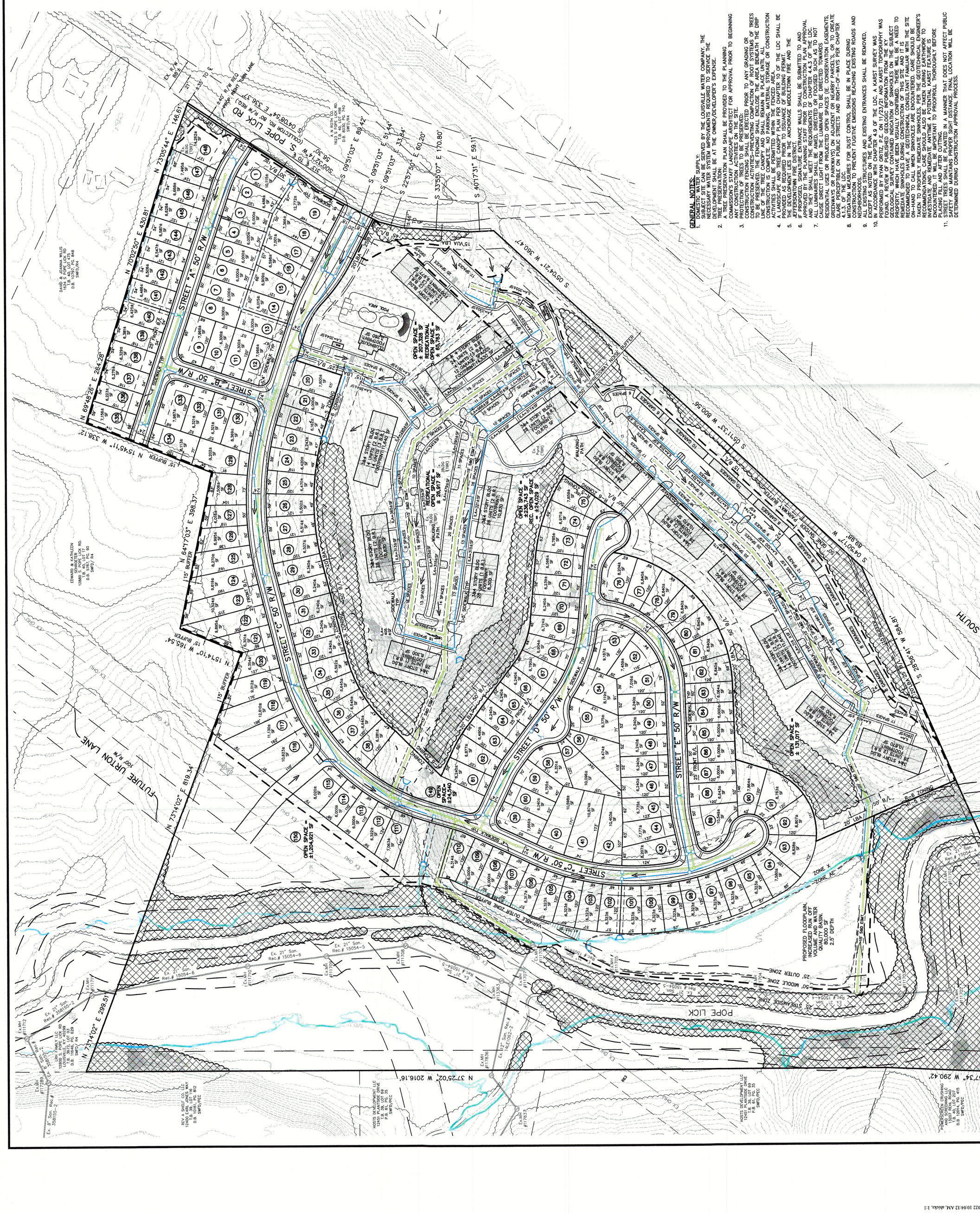
MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO ALL APPLICABLE RULES AND REGULATIONS OF THE 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. PRIOR TO ANY EARTH DISTURBANCE, 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. 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.
6. THE FINAL MAPPING OF THIS PROJECT MUST REFLECT ALL FEMA FLOODWAY, FLOODPLAIN, & FLOOD PROFILE ELEVATIONS.
7. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS OF THE PROPOSED FILL MUST BE SUBMITTED TO MSD FOR REVIEW.
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 APPROVED BY THE 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 DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. DUE TO THE STORM'S SIZE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING OR SIDEWALK RAMPS PER KTC STANDARD DRAWING EC-12 AND THE KENTUCKY ADAPTED ADA STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
6. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
7. TYPICAL ACCESSIBLE PARKING SPACES
   NO SCALE





RECEIVED
OCT 03 2022
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'
0 50 100 200

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

22-1 ZONE - 0083

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