

Docket No. 22-VARIANCE-0094

Variance on properties located at 8410, 8412, 8414, 8416, 8418, 8420 and
8422 Gateway Run Road



Search Addresses



McNeely Lake
Park

R4

R4

Preserve at Cedar Creek

R4

Woods of Penn Run
Conservation Subd

R4

Subject Lots

Parkside at Mount
Washington, Sec. 1

Mount Washington Road

R4

C1

R4

RR

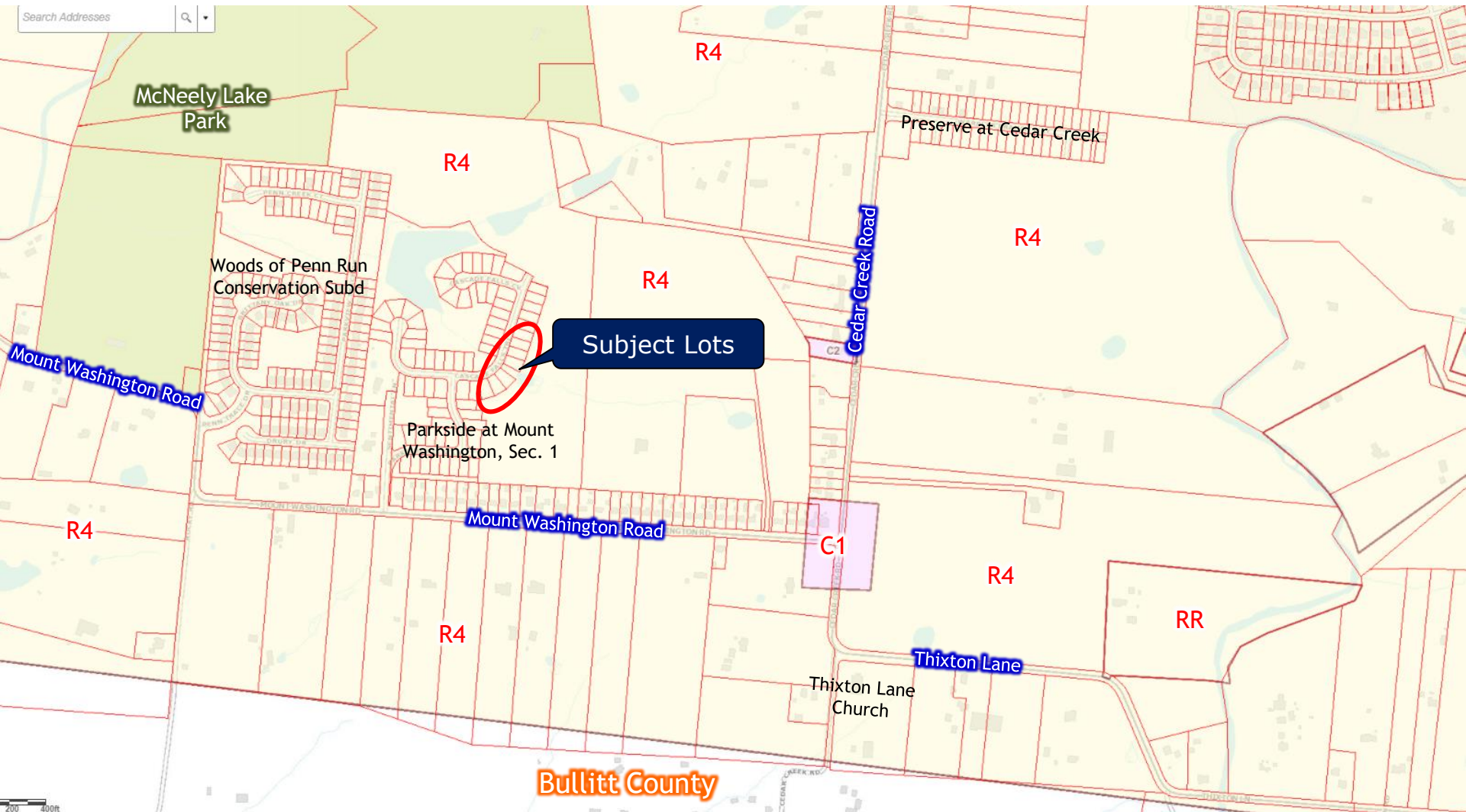
R4

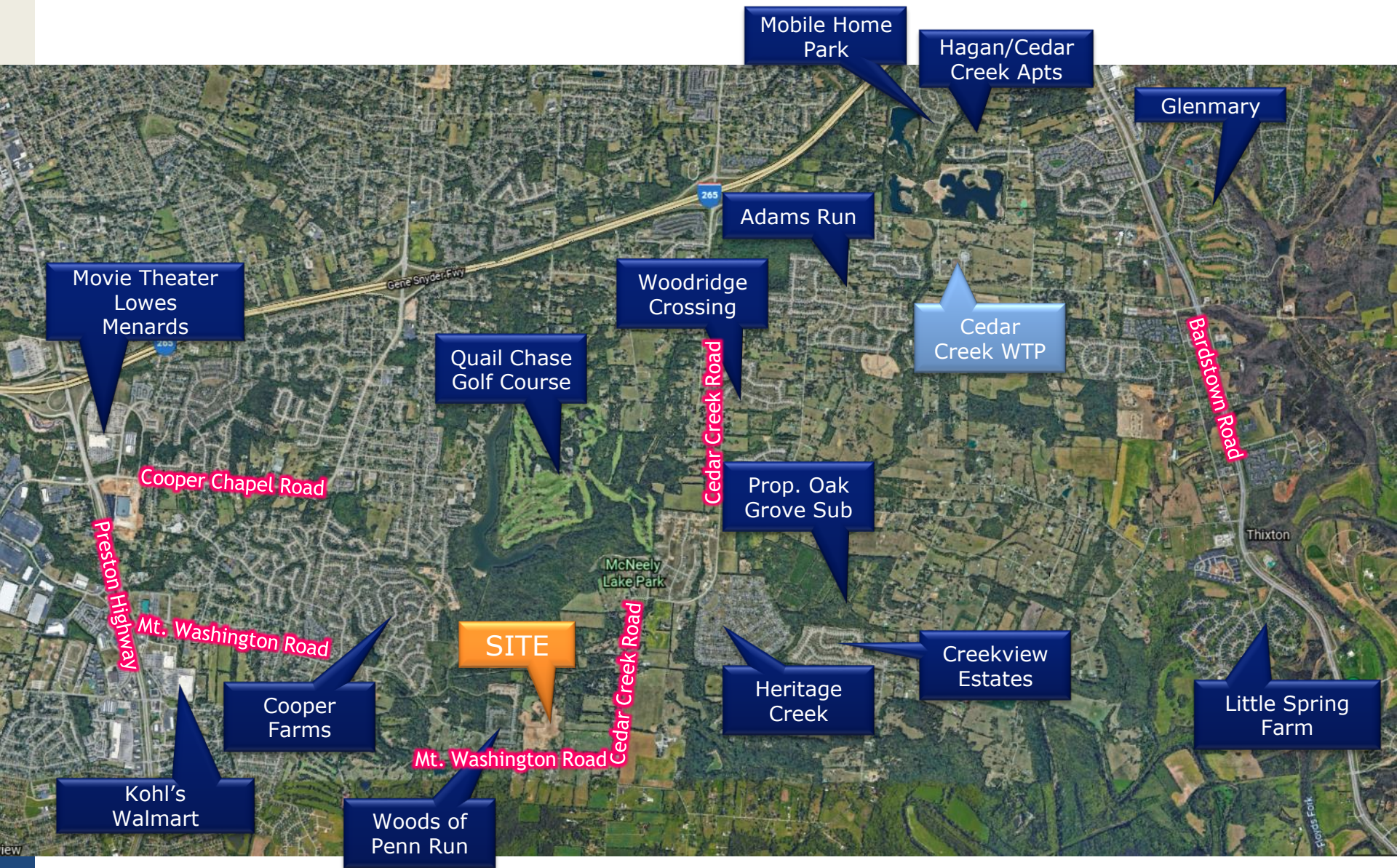
Thixton Lane

Thixton Lane
Church

Bullitt County

200 400ft







Subject Lots

Parkside at Mount Washington, Sec. 3

Parkside at Mount Washington, Sec. 1

Parkside at Mount Washington, Sec. 2

Parkside at Mount Washington, Sec. 4

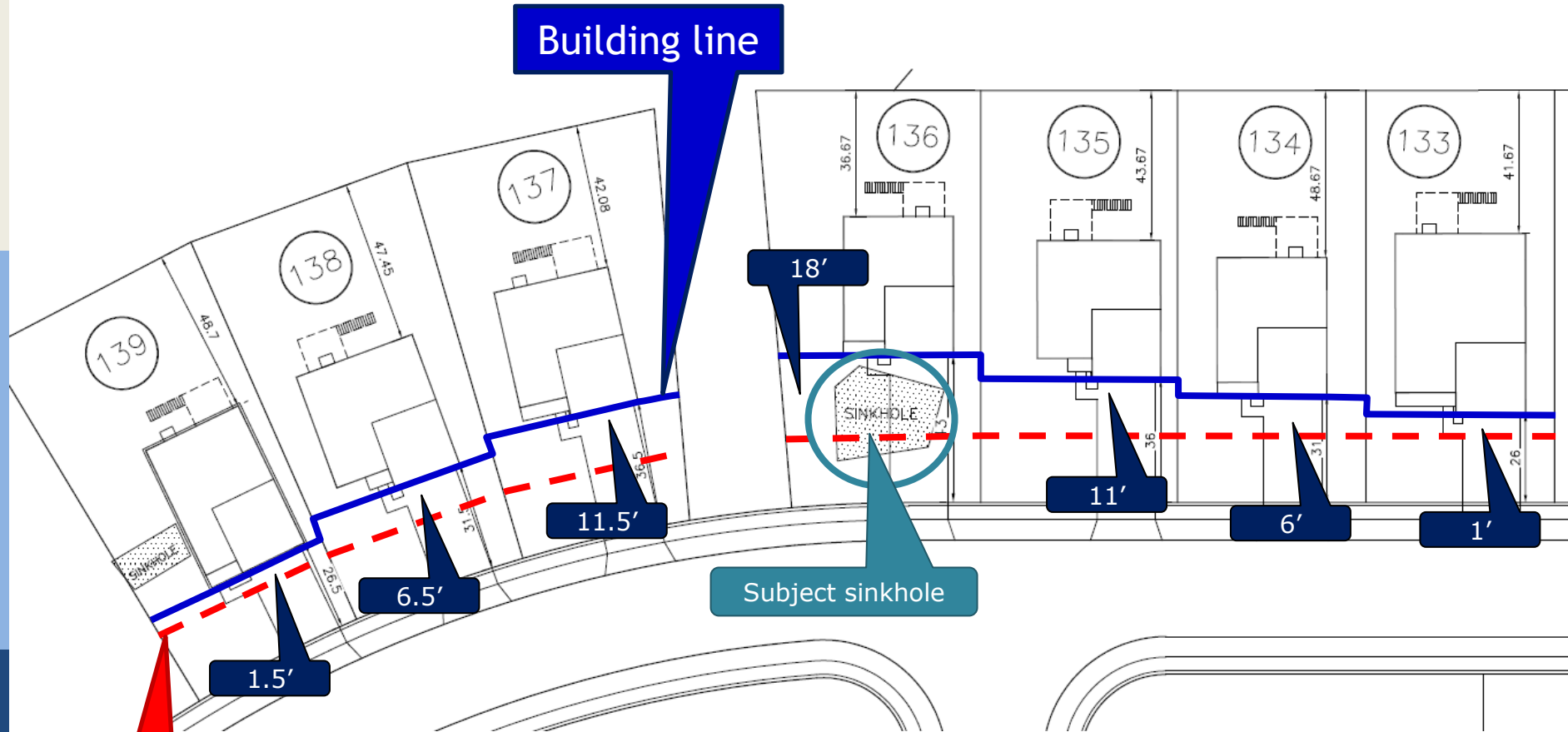
Mount Washington Road

Cedar Creek Road

Mount Washington Road

Washington Rd

Thixton Ln



Building line

18'

SINKHOLE

Subject sinkhole

11.5'

11'

6'

1'

6.5'

1.5'

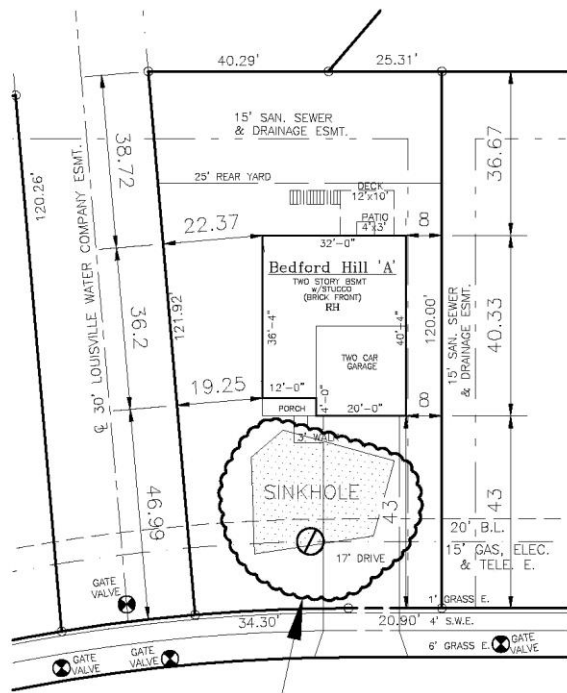
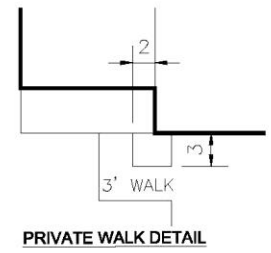
25' Max front setback line

12.00 Patio 930.11 Drive
48.00 Stoop
28.50 Walk
---- Add'l Conc. 930.11 Total SF
88.50 Total SF
38.20 Public Walk (Linear Footage)
5420.88 Total Sod
---- Extra Sod (Greater than 750sf)

ZONE: R4

136PW

- Notes:
1. THE SILT FENCE AND CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE GRADING THE LOT.
 2. THE LOT SHALL BE SEEDED AND MULCHED, OR SODDED, WITHIN 14 DAYS AFTER FINAL GRADING.
 3. CURB INLETS AND SURFACE INLETS, IF PRESENT, SHALL BE PROTECTED WITH ROCK BAGS, OR OTHER DEVICES, TO KEEP SEDIMENT OUT OF THE PIPE.



**RECOMMENDED NON-BUILDABLE
AREAS/OFFSETS FOR RESIDENTIAL
STRUCTURES**

8416 Gateway Run Road 7270 SQ.FT.

LOT WALK	THE UNDERSIGNED BUYER(S) ACKNOWLEDGE AND AGREE THAT (i) THIS PLOT PLAN AND ANY CORRESPONDING LOT-WALK ARE NOT AN OFFICIAL PLAT, SURVEY OR INSPECTION OF THE PROPERTY AND ARE PROVIDED ONLY AS A COURTESY FOR BUYER'S INFORMATIONAL PURPOSES AND TO HELP ENSURE THAT BUYER(S) AND BALL HOMES ARE IN AGREEMENT WITH RESPECT TO THE GENERAL LOCATION AND DIMENSIONS OF THE LOT, THE GENERAL SITUS OF THE HOME THEREON AND THE UNDERLYING CONTRACT BETWEEN THE PARTIES REGARDING SAME, AND (ii) BUYER(S) SHALL RELY ON THEIR OWN INVESTIGATIONS, THE RECORD PLAT FOR THE PROPERTY AND ANY SURVEY OR OTHER INSPECTION THEY CHOOSE TO PROCURE WITH RESPECT TO SUCH INFORMATION AND THEIR PURCHASE OF AND FINAL CLOSING ON THE PROPERTY.	CLOSING
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PLOT PLAN

Parkside at Mt. Washington UNIT
LOT-136, BLK- SEC- 2
LOUISVILLE, KENTUCKY

SCALE: 1"=30'
DATE: 4*26*22
a give



Patio
Stoop
Walk
Add'l Conc. Total SP
Public Walk (Linear Footage)
Total Sod
Extra Sod (Greater than 750sq)

ZONE: R4

139PW

- Notes:
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NOT FOR FIELD USE

**RECOMMENDED
NON-BUILDABLE
AREA/OFFSET FOR
RESIDENTIAL
STRUCTURES**



8422 Gateway Run Road

7,085 SQ.FT.

LOT WALK	THE UNDERSIGNED BUYER(S) ACKNOWLEDGE AND AGREE THAT (I) THIS PLOT PLAN AND ANY CORRESPONDING LOT-WALK ARE NOT AN OFFICIAL PLAT, SURVEY OR INSPECTION OF THE PROPERTY AND ARE PROVIDED ONLY AS A COURTESY FOR BUYER'S INFORMATIONAL PURPOSES AND TO HELP ENSURE THAT BUYER(S) AND BELL HOMES ARE IN AGREEMENT WITH RESPECT TO THE GENERAL LOCATION AND DIMENSIONS OF THE LOT, THE GENERAL SITUS OF THE HOME THEREON AND THE UNDERLYING CONTRACT BETWEEN THE PARTIES REGARDING SAME, AND (II) BUYER(S) SHALL RELY ON THEIR OWN INVESTIGATIONS, THE RECORD PLAT FOR THE PROPERTY AND ANY SURVEY OR OTHER INSPECTION THEY CHOOSE TO PROCURE WITH RESPECT TO SUCH INFORMATION AND THEIR PURCHASE OF AND FINAL CLOSING ON THE PROPERTY.	CLOSING
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PLOT PLAN

Parkside at Mt. Washington UNIT
LOT-139, BLK- SEC- 2
LOUISVILLE, KENTUCKY

SCALE: 1"=20'
DATE: 6/14/22
b rasz





April 18, 2022

Mr. Brian Stephens
Ball Homes, LLC
3609 Walden Avenue
Lexington, KY 40517

Re: REVISION TO: Karst Feature Exploration and Remediation Consulting Services
Residential Subdivision, Parkside at Mt. Washington, Section 2
Louisville, KY
ATC Project No. LOUCM20085

Mr. Stephens:

This letter includes additional comments and clarifications to the previous similarly titled letter dated October 19 2020 and February 8, 2022. ATC has performed observation of potential karst feature excavation in support of the above referenced project. These potential karst features were located during prior site reconnaissance services, summarized in ATC Report Z027000193 dated December 31, 2015. The purpose of the exploration and excavation of the identified features was to determine whether subsurface conditions suggested karst development had occurred and warranted remediation.

Only suspected karst features appearing within the proposed residential development plan and expected to influence site development were observed and explored via excavation, and visual observation following site stripping and cut grading during the time of site development. This letter pertains only to those features that were judged to require remediation, on lots 129, 130, 131, 132, 136, 139, 140, 148, 149, 150, 151, 157, 158, 159, 162, and 189. A summary of the remediation is provided in the following table. Photographs of the excavation of these features and subsequent remediation, are depicted in the attached photo log.

In addition to karst, a pond existed on the site in the area of Lots 186 and 187. This pond was pumped dry and the soft sediment was removed down to stable soil and/or bedrock per ATC recommendations. The excavation was filled with controlled structural fill under the direction of ATC during initial site development and a spring box was installed near the rear of the lot and drained to the nearby surface drainage channel to address any potential groundwater sources.

ATC Group Services

2724 River Green Circle
Louisville, KY 40206

Phone +1 502 722 1401
Fax +1 502 267 4072

www.atcgroupservices.com

Residential Subdivision, Parkside at Mt. Washington, Section 2
Louisville, Kentucky

Karst Feature Exploration and Remediation Services
ATC Project No. LOUGE20085

REMEDIATION SUMMARY


Feature ID	Width (ft)	Length (ft)	Depth (ft)	Effected Lot Areas	Notes/Remediation
5	8	8.5	2.5	189	Isolated Depression in Bedrock / Concrete Plug
25	1.5	5	3	149-150 Sidewalks	Isolated Depression in Bedrock / Concrete Plug
26 ²	6	9	3	150-151 Bldg Pads	Isolated Depression in Bedrock / Graded Filter
27	-	-	-	157-158 Bldg Pads	Large drainage feature, dimensions not measured / Graded Filter
28/41	-	-	-	148, 158, 159 Rear of Lots	Large drainage feature, dimensions not measured / Graded Filter
29/49 ¹	3	5	2	162 Bldg Pad	Isolated Drop Out / Concrete Plug
30 ¹	8	14	5	140 Rear of Lot	Large Depression in Bedrock / Graded Filter
37 ¹	12	11	5	136 Front of Lot	Large Depression in Bedrock / Graded Filter
39 ¹	3	3	1.5	131-132, Rear of Lot	Isolated Depression in Bedrock / Concrete Plug
40 ¹	8	20	4	129-130, Rear of Lot	Drainage Feature / Graded Filter
54 ¹	1.5	2.5	1	139 Bldg Pad	Isolated Depression in Bedrock / Concrete Plug
1. Dimensions provided visually 2. Dimensions from excavation on October 8, 2020. Feature 26 was "cleaned out" and expanded using smaller excavator bucket. Actual dimensions are larger than those reported					


All locations were observed by an ATC geotechnical engineer or their designated representative. Photographs were used to document the features and any remediation. The remediation methods were recommended by ATC engineers including Travis Andres, PE, Senior Geotechnical Engineer and Ryan Ortiz, PE, Project Geotechnical Engineer, depending on the conditions encountered. All operations were observed by the engineer's representative. Although each feature required specific remediation methods tailored specifically for each feature, it typically included excavation of the soil extents to sound bedrock, installation of a concrete plug or graded filter consisting of a non-woven geosynthetic fabric wrapped envelope of graded stone, and backfilling with clay placed and compacted in 8-inch lifts with a sheepsfoot compaction roller.

If there are any questions, or if additional information is required, please contact us.

Very truly yours,

ATC Group Services, LLC


Ryan C. Ortiz, PE
Project Geotechnical Engineer
Licensed Kentucky 33219


Travis J. Andres, P.E.
Senior Geotechnical Engineer
Licensed Kentucky 29429

Attachments: Karst Remediation Photos



Feature 30 Lot 140



Feature 30 Lot 140

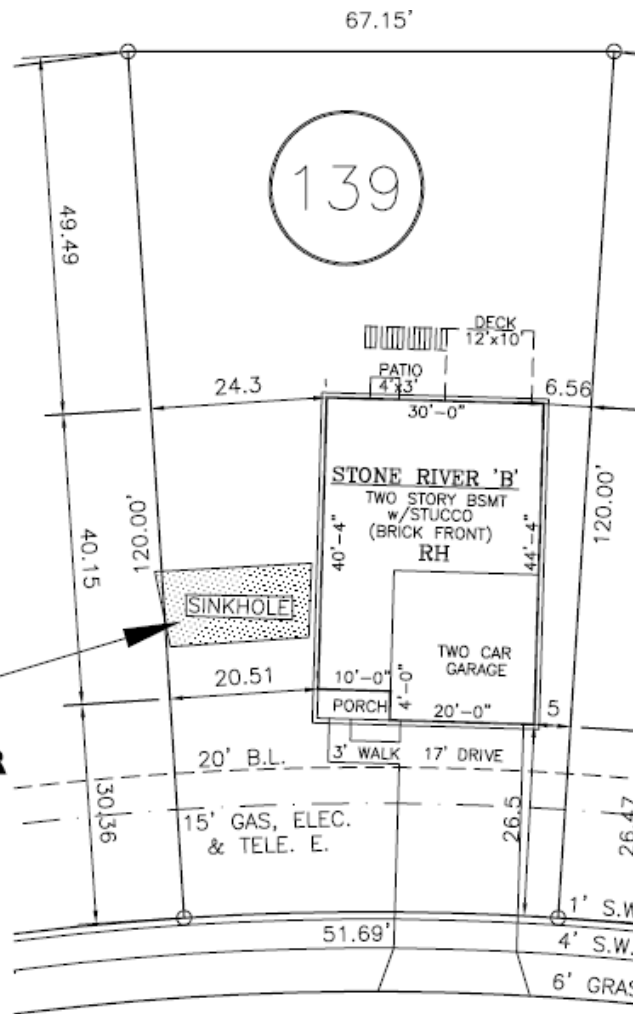


Feature 37 Lot 136



Feature 37 Lot 136

NOT FOR FIELD USE



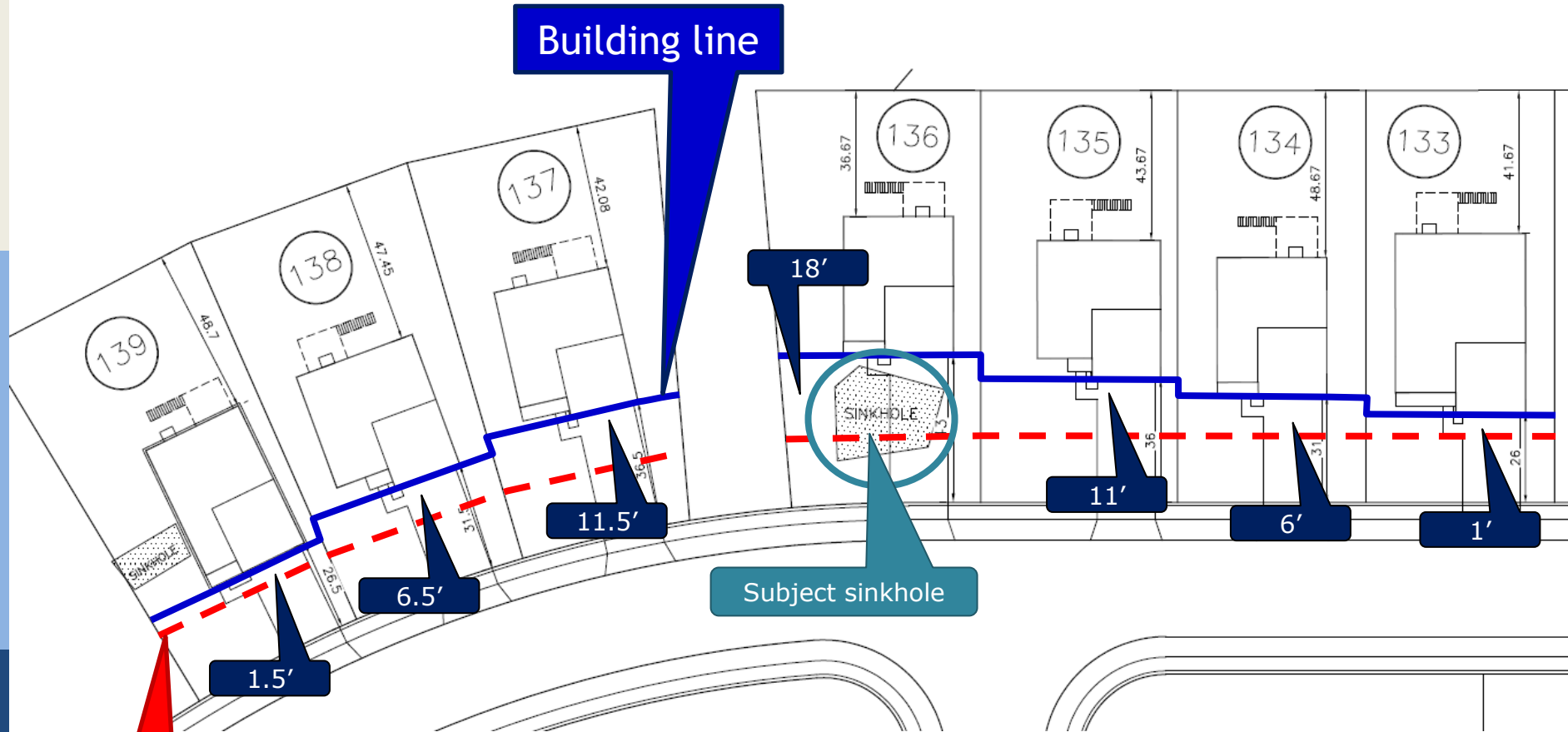
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STRUCTURES**



Feature 54 Lot 139



Feature 54 Lot 139



25' Max front setback line

Questions?

