

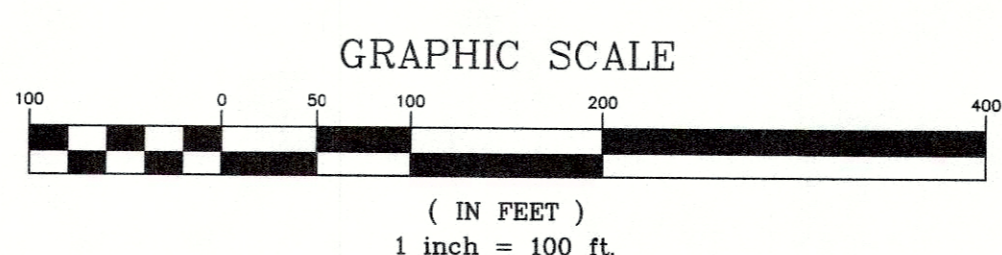
TRACT 3
REFER TO SHEET
1 OF 2

DETENTION BASIN #1 CALCULATIONS
X = Δ CRA/12
AC = 0.55 - 0.25 = 0.30
A = 13.1 ACRES
R = 2.8 INCHES
X = (0.30)(13.1)(2.8)/12 = 0.92 AC.-FT.
REQUIRED X = 40,100 CU.FT.
PROVIDED BASIN = 18,000 SQ.FT.
TOTAL = 18,000 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 45,000 CU.FT. > 40,100 CU.FT.

TRACT 3 DRAINAGE CALCULATIONS
X = Δ CRA/12
AC = 0.85 - 0.25 = 0.60
A = 27.5 ACRES
R = 2.8 INCHES
X = (0.60)(27.5)(2.8)/12 = 3.9 AC.-FT.
REQUIRED X = 170,000 CU.FT. X 1.5 = 255,000 CU. FT.
TOTAL REQUIRED DRAINAGE VOLUME TRACT 3 & 4 = 353,010 CU. FT.
PROVIDED BASINS = BASIN #2 = 60,000 SQ.FT. & BASIN #3 = 42,000 SQ.FT.
BASIN #2 = 60,000 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 210,000 CU. FT.
BASIN #3 = 42,000 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 147,000 CU. FT.
PROVIDED BASIN TOTAL = 357,000 CU. FT.
= 357,000 CU.FT. > 353,010 CU.FT.

TRACT 4 DRAINAGE CALCULATIONS
X = Δ CRA/12
AC = 0.5 - 0.25 = 0.25
A = 25.3 ACRES
R = 2.8 INCHES
X = (0.25)(25.3)(2.8)/12 = 1.5 AC.-FT.
REQUIRED X = 65,340 CU.FT. X 1.5 = 98,010 CU. FT.
TOTAL REQUIRED DRAINAGE VOLUME TRACT 3 & 4 = 353,010 CU. FT.
PROVIDED BASINS = BASIN #2 = 60,000 SQ.FT. & BASIN #3 = 42,000 SQ.FT.
BASIN #2 = 60,000 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 210,000 CU. FT.
BASIN #3 = 42,000 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 147,000 CU. FT.
PROVIDED BASIN TOTAL = 357,000 CU. FT.
= 357,000 CU.FT. > 353,010 CU.FT.

BENCHMARK DESCRIPTIONS
BENCHMARK #18 = RAILROAD SPIKE IN GUARDRAIL POST. POST IS LOCATED ON THE NORTHWEST SIDE OF WATTERSON TRAIL 426' +/- NORTHEAST OF THE INTERSECTION OF LAUREL SPRING DRIVE WITH WATTERSON TRAIL. ELEVATION = 592.784' (NAVD 88)
SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA019-2001. ELEVATION = 656.39' (NAVD 88)

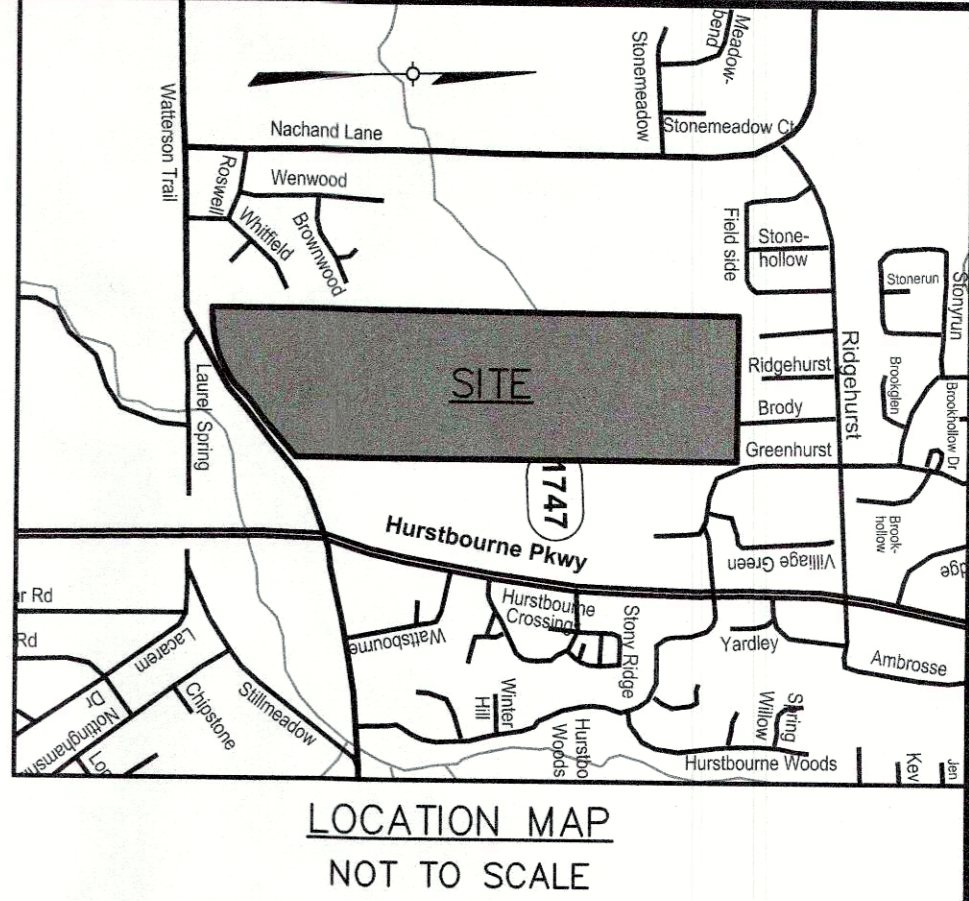


TRACT 4 DATA

TRACT 4 AREA = 24.93± Ac. (1,086,128 SF)
RIGHT OF WAY AREA = 4.23± Ac. (184,410 SF)
NET SITE AREA = 20.70± Ac. (901,718 SF)
EXISTING ZONING = R-4
PROPOSED ZONING = R-5
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
TOTAL NO OF LOTS = 104 LOTS
GROSS DENSITY = 4.17 DU/AC.
NET DENSITY = (7.26 DU/AC. MAX. ALLOWED)
OPEN SPACE REQUIRED = 5.02 DU/AC.
OPEN SPACE PROVIDED = (7.26 DU/AC. MAX. ALLOWED)
= 0 SF
= 67,516 SF

R-5 YARD REQUIREMENTS:

MINIMUM FRONT YARD SETBACK = 25 FT
MINIMUM STREET SIDE YARD SETBACK = 25 FT
MINIMUM SIDE YARD SETBACK = 5 FT (EACH SIDE)
MINIMUM REAR YARD SETBACK = 25 FT
MINIMUM LOT SIZE = 6,000 SF
MINIMUM LOT WIDTH = 50 FT



LOCATION MAP
NOT TO SCALE

REVISIONS					
NO.	DATE	DESCRIPTION	BY	JH	JH
1	2/24/20	REVISED TRACT 7 TO 10.0 AC.	JH	JH	JH
2	3/30/20	REVISED PER AGENCY COMMENTS	JH	JH	JH
3	4/20/20	REVISED PER AGENCY COMMENTS	JH	JH	JH
4	5/29/20	REVISED PER AGENCY COMMENTS	JH	JH	JH
5	7/13/20	ADDED S&D ESM'T. BETWEEN TRACTS 1 & 2	JH	JH	JH
6	10/20/20	REVISED TRACT 4 TO ADD TCCA	JH	JH	JH

PROJECT DATA
FILE NAME: 17043-DEV-PLAN
DATE: 4/1/20
CHECKED BY: KY
SCALE: AS SHOWN
DRAWN BY: JH

PROFESSIONAL STAMP
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
507 WATTERSON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40212
PHONE 502.446.9575 FAX 502.446.9574
WWW.LD&D.COM

RECEIVED
NOV 02 2020
PLANNING & DESIGN SERVICES

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 20-ZONE-0020
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

DETAILED DISTRICT DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN
HURSTBOURNE COMMONS
DEVELOPER
R J THIENEMAN
12488 La Grange Road
Louisville, KY 40245

JOB NO. 17043
SHEET 2 OF 2

OWNER: JOHN A. PADDOCK
161 SAINT MATTHEWS AVE STE 14
LOUISVILLE, KY 40207
SITE ADDRESS: 8127 WATTERSON TRAIL
TAX BLOCK 0044, LOT 0504
D.B. W00610, PG. 0141
COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN, BUECHEL
MUNICIPALITY - LOUISVILLE

PROFESSIONAL STAMP
STATE OF KENTUCKY
KEVIN M. YOUNG
543 REGISTERED
LANDSCAPE ARCHITECT
Kevin Young 10-21-20