

**TREE CANOPY CALCULATIONS (TCCA)**

EXISTING TREE CANOPY: 33,902 SF (21%) COVERAGE  
SITE AREA: 3.69 AC (160,818 SF)  
EXISTING TREES PRESERVED: 33,737 SF (21%)  
REQUIRED NEW TREE CANOPY: 22,549 SF (14%)  
REQUIRED TOTAL TREE CANOPY: 56,286 SF (35%)  
TOTAL TREE CANOPY TO BE PROVIDED: 56,286 (35%)

**GENERAL NOTES:**

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ONSITE DETENTION IS NOT BEING PROVIDED. DEVELOPER TO PAY REGIONAL FACILITY FEE IN LIEU OF DETENTION X 1.5.
- GREATER THAN 50% OF LOT IN 200 FT. OF TRANSITION ZONE THEREFORE ENTIRE SITE MUST MEET TRANSITION ZONE STANDARD (5.7.1.B).
- LOWEST FINISHED FLOOR AND MACHINERY TO BE AT OR ABOVE 592.1.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY RESPONSIBLE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX(6) INCHES HIGH AND SIX(6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE(3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- STREET TREES ARE REQUIRED.
- A KARST SURVEY WAS PREPARED BY GREENBAUM AND ASSOCIATES DATED MARCH 14, 2022. NO KARST FEATURES WERE FOUND.
- THE MULCH PATH SHOWN THROUGH THE WPA SHALL BE FIELD LOCATED AT CONSTRUCTION TO MINIMIZE DISTURBANCE OF TREES AND UNDERGROWTH.

**WAIVER(S) GRANTED**

A WAIVER TO PERMIT THE ENCROACHMENT OF EXISTING UTILITY EASEMENT BY 100% INTO REQUIRED LANDSCAPE BUFFER AREA ALONG WATTERSON TRAIL GRANTED BY LD&T COMMITTEE ON NOVEMBER 23, 2005.

**VARIANCE(S) REQUESTED**

- ⓧ A VARIANCE IS REQUESTED FROM CHAPTER 5.3.2 OF THE LDC TO EXCEED THE MAX 275' SETBACK.

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 2111C0079F

**BUILDING SETBACKS**

FRONT YARD  
REAR YARD  
SIDE YARD  
BUILDING HEIGHT

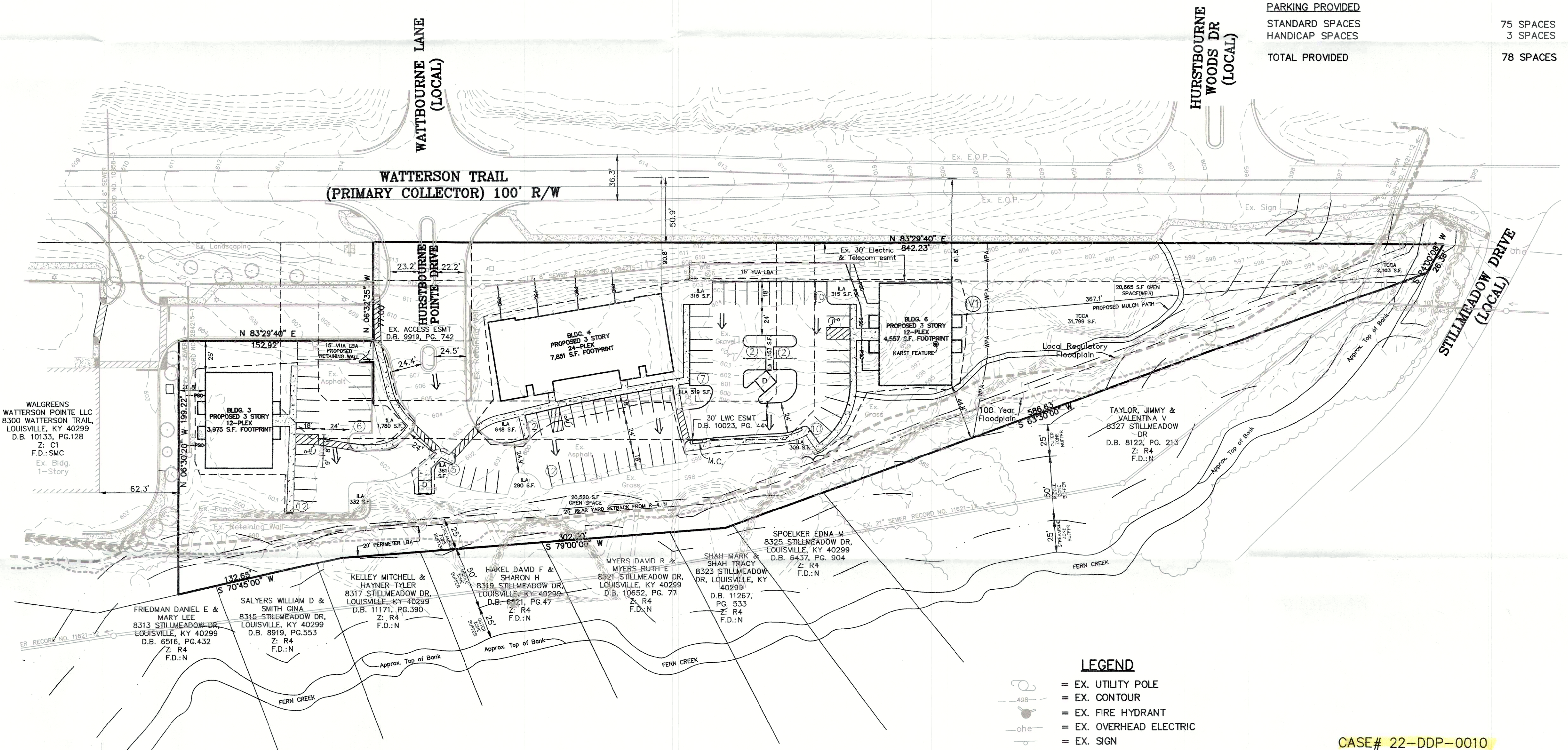
HALF THE DISTANCE FROM THE ROW  
TRANSITION ZONE STANDARD FROM R4, N  
NONE  
TRANSITION ZONE STANDARD MAX 45'

**PROJECT SUMMARY**

EXISTING ZONING	OR3
FORM DISTRICT	SMC
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE ACREAGE	3.69 AC. (160,818 S.F.)
NET DWELLING UNITS/ ACRE	13.00 D.U./AC.
PROPOSED NEW BUILDING S.F.	49,149 S.F.
VUA	37,788 S.F.
ILA REQUIRED (7.5%)	2,834 S.F.
ILA PROVIDED	6,042 S.F.
F.A.R.	0.30
ALLOWED F.A.R.	4.0
REQUIRED OPEN SPACE(15%)	24,123 S.F.
MIN. REC. OPEN SPACE(50%)	12,062 S.F.
PROPOSED REC. OPEN SPACE	20,665 S.F.
PROPOSED TOTAL OPEN SPACE	41,185 S.F.
MAX ALLOWED BUILDING HEIGHT	45'
MAX PROPOSED BUILDING HEIGHT	41'

**PARKING SUMMARY**

REQUIRED	
MULTI-FAMILY (48 UNITS)	48 SPACES
MIN. (1 SPACES/UNIT)	
MAX. (2 SPACES/UNIT)	96 SPACES
TOTAL REQUIRED	48 SPACES
PARKING PROVIDED	
STANDARD SPACES	75 SPACES
HANDICAP SPACES	3 SPACES
TOTAL PROVIDED	78 SPACES



**LEGEND**

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SIGN
- EXISTING CONCRETE
- EXISTING LIGHT
- TO BE REMOVED
- PARKING COUNT
- PROPOSED TREELINE
- PROPOSED 6' SCREENING FENCE
- PROPOSED DUMPSTER
- PROPOSED STORMWATER DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED GAZEBO
- PROPOSED MAIL CENTER
- PROPOSED ORNAMENTAL COLUMN
- EXISTING LOCAL REGULATORY FLOODPLAIN (LOJIC)
- EXISTING 100 YEAR FLOODPLAIN (LOJIC)
- EXISTING CREEK BUFFER
- AREA OF DISTURBANCE
- PSC - PROPERTY SERVICE CONNECTION

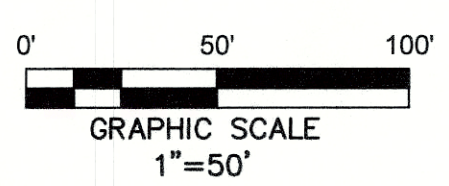
**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C=(0.47-0.34)=0.13  
SITE AREA = 3.69 ACRES  
INCREASED RUNOFF = (0.13x2.8/12)x3.69AC = 0.112 AC-FT

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 25,026 S.F.  
POST-DEVELOPED IMPERVIOUS SURFACE = 54,766 S.F.  
INCREASE IN IMPERVIOUS SURFACE = 29,740 S.F.

AREA OF DISTURBANCE = 49,210 S.F.



**CASE# 22-DDP-0010**  
RELATED CASES# 09-029-88, 16865, 17528  
**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**  
**HURSTBOURNE POINTE**  
**8308 WATTERSON TRAIL**  
LOUISVILLE, KY 40299

OWNER:  
HURSTBOURNE, POINT LLC  
100 SAINT FRANCIS CT APT 1,  
LOUISVILLE, KY 40205  
D.B. 7759 Pg. 232  
TAX BLOCK: 0044 LOT: 0452

DEVELOPER:  
MERIDIAN CONSTRUCTION LLC  
11317 SPRING HOLLOW CT,  
PROSPECT, KY 40059

**RECEIVED**  
MAY 23 2022  
PLANNING & DESIGN SERVICES

**Milestone**  
design group

108 Davenport Lane, Suite 300 Louisville, KY 40223  
502.327.7073 www.milestonedesign.org

HURSTBOURNE POINTE

DATE: 1/17/2022  
DRAWN BY: G.C.Z.  
CHECKED BY: J.M.M.  
SCALE: 1"=50' (HORZ)  
SCALE: N/A (VERT)

REVISIONS  
AGENCY CMNTS 2/28/22  
AGENCY CMNTS 4/4/22

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER  
21061

1  
OF  
1

22-DDP-0010