

VARIANCE REQUESTED:

- A Variance is requested from Section 5.3.1.C.1.a) of The Louisville Metro Land Development Code to exceed the 25' infill range along Watterson Trail.
- A Variance is requested from Section 5.3.1.C.4 Table 5.3.1 of The Louisville Metro Land Development Code to exceed the 35' Maximum Building Height for Tract 3.

SITE DATA

TOTAL SITE AREA	= 69.89± Ac. (3,044,505 SF)
RIGHT OF WAY AREA	= 9.00± Ac. (391,923 SF)
NET SITE AREA	= 60.89± Ac. (2,652,582 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= OR-1/R-5/R-6
FORM DISTRICT	= NEIGHBORHOOD

TRACT 1 DATA

TRACT 1 AREA	= 5.74± Ac. (250,118 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= ASSISTED LIVING FACILITY
BUILDING HEIGHT	= 1&3 STORY (45 FT MAX. ALLOWED)
BUILDING FOOTPRINT	= 35,898 SF
BUILDING AREA	= 71,820 SF TOTAL
TOTAL NUMBER OF UNITS	= 100 UNITS
F.A.R.	= 0.29 (1.0 MAX. ALLOWED)

TRACT 2 DATA

TRACT 2 AREA	= 5.10± Ac. (222,124 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= NEIGHBORHOOD
FORM DISTRICT	= UNDEVELOPED
EXISTING USE	= APARTMENTS
PROPOSED USE	= 3 STORY (45 FT. MAX. ALLOWED)
BUILDING FOOTPRINT	= 28,200 SF
BUILDING AREA	= 84,600 SF TOTAL
TOTAL # OF UNITS	= 60 UNITS
F.A.R.	= 0.37 (1.0 MAX. ALLOWED)
DENSITY	= 11.8 DU/Ac. (34.84 DU/Ac. MAX. ALLOWED)

TRACT 3 DATA

TRACT 3 AREA	= 26.79± Ac. (1,166,827 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= NEIGHBORHOOD
FORM DISTRICT	= UNDEVELOPED
EXISTING USE	= APARTMENTS/TOWNHOMES
PROPOSED USE	= 3 STORY (45 FT. MAX. ALLOWED)
BUILDING FOOTPRINT	= 592,539 SF
TOTAL AREA OF BUILDINGS	= 438 UNITS
TOTAL # OF UNITS	= 0.52 (1.0 MAX. ALLOWED)
F.A.R.	= 16.35 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
DENSITY	= 42 FT (35 FT. MAX. ALLOWED)(VARIANCE REQUESTED)

TRACT 4 DATA (SEE SHEET 2)

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	= 0 SF
OPEN SPACE PROVIDED	= 67,516 SF

TRACT 5 DATA (NON-BUILDABLE OPEN SPACE LOT)

TRACT 5 AREA	= 0.66± Ac. (28,660 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 6 DATA (NON-BUILDABLE TRANSMISSION ESMIT)

TRACT 6 AREA	= 1.12± Ac. (48,792 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 7 DATA (NOT SUBJECT TO CHANGE IN REZONING)

TRACT 7 AREA	= 10.0± Ac. (433,465 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 8 DATA (NON-BUILDABLE OPEN SPACE LOT)

TRACT 8 AREA	= 0.98± Ac. (42,804 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 9 DATA (NON-BUILDABLE TRANSMISSION ESMIT)

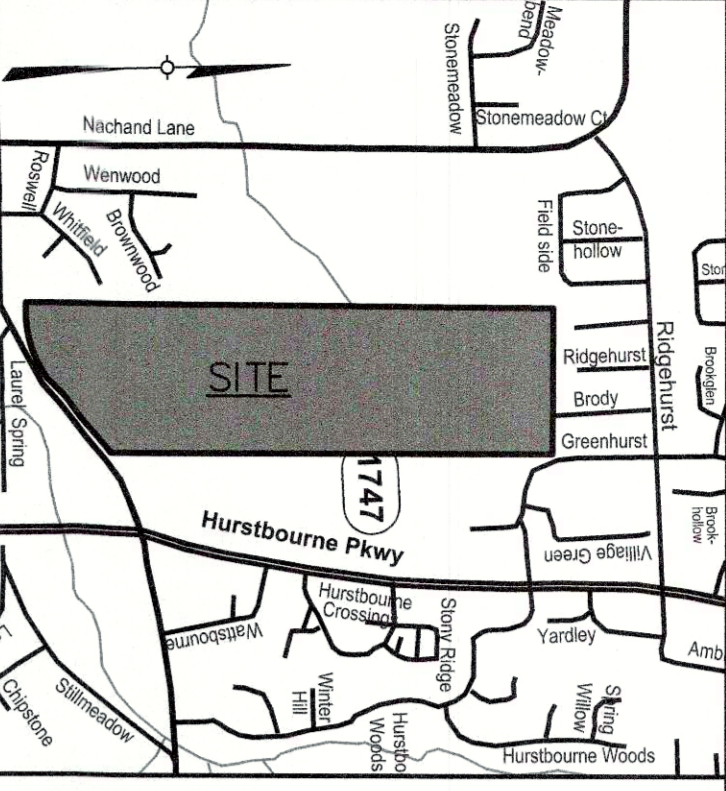
TRACT 9 AREA	= 0.66± Ac. (28,660 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 10 DATA (NON-BUILDABLE TRANSMISSION ESMIT)

TRACT 10 AREA	= 0.66± Ac. (28,660 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 11 DATA (NON-BUILDABLE TRANSMISSION ESMIT)

TRACT 11 AREA	= 0.66± Ac. (28,660 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

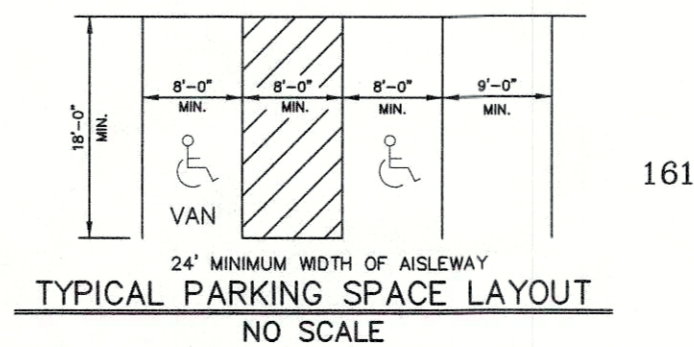
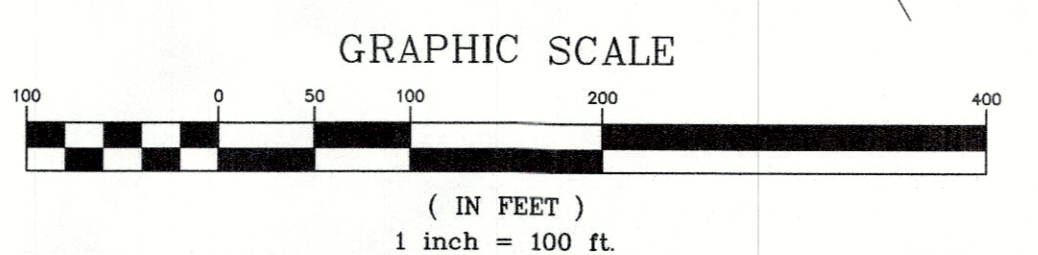
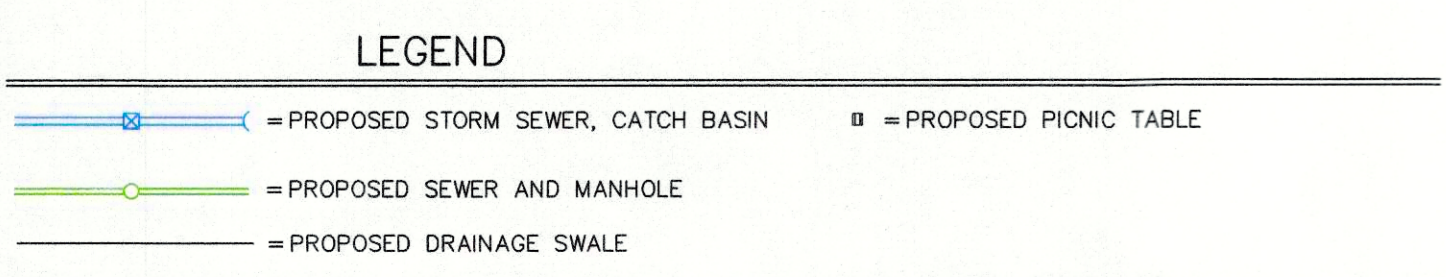
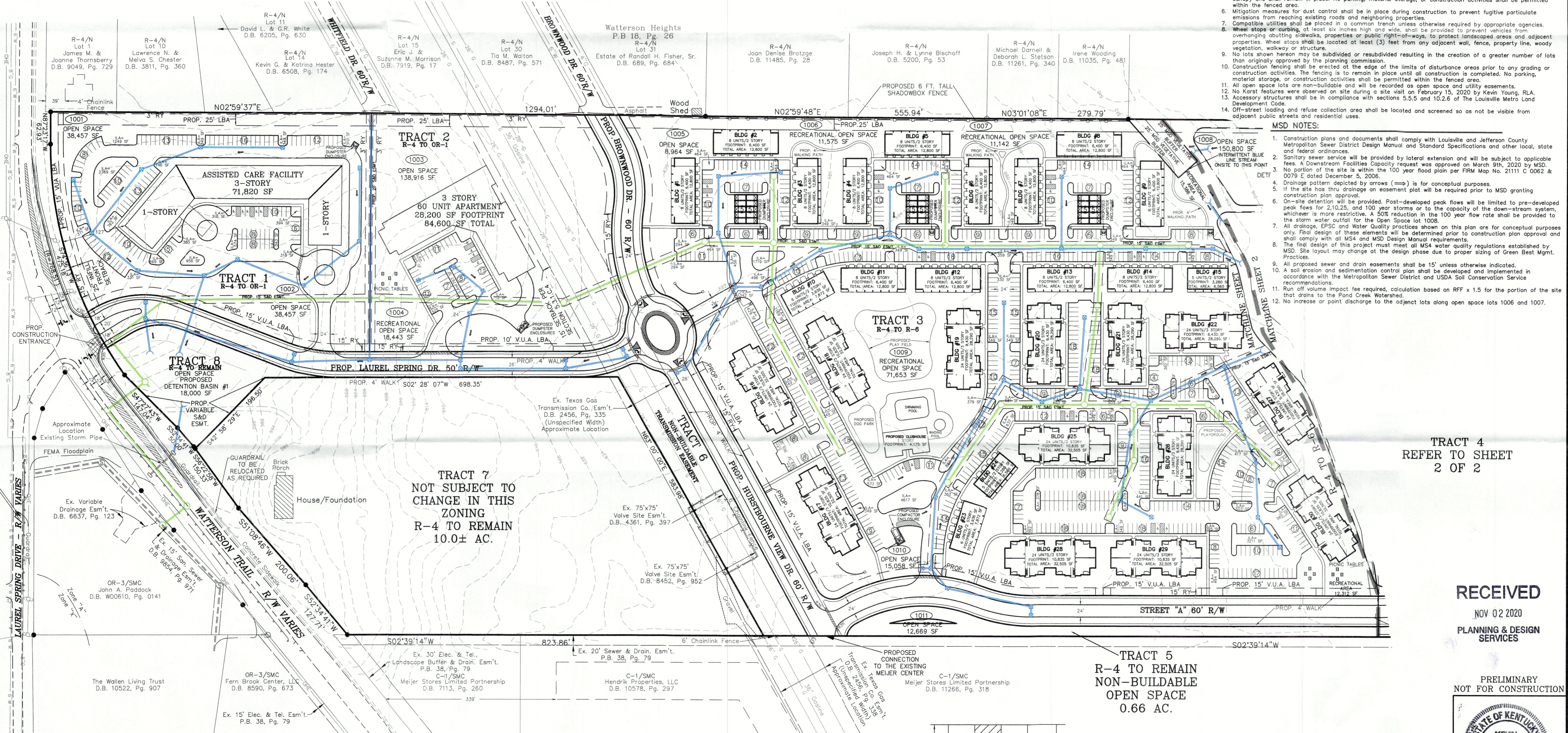


GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- No Korat features were observed on site during a site visit on February 15, 2020 by Kevin Young, RLA.
- Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- Off-street loading and refuse collection area shall be located and screened so as not to be visible from adjacent public streets and residential uses.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and will be subject to applicable fees. A Downstream Facilities Capacity request was approved on March 9th, 2020 by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0062 & DETE 07/9 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. A 50% reduction in the 100 year flow rate shall be provided to the storm water outfall for the Open Space lot 1008.
- All drainage, EPC and Water Quality practices shown on this plan are for conceptual purposes and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- Runoff volume and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- Runoff volume impact fee required, calculation based on RFF x 1.5 for the portion of the site that drains to the Pond Creek Watershed.
- No increase or point discharge to the adjacent lots along open space lots 1006 and 1007.



TRACT 5
R-4 TO REMAIN
NON-BUILDABLE
OPEN SPACE
0.66 AC.

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 (19-ZONEPA-004)
MUNICIPALITY - LOUISVILLE
CASE: 20-ZONE-2020
WM #12107

RECEIVED
NOV 02 2020
PLANNING & DESIGN SERVICES

PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF KENTUCKY
KEVIN M. YOUNG
REGISTERED
LANDSCAPE ARCHITECT
PROFESSIONAL STAMP

REVISIONS

NO.	DATE	DESCRIPTION
1	2/24/20	REVISED TRACT 7 TO 10.0 AC.
2	4/1/20	REVISED PER AGENCY COMMENTS
3	4/20/20	REVISED PER AGENCY COMMENTS
4	5/29/20	REVISED PER AGENCY COMMENTS
5	7/13/20	ADDED S&D ESMIT BETWEEN TRACTS 1 & 2
6	10/20/20	REVISED TRACT 4 TO ADD TODCA

PROJECT DATA

FILE NAME: 17043-DEV-PLAN
DATE: 2/24/2020
CHECKED BY: JH
DRAWN BY: JH

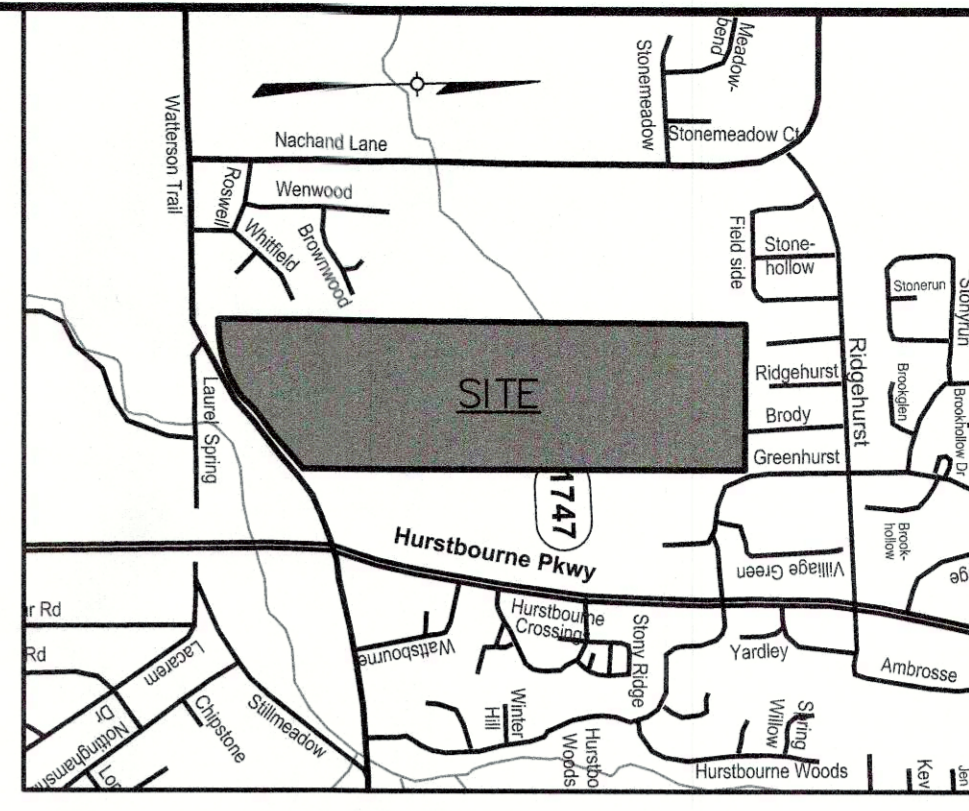
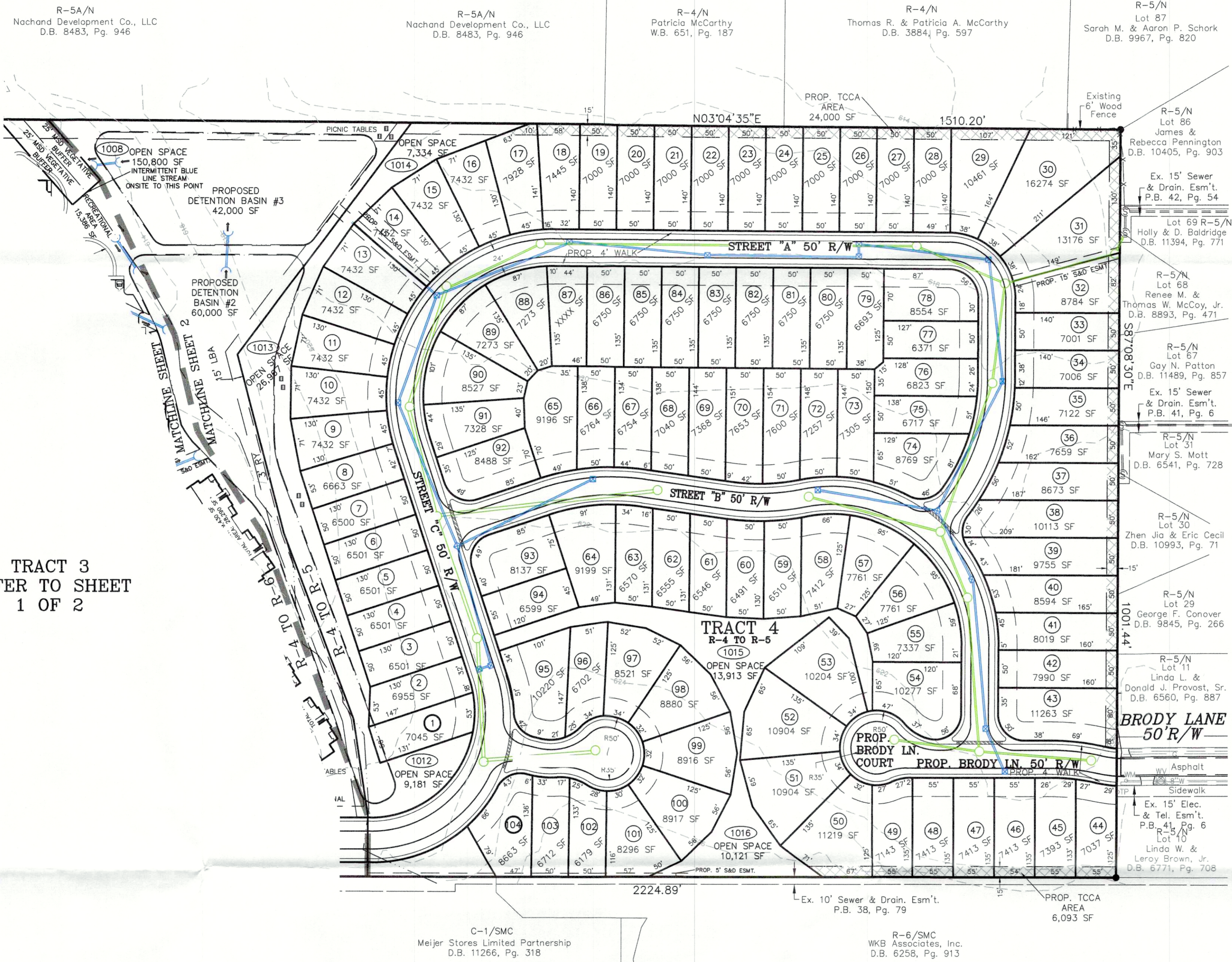
DETAILED DISTRICT DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN

HURSTBOURNE COMMONS

DEVELOPER
R J THIENEMAN
12488 La Grange Road
Louisville, KY 40245

JOB NO: 17043
SHEET 1 OF 2

20-ZONE-0020



TRACT 4 DATA

Table with 2 columns: Category and Value. Includes TRACT 4 AREA, RIGHT OF WAY AREA, NET SITE AREA, etc.

R-5 YARD REQUIREMENTS:

Table with 2 columns: Requirement and Value. Includes MINIMUM FRONT YARD SETBACK, MINIMUM STREET SIDE YARD SETBACK, etc.

TRACT 3 REFER TO SHEET 1 OF 2

DETENTION BASIN #1 CALCULATIONS

X = Δ CRA/12
ΔC = 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
ΔC = 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. > 353,010 CU.FT.

TRACT 4 DRAINAGE CALCULATIONS

X = Δ CRA/12
ΔC = 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. > 353,010 CU.FT.

TREE CANOPY CALCULATIONS (TRACT 1)(CLASS C)

TOTAL SITE AREA = 250,118 S.F.
EXISTING TREE CANOPY = 10% (25,011.8 S.F.)
TOTAL TREE CANOPY AREA REQUIRED = 20% (50,023.6 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (50,040 S.F.)

TREE CANOPY CALCULATIONS (TRACT 3)(CLASS C)

TOTAL SITE AREA = 1,149,191 S.F.
EXISTING TREE CANOPY = 1% (11,775 S.F.)
TOTAL TREE CANOPY AREA REQUIRED = 20% (355,498 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (355,680 S.F.)

TREE CANOPY CALCULATIONS (TRACT 2)(CLASS C)

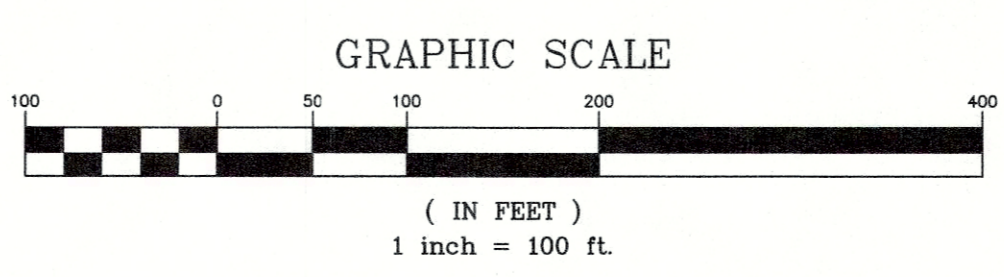
TOTAL SITE AREA = 227,015 S.F.
EXISTING TREE CANOPY = 2% (4,540 S.F.)
TOTAL TREE CANOPY AREA REQUIRED = 20% (45,403 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (46,080 S.F.)

TREE CANOPY CALCULATIONS (TRACT 4)(CLASS C)

TOTAL SITE AREA = 1,086,128 S.F.
EXISTING TREE CANOPY = 2% (21,723 S.F.)
TOTAL TREE CANOPY AREA REQUIRED = 20% (217,226 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 3% (30,093 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (217,440 S.F.)

BENCHMARK DESCRIPTIONS

TBM#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)



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
PROPOSED SEWER AND MANHOLE
PROPOSED DRAINAGE SWALE

REVISIONS table with columns: NO., DATE, DESCRIPTION, BY.

PROJECT DATA: FILE NAME, DATE, CHECKED BY, DRAWN BY, SCALE, PROJECT DATA.

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LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

HURSTBOURNE COMMONS DEVELOPER: R J THIENEMAN 12488 La Grange Road Louisville, KY 40245

RECEIVED NOV 02 2020 PLANNING & DESIGN SERVICES

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF KENTUCKY KEVIN M. YOUNG 543 REGISTERED LANDSCAPE ARCHITECT

JOB NO. 17043 SHEET 2 OF 2

WM #12107

20 - ZONE - 0020