

VARIANCE REQUESTED:
1. A Variance is requested from Section 5.3.1.C.1.a.i of The Louisville Metro Land Development Code to exceed the 25' fill range along Watterson Trail.
2. 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	= OR-1
FORM DISTRICT	= 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	= OR-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= APARTMENTS
BUILDING HEIGHT	= 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	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= APARTMENTS/TOWNHOMES
BUILDING HEIGHT	= 2,30,057 SF
BUILDING FOOTPRINT	= 592,539 SF
TOTAL AREA OF BUILDINGS	= 438 UNITS
TOTAL # OF UNITS	= 0.92 (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)
BUILDING HEIGHT	= 175,024 SF
RECREATIONAL OPEN SPACE PROVIDED	= 122,098 SF

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 PROVIDED	= 5.02 DU/AC.
RECREATIONAL OPEN SPACE PROVIDED	= 7.26 DU/AC. (MAX. ALLOWED)

TRACT 5 DATA (NON-BUILDABLE OPEN SPACE LOT)

TRACT 5 AREA	= 0.66± Ac. (28,860 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD

TRACT 6 DATA (NON-BUILDABLE TRANSMISSION ESMT)

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

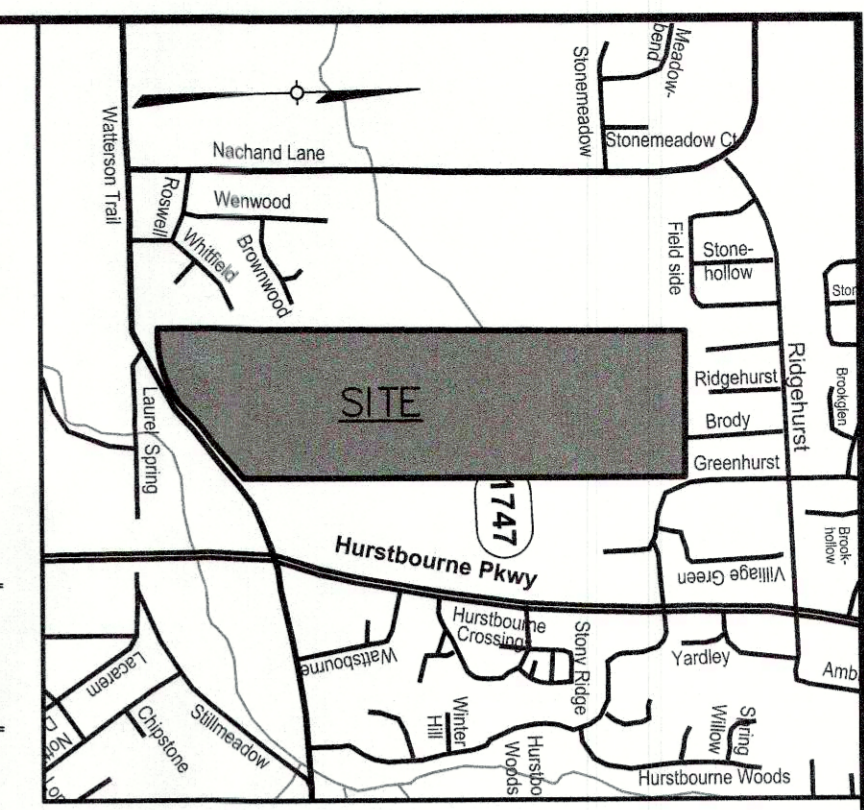
TRACT 8 DATA (NON-BUILDABLE OPEN SPACE LOT)

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

PRELIMINARY APPROVAL
Condition of Approval:

Muller for TK 11-5-20
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



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 500 ESMT BETWEEN TRACTS 1 & 2
6	10/20/20	REVISED TRACT 4 TO ADD TCCA

- 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 karst 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.

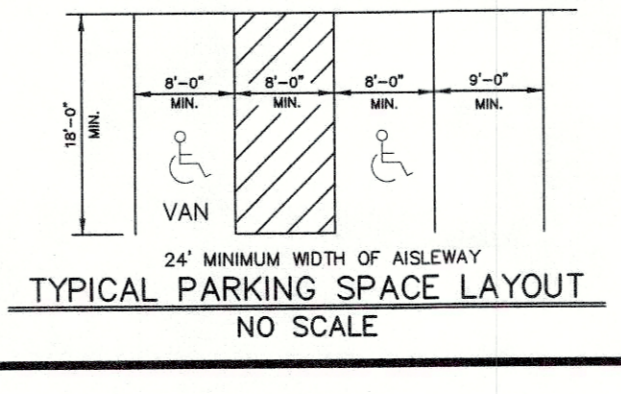
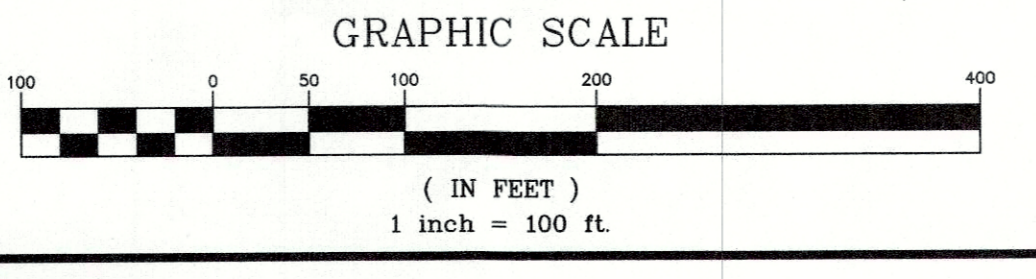
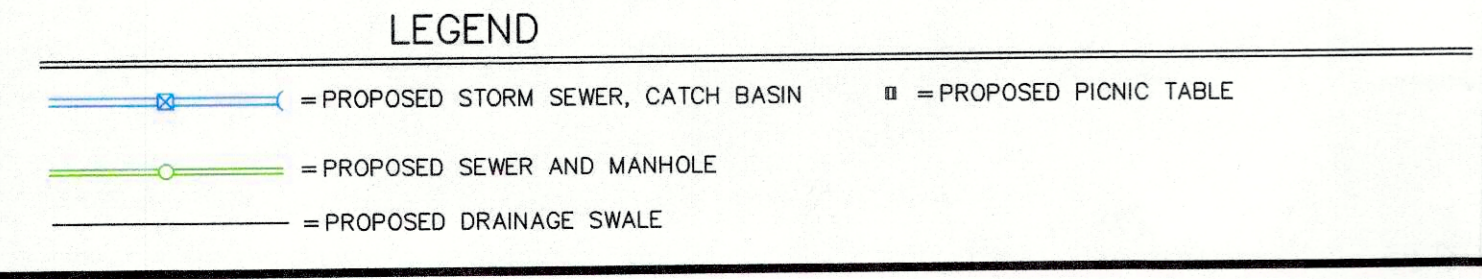
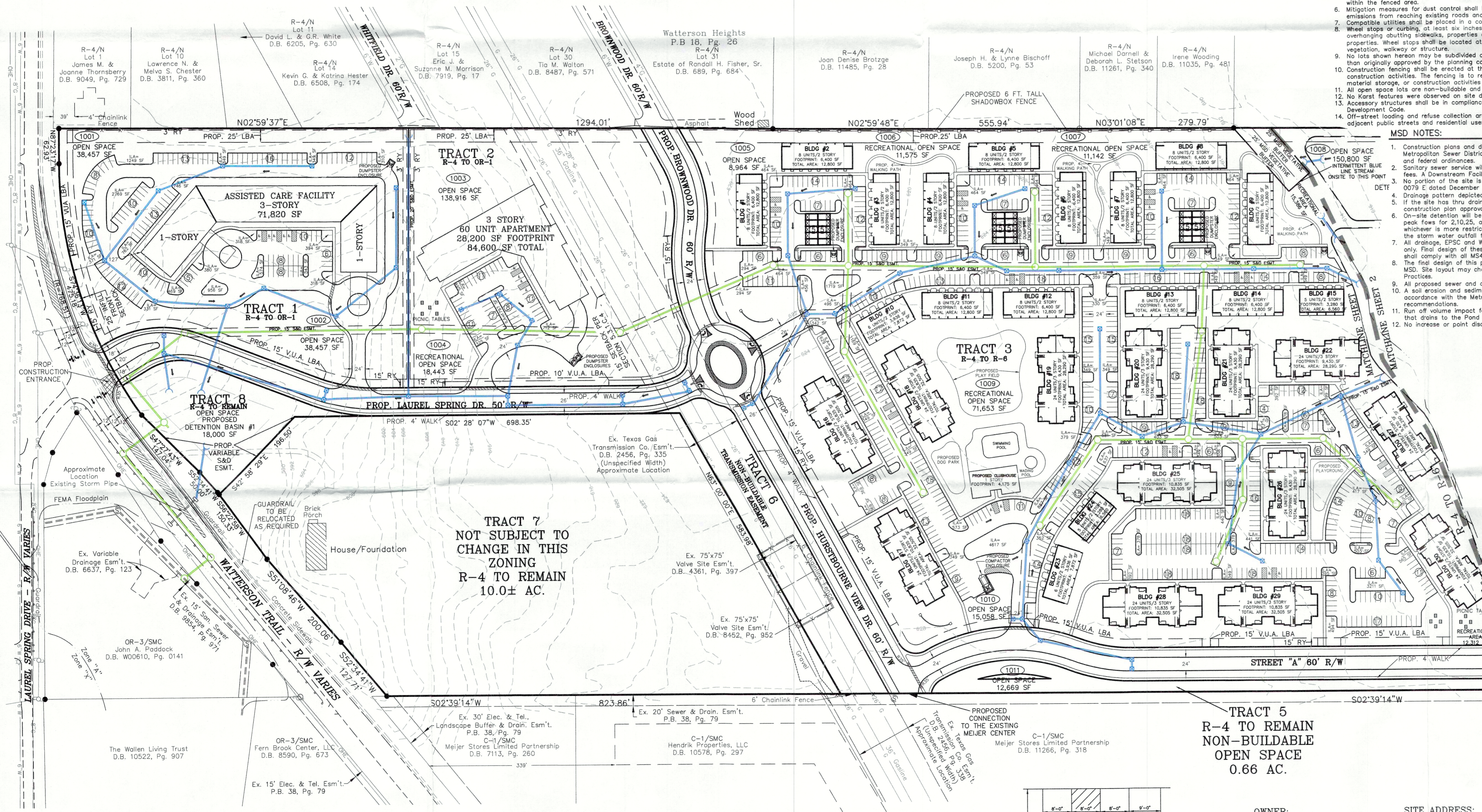
- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer services will be provided by lateral extension and will be subject 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 & 0079 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, EPCO and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD 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 assessments shall be 15' unless otherwise indicated.
 - A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
 - Run off volume impact fee required, calculation based on RFF x 1.5 for the portion of the site that drains to the Pond Creek Watershed.
 - 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.
 - No increase or point discharge to the adjacent lots along open space lots 1006 and 1007.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Kevin Young*
DATE: *11/11/20*
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

TRACT 4 REFER TO SHEET 2 OF 2
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 20-ZONE-0020
APPROVAL DATE: _____
EXPIRATION DATE: _____
SIGNATURE OF PLANNING COMMISSION: _____
PLANNING COMMISSION

RECEIVED
NOV 02 2020
PLANNING & DESIGN SERVICES

PRELIMINARY NOT FOR CONSTRUCTION
STATE OF KENTUCKY
KEVIN M. YOUNG
543
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL STAMP
Kevin Young 10-21-20



OWNER: JOHN A. PADDOCK
161 SAINT MATTHEWS AVE STE 14
LOUISVILLE, KY 40207
COUNCIL DISTRICT - 11
JEFFERSONTOWN, BUECHEL (19-ZONEPA-004)
MUNICIPALITY - LOUISVILLE
SITE ADDRESS: 8127 WATTERSON TRAIL
TAX BLOCK 0044, LOT 0504
D.B. W00810, PG. 0141
CASE: 20-ZONE-2020
WM #12107

ENGINEER'S SEAL
SURVEYOR'S SEAL

PROJECT DATA
FILE NAME: 17043-DEP-PLAN
SCALE: AS SHOWN
DATE: 2/24/2020
DRAWN BY: JH
CHECKED BY: KY

L&D
LAND DESIGN & DEVELOPMENT, INC.
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING & LANDSCAPE ARCHITECTURE
507 WATTERSON AVENUE SUITE 101, LOUISVILLE, KENTUCKY 40222
TEL: 502.636.6574
WEB SITE: WWW.LD&D.COM

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

JOB NO. 17043
SHEET 1 OF 2

20-ZONE-0020