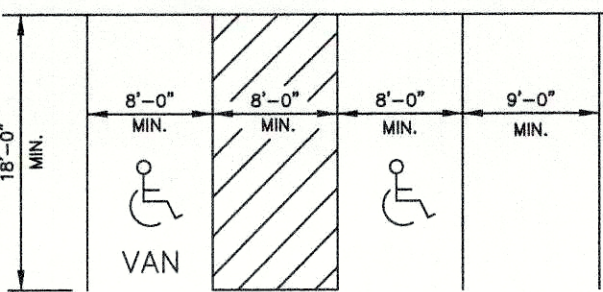


LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
PROJECT NO. 21-20NE-0085
APPROVAL DATE 2/13/22
EXPIRATION DATE 2/13/24
SIGNATURE OF PLANNING COMMISSION
PLANNING

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *Quinn L. Williams*
DATE: 2/17/22
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
M. B. TK 2-11-22
Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



24' MINIMUM WIDTH OF AISLEWAY
TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND
= EXISTING LIGHT POLE
= EXISTING GAS METER
= EXISTING WATER VALVE
= EXISTING FIRE HYDRANT
= EXISTING ELECTRIC TELEPHONE CABLE
= EXISTING GAS LINE
= EXISTING SEWER AND MANHOLE
= EXISTING CLEAN OUT
= EXISTING CATCH BASIN
= EXISTING UTILITY POLE
= EXISTING WATER LINE
= PROPOSED STORM SEWER, CATCH BASIN
= PROPOSED SEWER AND MANHOLE
= PROPOSED DRAINAGE SWALE

DETENTION BASIN CALCULATIONS

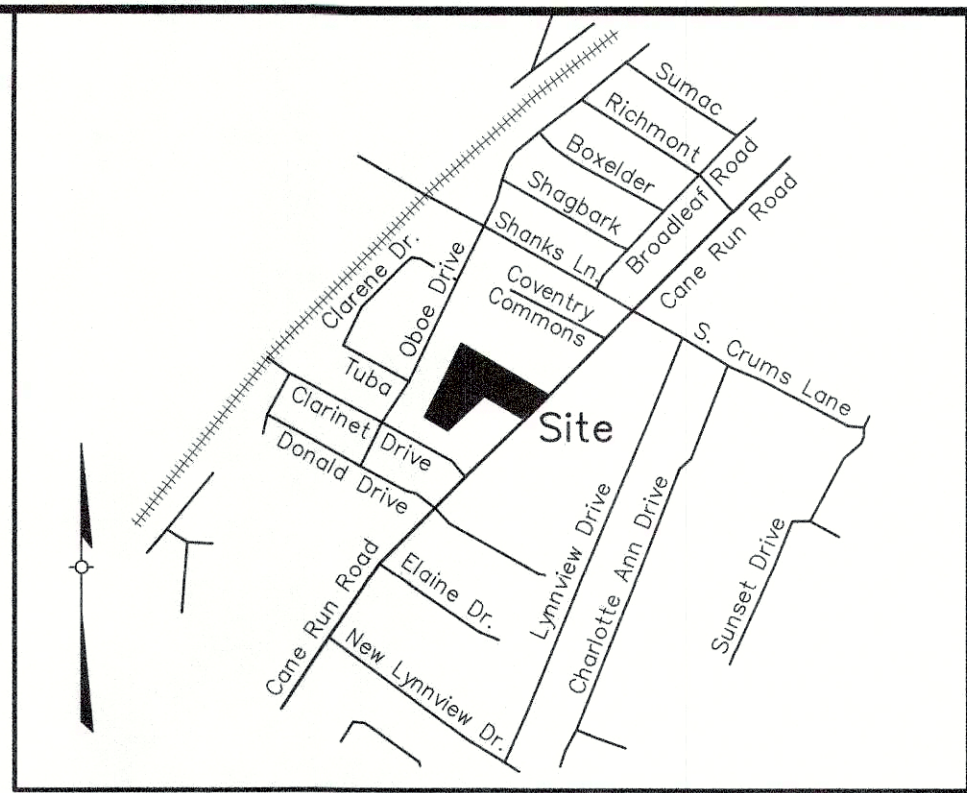
$X = \Delta \text{CRA} / 12$
 $\Delta C = 0.75 - 0.25 = 0.50$
 $A = 12 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.50)(12)(2.8) / 12 = 1.4 \text{ AC.-FT.}$
REQUIRED $X = 61,000 \text{ CU.FT.}$
FILL IN FLOODPLAIN = 36,500 SQ.FT.
COMPENSATION REQUIRED = 36,500 X 1.5 = 115,750 CU.FT.
PROVIDED BASIN = 44,000 SQ.FT.
TOTAL = 44,000 SQ.FT. @ APPROX. 3 FT. DEPTH
= 132,000 CU.FT. > 115,750 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 520,354 S.F. (11.95 Ac.)
EXISTING TREE CANOPY = 50.5% (264,773 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 52,955 S.F. (20% OF EXISTING CANOPY)
TOTAL TREE CANOPY AREA REQUIRED = 35% (182,124 S.F.)
PROPOSED TREE CANOPY TO BE PROVIDED = 35% (182,124 S.F.)

WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4 of The Louisville Metro Land Development Code to allow the proposed building to encroach into the required 25' landscape buffer area.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA = 11.94± Ac. (520,354 SF)
TRACT 1 AREA = 10.15± Ac. (441,960 SF)
TRACT 2 AREA = 1.80± Ac. (78,393 SF)
EXISTING ZONING = R-4/C-1/C-2/O-R
PROPOSED ZONING = R-5A
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = COMMERCIAL/SINGLE FAMILY RESIDENTIAL
PROPOSED USE = MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS = 106 UNITS
BUILDING HEIGHT = 2 STORY (35' MAX. ALLOWED)
BUILDING AREA = 189,030 SF
F.A.R. = 0.43 (0.5 MAX. ALLOWED)
NET DENSITY = 10.4 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
GROSS DENSITY = 8.8 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
OPEN SPACE REQUIRED = 66,294 SF (15% OF TRACT 1 SITE AREA)
OPEN SPACE PROVIDED = 71,413 SF
RECREATIONAL OPEN SPACE REQUIRED = 33,147 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED = 52,568 SF

PARKING REQUIRED

1 SP/UNIT MIN. (106 UNITS) = 106 SP
2 SP/UNIT MAX. (106 UNITS) = 212 SP

TOTAL PARKING PROVIDED = 196 SPACES
(14 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 90,062 SF
INTERIOR LANDSCAPE AREA REQUIRED = 6,722 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED = 16,907 SF

SITE DISTURBANCE AREA = 11.0± Ac.

EXISTING IMPERVIOUS AREA = 33,870 SF
PROPOSED IMPERVIOUS AREA = 208,914 SF (517% INCREASE)

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.
- No increase in drainage run off to state roadways
- 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.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current KYTC standards and shall be inspected prior to final bond release.

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 subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0054 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat 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.
- All drainage, EPSC 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 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.
- KYTC approval may be required prior to MSD construction plan approval.
- Revised FEMA and local regulatory floodplain model may be required prior to MSD construction plan approval.
- KDOW approval will be required prior to MSD construction plan approval.
- MSD floodplain permit required prior to issue of building permits.
- ADCE approval may be required prior to MSD construction plan review.
- No increase of drainage area or volume permitted into the existing concrete paved ditch along the rear of homes in Oboe Dr.
- All required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
- MSD drainage bond required prior to construction plan approval.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- Lowest finished floor and machinery to be at or above 441.00.
- All downspouts shall connect to the proposed storm sewer for all buildings along the west side of the site.

OWNER:
CANE RUN PROPERTIES LLC
P.O. BOX 16866
LOUISVILLE, KY 40266

SITE ADDRESS:
4518 CANE RUN ROAD
TAX BLOCK 1013, LOT 0039
D.B. 8961, PG. 0570

OWNER:
NUSTREAMS, LLC
2202 BUECHIEL AVE
LOUISVILLE, KY 40218

SITE ADDRESS:
4524 CANE RUN ROAD
TAX BLOCK 1013, LOT 0023, 0091, 0128
D.B. 10390, PG. 0506

OWNER:
LDG. LAND HOLDINGS LLC
1469 S 4TH ST. STE 100
LOUISVILLE, KY 40208

SITE ADDRESS:
4518 CANE RUN ROAD
TAX BLOCK 1013, LOT 0023
D.B. 11871, PG. 0907

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE
CASE #21-ZONE-0085

WM# 11245

NO.	DATE	REVISIONS		
		BY	DESCRIPTION	REVISOR'S SEAL
1	8/9/21	JH	REVISED PER AGENCY COMMENTS	
2	9/3/21	JH	REVISED PER AGENCY COMMENTS	
3	12/6/21	DT	Agency Comments	

PROJECT DATA		ENGINEER'S SEAL
FILE NAME: 20193-DDP	DATE: 5/3/21	
SCALE: AS SHOWN	CHECKED BY: JH	

PROJECT DATA		ENGINEER'S SEAL
FILE NAME: 20193-DDP	DATE: 5/3/21	
SCALE: AS SHOWN	CHECKED BY: JH	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
509 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-1111 FAX: 502-261-1111

LDG TOWNHOMES
CANE RUN ROAD
OWNER/DEVELOPER
LDG
1469 S 4TH STREET
LOUISVILLE, KY 40208
FEB 07 2022
PLANNING & DESIGN SERVICES

JOB NO. 20193
SHEET 1 OF 1