

23-DDP-0034

4516 Cane Run Road
LDG Development

LDC Chapter 11.4.7.F.2

Scope of Planning Commission Review

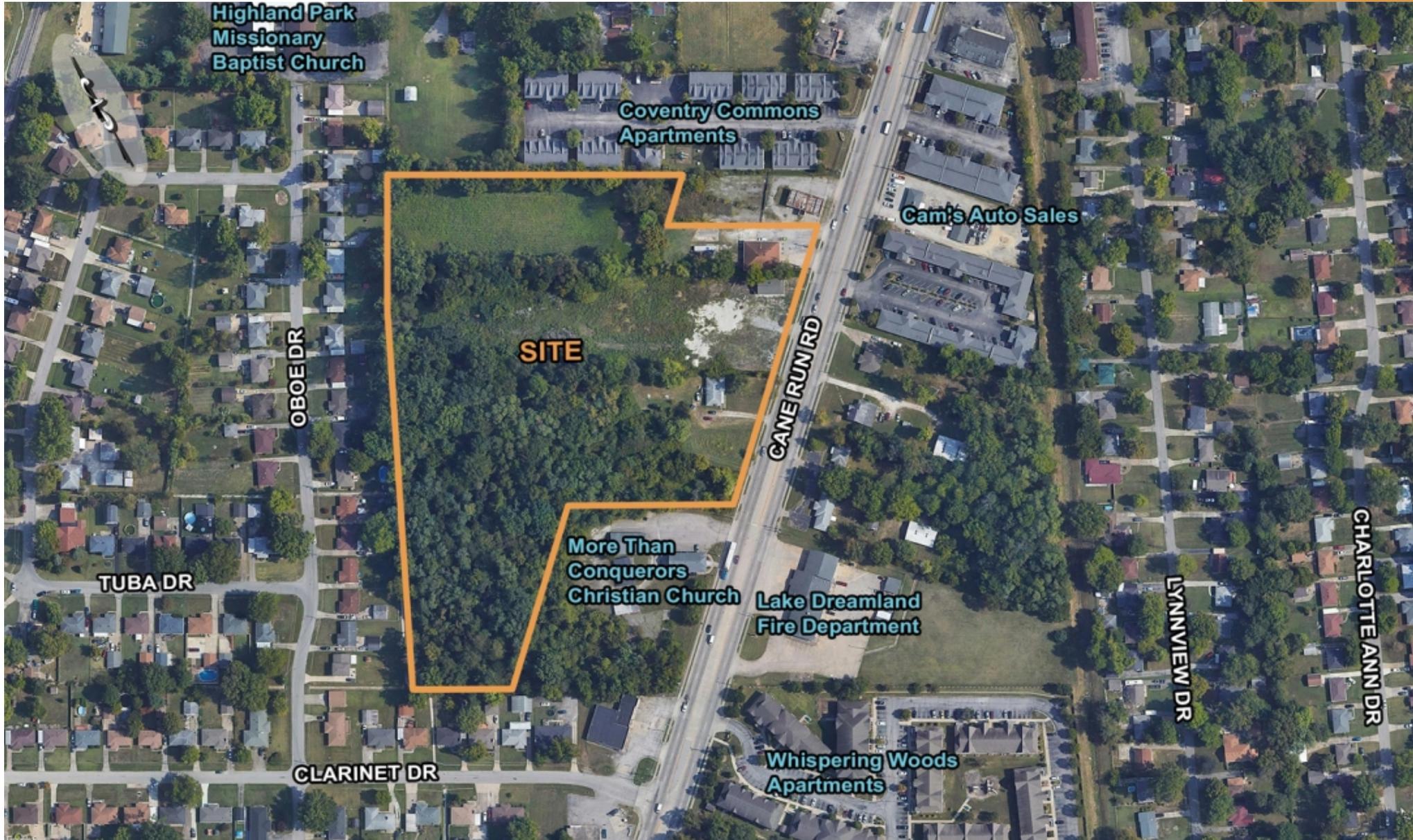
The Planning Commission shall consider, but not be limited to, the following factors in review of a detailed district development plan:

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic site;
- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;
- c. The provisions of sufficient open space (scenic and recreational) to meet the needs of the proposed development
- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;
- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;
- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code.

Subject Site

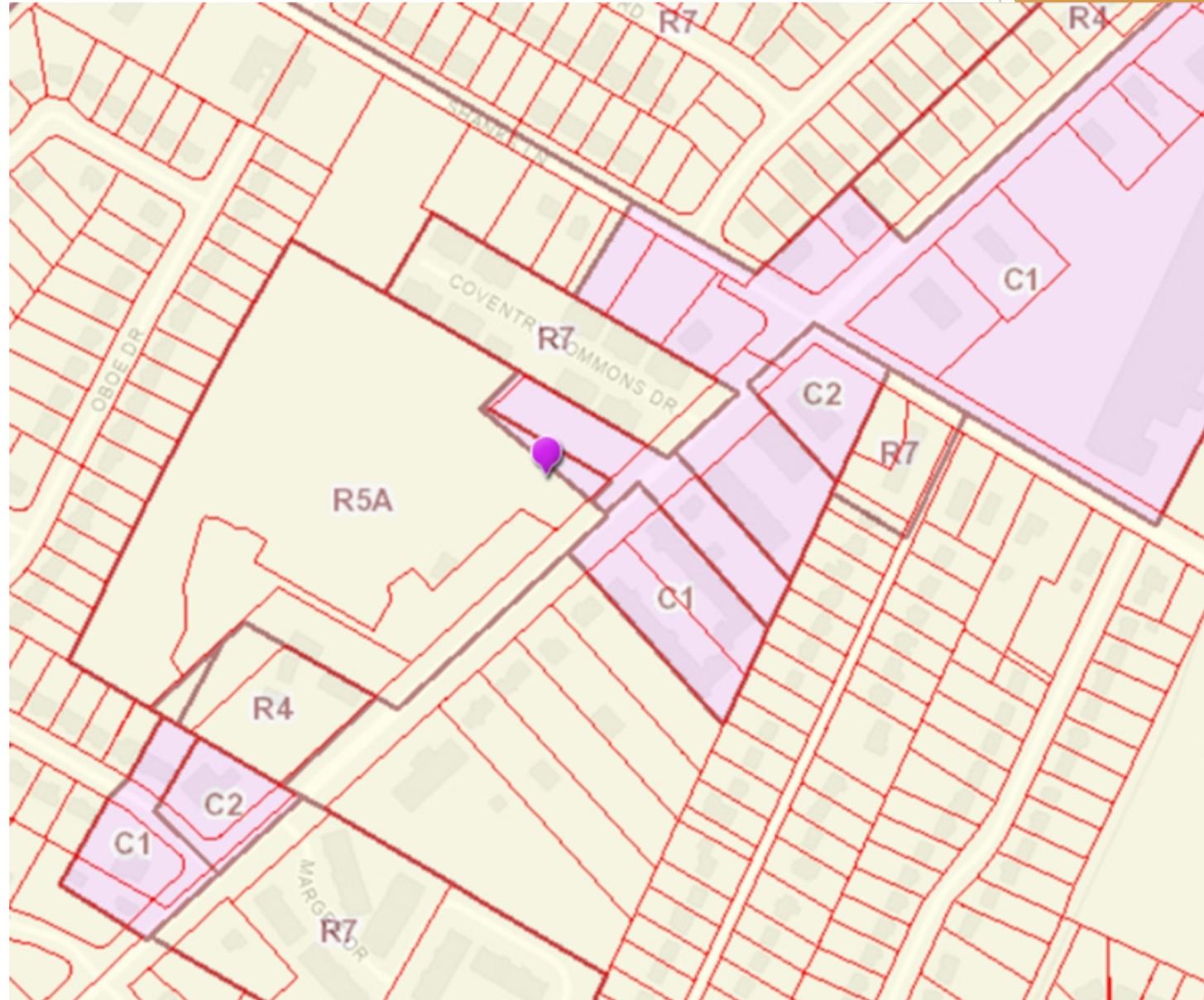


Aerial & Surrounding Properties



Area Zoning

Site was zoned to allow medium density multi-family - Exactly what is proposed.



2022 Case R-4/OR/C-1/R-2 to R-5A (Affordable Multi-Family) Planning Commission Decision Comments

- ▶ Commissioner Daniels Highlighted:
 - ▶ “The fact that it is affordable housing for larger families is really impressive.”
- ▶ Commissioner Carlson Highlighted:
 - ▶ “Meets all of the desires for multi-family housing.”
 - ▶ “On a major transportation corridor.”
 - ▶ “Transit service and general area of employment centers.”
 - ▶ “Walkable shopping distance if they want to take the bus.”

Timeline

2020

Land Under Contract

2021

March – Purchased 4518 Cane Run Rd

May – Filed rezoning pre-application (Townhomes)

July – filed rezoning formal application

August – Purchased 4516 and 4524-4528 Cane Run Road

2022

April – Rezoning approved at Metro Council

April/May – Notification of awards from LAHTF and KHC

May – Submitted townhome construction plans for permitting

October – Received bids from subcontractors for the townhome plans

October - April 2023 – Went through multiple design revisions in an attempt to reduce townhome cost

Applied for additional financing.

LDG paid over \$250,000 on due diligence, design consultants, attorney fees, permit review fees, etc., at this point

2023

March/April – Final decision to move forward with revised garden style plan

April/May – requested approval of change in scope from finance partners

May – Submitted application to Metro for garden-style plan

August – Development Review Committee (public notice mailed to 370+ households)

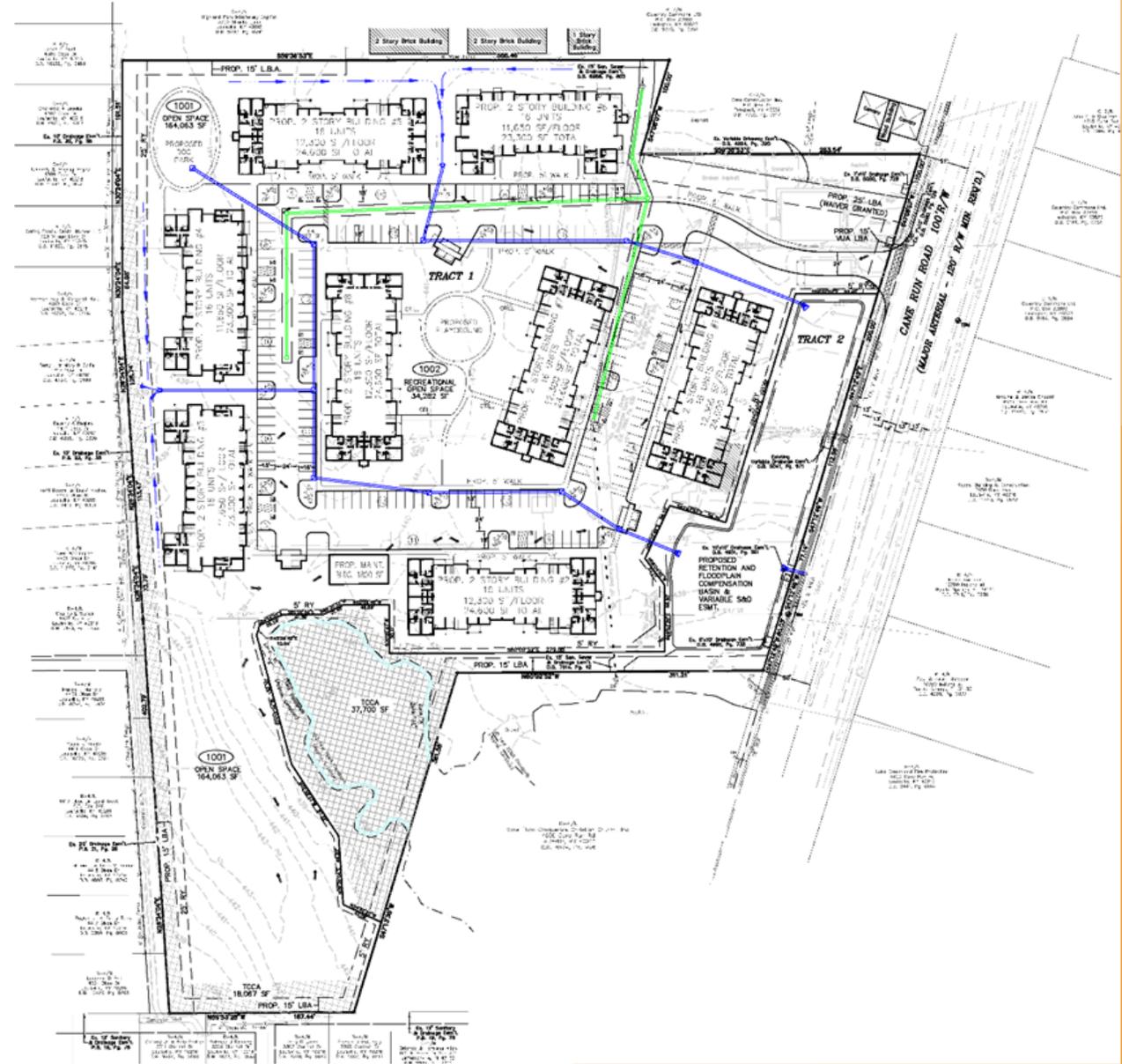
August – Revised plan approved by Planning Commission



Prior Plan



Proposed Plan



Plan Comparison Highlights

Approved Plan

- All Buildings 2-story
- **109,113 sq. ft. open space**
- Most of Tree Canopy planted
- 3 and 4 bedroom units
- Affordable Rental Units

Proposed Plan

- All Buildings 2-story
- **198,345 sq. ft. open space**
- Most of Tree Canopy made of preserved tree canopy area
- 2, 3, and 4 bedroom units
- Affordable Rental Units

Proposed Plan



PROJECT DATA

TOTAL SITE AREA	= 11,944 Ac. (520,382 SF)
TRACT 1 AREA	= 10,094 Ac. (448,620 SF)
TRACT 2 AREA	= 1,850 Ac. (80,732 SF)
EXISTING ZONING	= R-5A
FORM DISTRICT	= MD3-60R(100)
EXISTING USE	= COMMERCIAL/SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 126 UNITS
BUILDING HEIGHT	= 2 STORY 30' TALL (35' MAX. ALLOWED)
RAVINE AREA	= 191,820 SF
GROSS DENSITY	= 10.72 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
OPEN SPACE REQUIRED	= 65,943 SF (5% OF TRACT 1 SITE AREA)
OPEN SPACE PROVIDED	= 196,340 SF
RECREATIONAL OPEN SPACE REQUIRED	= 32,371 SF (5% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 34,183 SF

PARKING REQUIRED:	MIN.	MAX.
1 SP/UNIT MAX. (126 UNITS)	= 126 SP	
2 SP/UNIT MAX. (126 UNITS)	= 252 SP	
TOTAL PARKING PROVIDED	= 208 SPACES	(16 HC SP INCLUDED)

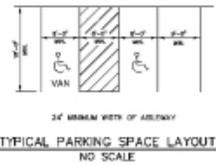
TOTAL VEHICULAR USE AREA	= 74,855 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,614 SF (7.3%)
INTERIOR LANDSCAPE AREA PROVIDED	= 7,248 SF
EXISTING IMPERVIOUS AREA	= 33,870 SF
PROPOSED IMPERVIOUS AREA	= 185,300 SF (44% INCREASE)

- GENERAL NOTES:**
- Planting 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 storage in drainage run off or storm 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-directed, shielded, or banded off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing completion of soil systems of trees to be preserved. The fencing shall enclose the area beneath the 50' 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.
 - Convertible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - When slope or curbing, at least six inches high and wide, shall be provided to prevent vehicles from oversteering curbing, sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wind stops shall be located at least 15' 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 completed prior to final bond release requirements established by MSD. Site layout may change of the design phase due to proper staking of Green Best Mgmt. Practices.
 - Street trees shall be planted in a manner that does not effect public safety or hanger sight distance. Final location will be determined during construction approval process.

- MSD NOTES:**
- Construction plans and instruments 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 Sewerage Facilities Capacity request was approved April 7, 2022.
 - A portion of the site is within the 100 year flood plain per FEMA Map No. 21111 C 0054 7 dated February 26, 2021.
 - Drainage patterns dictated by arrows (→) is for conceptual purposes.
 - If the site has tree drainage on 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 2,10,100, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
 - All drainage EPCU 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 MS4 and MS2 Design Manual requirements.
 - The final design of this project must meet MS4 water quality regulations established by MSD. Site layout may change of the design phase due to proper staking of Green Best Mgmt. Practices.
 - KYTC approval may be required prior to MSD construction plan approval.
 - Revised FDM and local regulatory floodplain model may be required prior to MSD construction plan approval.
 - KDDM approval will be required prior to MSD construction plan approval.
 - MSD floodplain permit required prior to issue of building permits.
 - ADCC approval may be required prior to MSD construction plan review.
 - No intrusion of drainage pipe or utility pathways into the existing concrete paved disk along the rear of lanes is shown.
 - All required fill in the floodplain shall be compacted on site at a ratio of 1.5 to 1.
 - MSD drainage bond required prior to construction plan approval.
 - If site has tree drainage, an easement plot will be required prior to MSD granting construction plan approval.
 - Lower finished floor and masonry to be at or above 441.00.
 - All developments shall connect to the proposed storm sewer for all buildings along the west side of the site.

LEGEND

□	EXISTING LIGHT POLE
□	EXISTING GAS METER
□	EXISTING MATCH VALVE
□	EXISTING FIRE HYDRANT
□	EXISTING ELECTRIC TELEPHONE CABLE
□	EXISTING GAS LINE
□	EXISTING SEWER AND SANITARY
□	EXISTING CLEAN OUT
□	EXISTING CATCH BASIN
□	EXISTING UTILITY POLE
□	EXISTING WATER LINE
□	PROPOSED STORM SEWER, CATCH BASIN
□	PROPOSED SEWER AND SANITARY
□	PROPOSED SEWERAGE TRENCH



DETENTION BASIN CALCULATIONS

X = 8.07A/12	
AD = 0.75 - 0.25 = 0.50	
A = 12 ACRES	
H = 2.8 INCHES	
X = (0.50)(12)(2.8)/1.2 = 1.4 AC.-FT.	
REQUIRED X = 81,000 CU.FT.	
FILL IN FLOODPLAIN = 36,500 SQ.FT.	
COMPENSATION REQUIRED = 26,500 X 1.3 = 110,750 CU.FT.	
PROVIDED BASIN = 44,000 SQ.FT.	
TOTAL = 44,000 SQ.FT. @ APPROX. 3 FT. DEPTH	
= 132,000 CU.FT. > 110,750 CU.FT.	

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 520,382 SF. (1.94 Ac.)
EXISTING TREE CANOPY	= 50,158 (24,773 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 52,958 SF. (20% OF EXISTING CANOPY)
EXISTING TREE CANOPY TO BE PROVIDED	= 94,472 SF. (36% OF EXISTING TREE CANOPY)
TOTAL TREE CANOPY AREA REQUIRED	= 358 (182,124 S.F.)
PROPOSED TREE CANOPY TO BE PROVIDED	= 358 (182,124 S.F.)

REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/23	ISSUED PER AGENCY COMMENTS
2	11/17/23	ISSUED PER AGENCY COMMENTS
3	8/9/23	REVISED TOTAL AREA

PROJECT DATA

FILE NAME: 20193 - 000P
 DATE: 10/24/23
 DRAWN BY: JH
 CHECKED BY: JH
 DESIGNED BY: JH

THE PATH OF CANE RUN
 CANE RUN ROAD
 LDG LAND HOLDINGS LLC
 1469 S 4TH STREET
 LOUISVILLE, KY 40208

OWNER:
 LDG LAND HOLDINGS LLC
 1469 S 4TH STREET
 LOUISVILLE, KY 40208

SITE ADDRESSES:
 4016, 4504, & 4516 CANE RUN ROAD
 TAYLOR COLLEGE MOBILE
 1078 0609, 0963, 0966, 0188, 0045
 D.S. 13832A, PC. 086
 D.S. 12823, PC. 086
 D.S. 12971, PC. 097

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLAINFIELD RIDGE PARK
MUNICIPALITY - LOUISVILLE

DATE: 08-10-2019-0164
RELATED CADD: 21-208E-0046,
 02-MPLAT-CORR, 1020X01030
WM# 11245



1 Elevation - Type A - Front - Presentation
 A204 1/8" = 1'-0"

Type A - Front		
Fiber Cement	3,241 SQFT	57%
Masonry	850 SQFT	15%
Cladding	1,608 SQFT	28%
Total	5,699 SQFT	



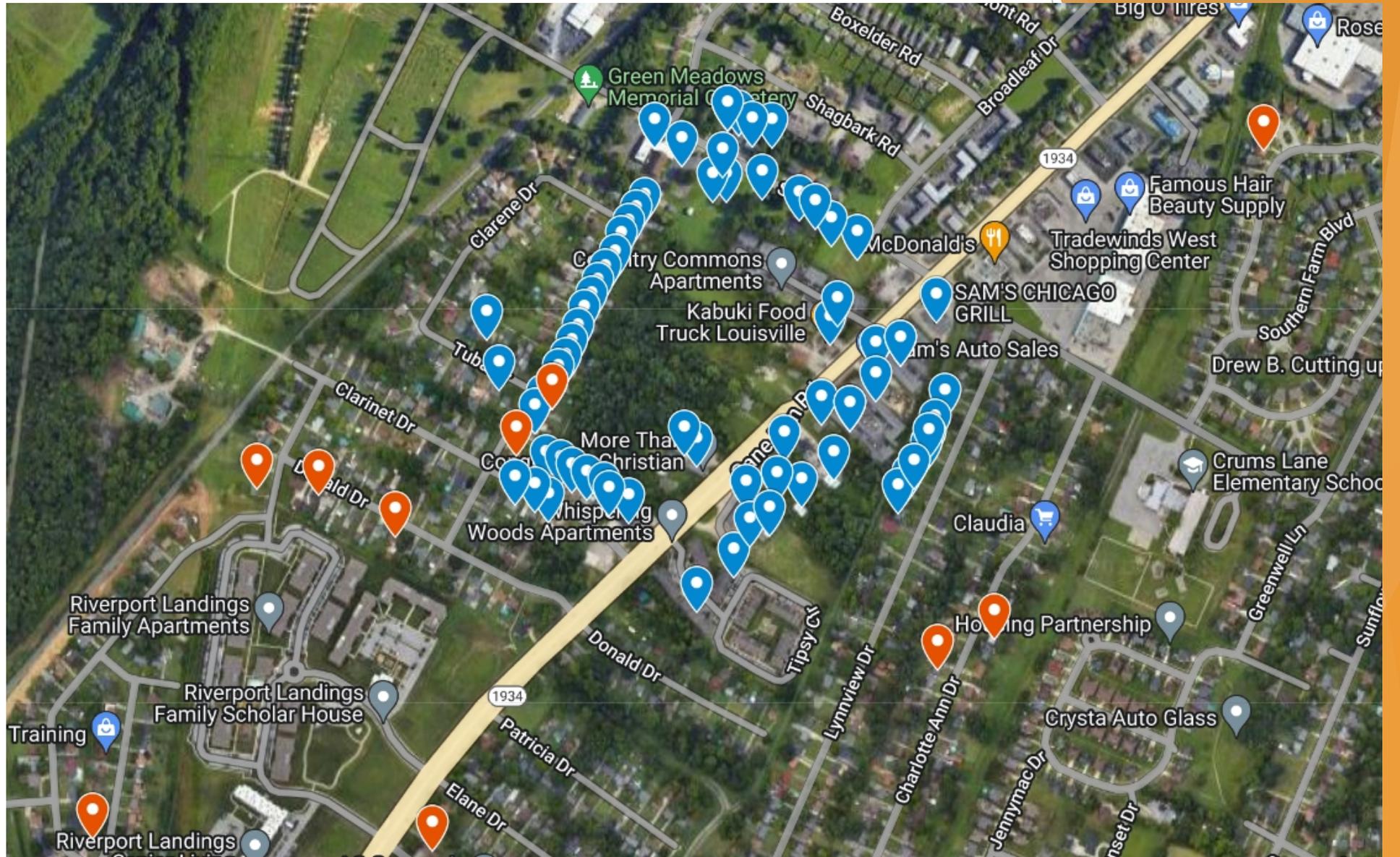
2 Elevation - Type A - Rear - Presentation
 A204 1/8" = 1'-0"

Type A - Back		
Fiber Cement	3,241 SQFT	57%
Masonry	850 SQFT	15%
Cladding	1,608 SQFT	28%
Total	5,699 SQFT	

Actions on Garden Style Plan

- ▶ August 16, 2023, Development Review Committee votes 2-2, sending case to full Planning Commission
- ▶ August 17, 2023, Planning Commission votes 4-3-1 to approve
- ▶ Metro Council considers case and sends it back to the Planning Commission with a requirement that LDG host a neighborhood meeting

Neighborhood Meeting Sign-In Sheet Address Locations vs. Notified Address Locations



GovDelivery Notice Data

Delivery Metrics - Details

1,082 Total Sent

975 (90%) Delivered

22 (2%) Pending

85 (8%) Bounced

0 (0%) Unsubscribed

Bulletin Analytics

175 Total Opens

107 (13%) Unique Opens

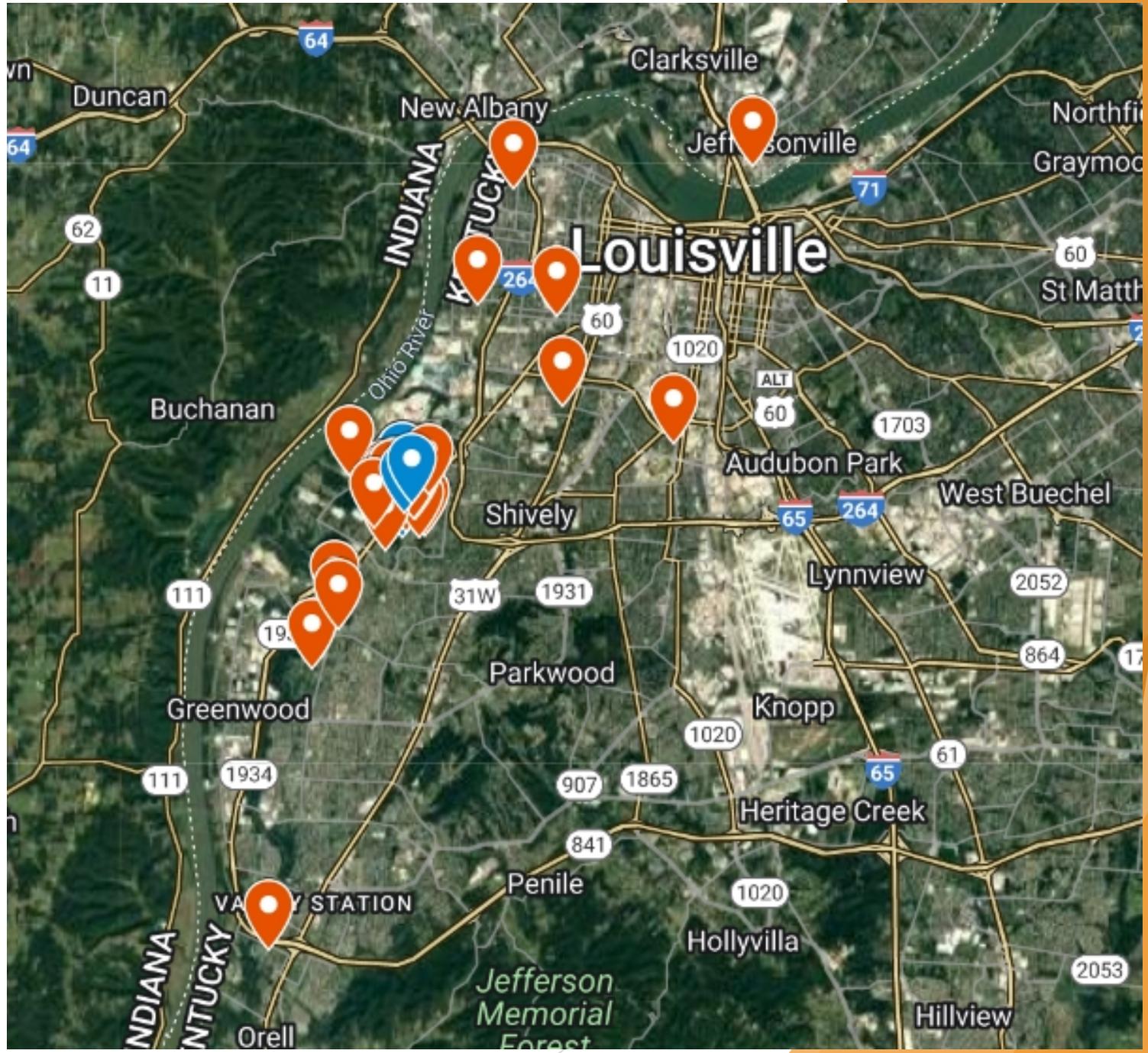
14 Total Clicks

9 (1%) Unique Clicks

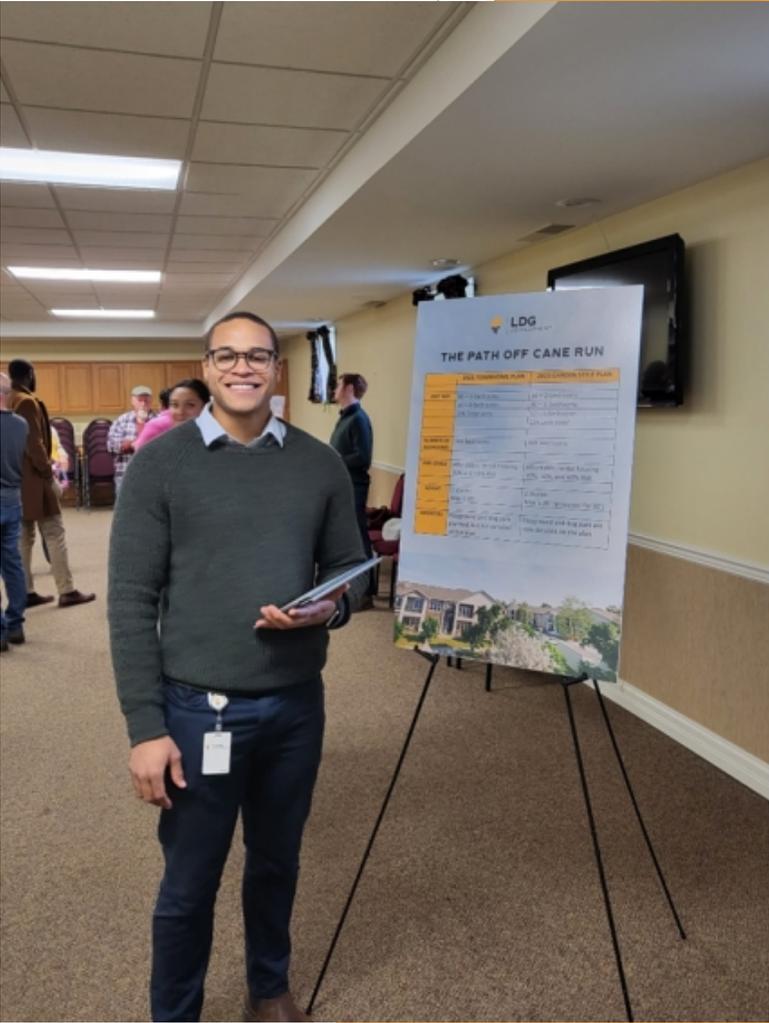
9 # of Links

 Neighborhood Meeting Sign-In Sheet Address Locations

 Properly Notified Address Locations



Neighborhood Open House







Neighborhood Form District

3.1.3. Neighborhood: The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.



Major Arterial

Higher
Density (R
-7)

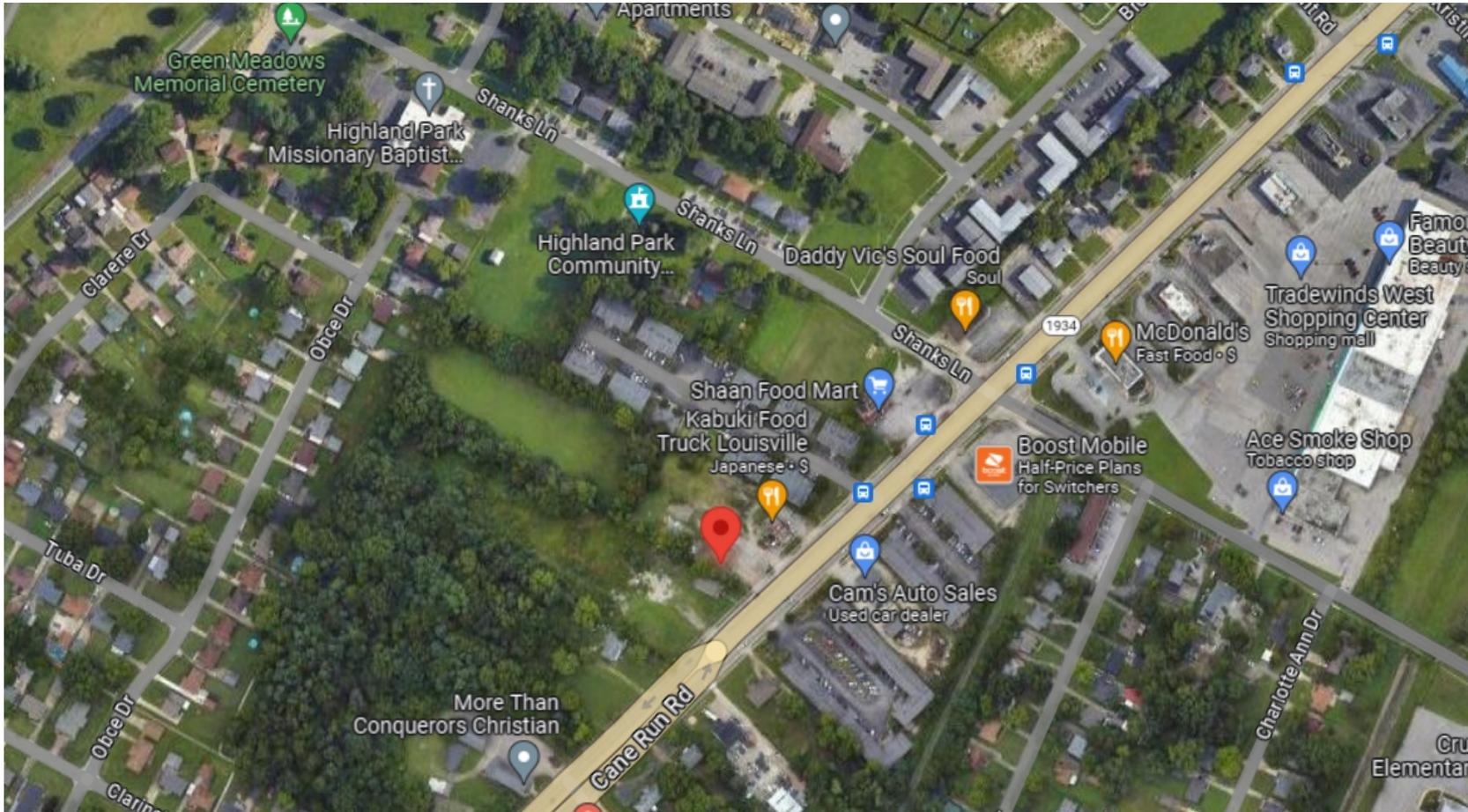
Higher
Intensity

4.6 HOUSING

GOAL 2

Facilitate the development of connected, mixed-use neighborhoods.

CHASE PRINCIPLE Connected



1. Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.
2. Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.
3. Evaluate developments for their ability to promote public transit and pedestrian use. Encourage higher density mixed-use developments that reduce the need for multiple automobile trips as a means of achieving air quality standards and providing transportation and housing choices.

4.5 LIVABILITY

CHASE PRINCIPLE Healthy

Objectives

- a. Safe, accessible multi-use trails, pathways and transit options are promoted to improve air quality and increase connections throughout the community.
- b. Existing waterways are conserved, protected or improved to enhance water quality.
- c. Parks, public outdoor spaces and public natural areas are preserved, enhanced and accessible to all.
- d. Restoration of the tree canopy and integration of native species into the built environment are prioritized.



4.1 COMMUNITY FORM

GOAL 3

Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.

CHASE PRINCIPLE Authentic



1. Encourage creation of common, usable and accessible open space in new residential development based on density, need for open space, size of development, and proximity to greenways through the use of regulatory incentives and other tools.
2. Design open space to meet outdoor recreation, natural resource protection, aesthetic, cultural and educational, public, or health and safety needs. Open space may also be associated with civic uses, managed for production of resources and designed to ensure compatibility between differing land uses.



CHASE PRINCIPLE Sustainable

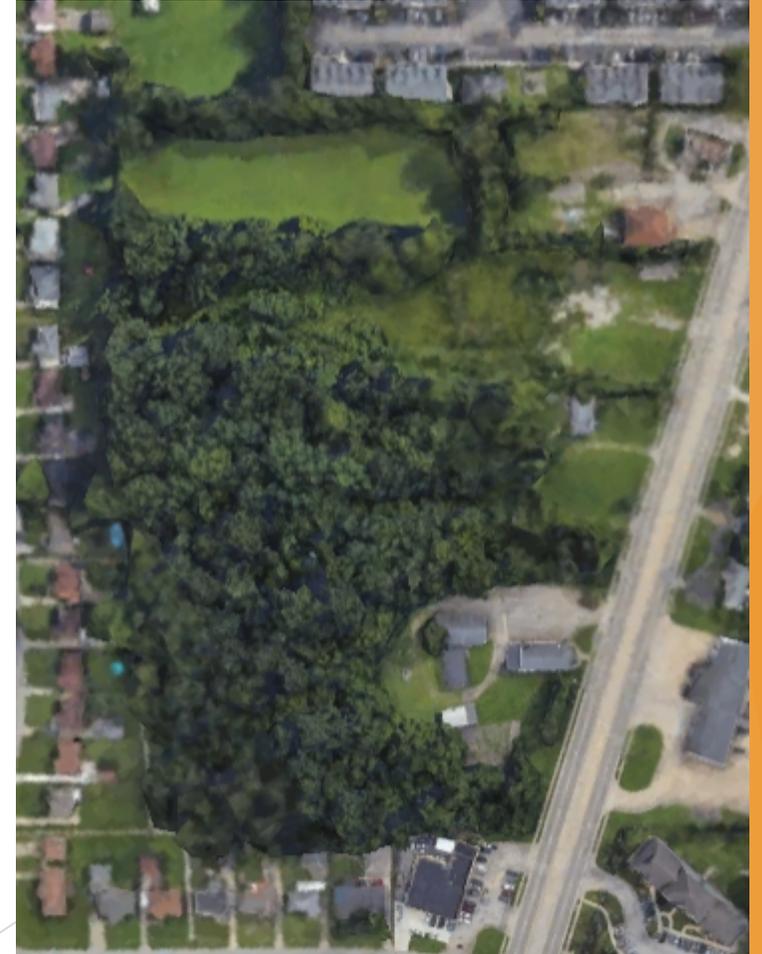
Louisville Metro is a resilient community that improves quality of life for all citizens by encouraging green practices in development and redevelopment of buildings, transportation and infrastructure. Louisville Metro maintains its existing infrastructure and encourages sustainable, high-quality development practices that provide livable, walkable communities while being harmonious with the natural environment.

Approved Plan

- **109,113 sq. ft. open space**
- Most of Tree Canopy planted

Proposed Plan

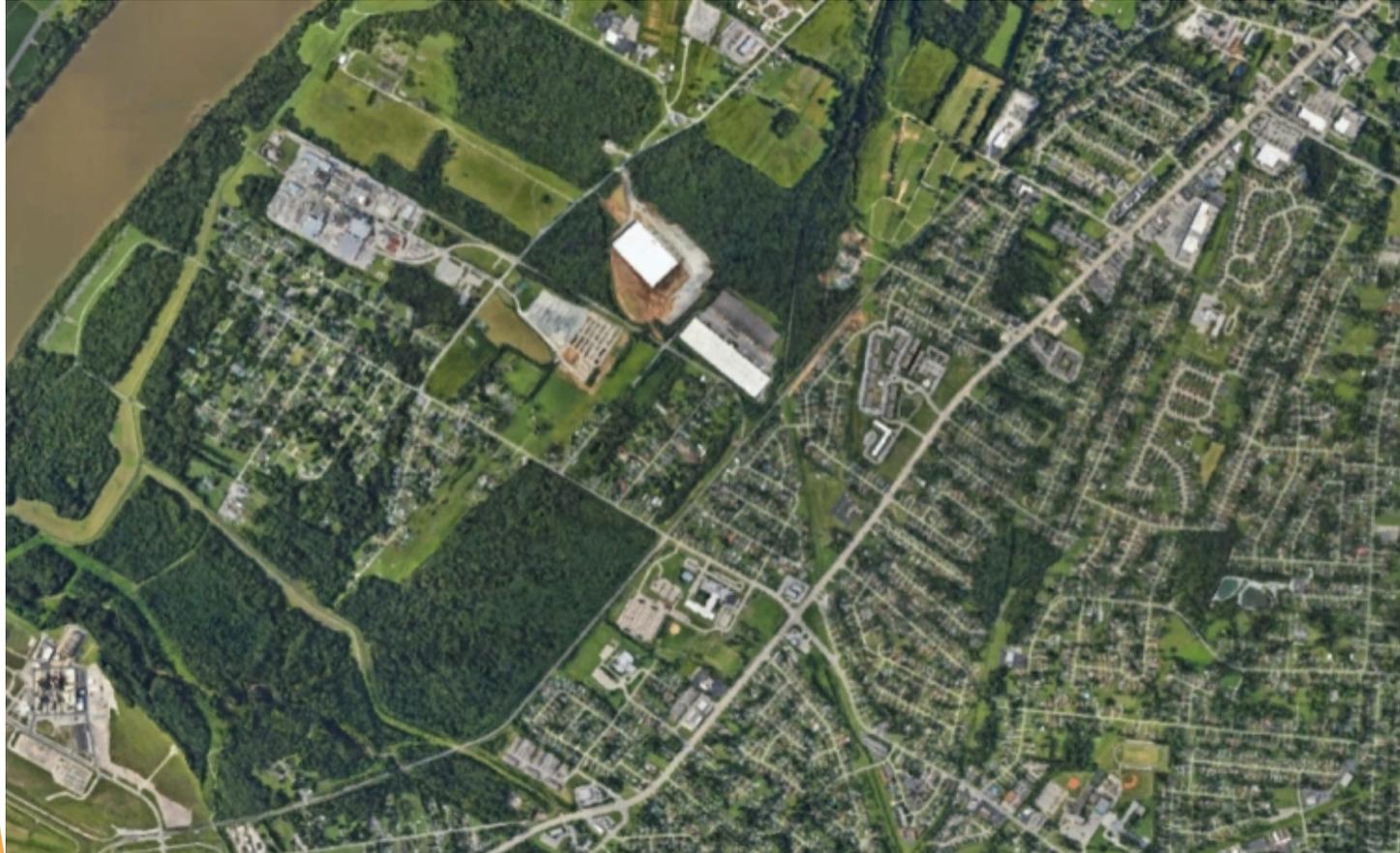
- **198,345 sq. ft. open space**
- Most of Tree Canopy made of preserved tree canopy area
- Increased buffer areas



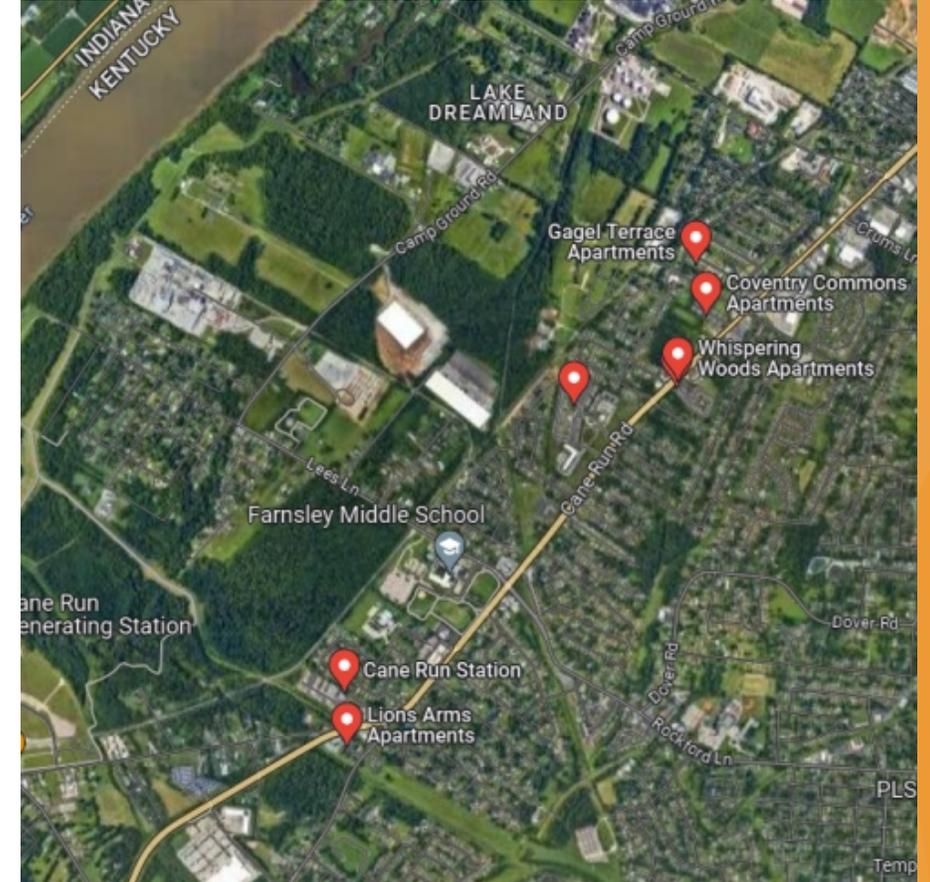
CHASE PRINCIPLE

Equitable

Louisville Metro is a community that values diversity and recognizes that resources, opportunities, and outcomes must be shared by all. Louisville Metro seeks to engage all citizens in the decision-making process and address the history of inequities and their ongoing impacts, particularly among communities of color. Louisville Metro's built environment supports the creation of safe neighborhoods while providing equitable access to quality education, employment and affordable housing of choice for all citizens. The community enjoys the benefits of economic growth and improvements to the built and natural environment in and across neighborhoods.

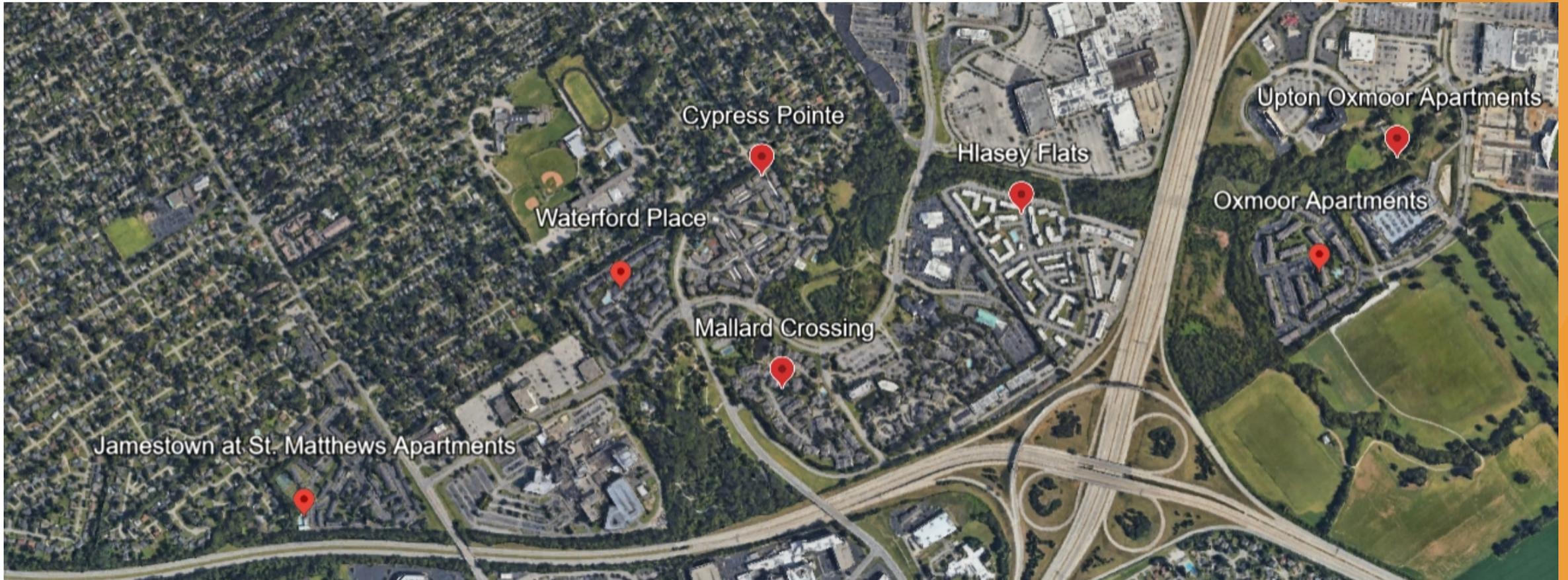


Single Family Availability



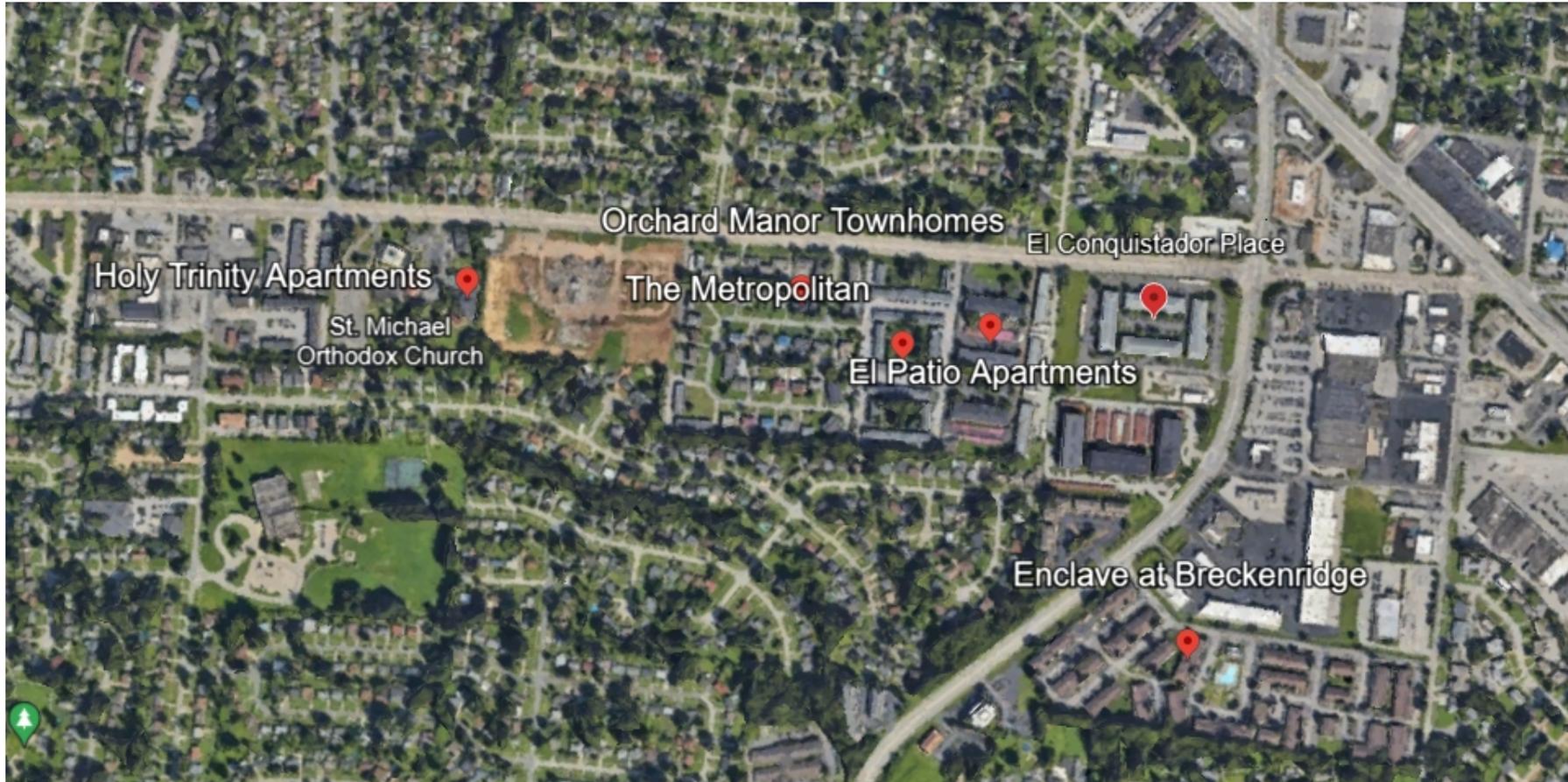
Multi-Family Availability

Apartment Clusters are located across Louisville.



St. Matthews

Apartment Clusters are located across Louisville.



Hikes Point

Proposed Plan



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FORM DISTRICT	= ND3-60R(400)
EXISTING USE	= COMMERCIAL/SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 126 UNITS
BUILDING HEIGHT	= 2 STORY 30' TALL (35' MAX ALLOWED)
MAXIMUM AREA	= 191,800 SF
GROSS DENSITY	= 10.72 DU/AC (12.01 DU/AC MAX ALLOWED)
OPEN SPACE REQUIRED	= 65,943 SF (5% OF TRACT 1 SITE AREA)
OPEN SPACE PROVIDED	= 196,340 SF
RECREATIONAL OPEN SPACE REQUIRED	= 32,971 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 34,180 SF

PARKING REQUIRED

1 SP/UNT MAX (126 UNITS)	= 126 SP
2 SP/UNT MAX (126 UNITS)	= 252 SP
TOTAL PARKING PROVIDED	= 208 SPACES (16 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 74,855 SF
INTERIOR LANDSCAPE AREA REQUIRED = 5,614 SF (7.3%)
INTERIOR LANDSCAPE AREA PROVIDED = 7,538 SF

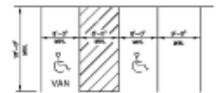
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LEGEND

□	EXISTING LIGHT POLE
□	EXISTING GAS METER
□	EXISTING MARCH VALVE
□	EXISTING FIRE HYDRANT
□	EXISTING ELECTRIC TELEPHONE CABLE
□	EXISTING GAS LINE
□	EXISTING SEWER AND SANITARY
□	EXISTING CLEAN OUT
□	EXISTING CATCH BASIN
□	EXISTING UTILITY POLE
□	EXISTING WATER LINE
□	PROPOSED STORM SEWER, CATCH BASIN
□	PROPOSED SEWER AND SANITARY
□	PROPOSED SEWERAGE TRENCH



DETENTION BASIN CALCULATIONS

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 $AD = 0.75 - 0.25 = 0.50$
 $A = 12$ ACRES
 $H = 2.8$ INCHES
 $X = (0.50)(12)(2.8)/1.2 = 1.4$ AC-FT.
 REQUIRED $X = 81,000$ CUFT.
 FILL IN FLOODPLAIN = 36,500 SQFT.
 COMPENSATION REQUIRED = 28,500 x 1.3 = 110,750 CUFT.
 PROVIDED BASIN = 44,000 SQFT.
 TOTAL = 44,000 SQFT. @ APPROX 3 FT. DEPTH
 = 132,000 CUFT. > 110,750 CUFT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 520,382 SF. (1.94 AC.)
 EXISTING TREE CANOPY = 50,158 (24,773 SF.)
 EXISTING TREE CANOPY TO BE PRESERVED = 52,958 SF (20% OF EXISTING CANOPY)
 EXISTING TREE CANOPY TO BE PROVIDED = 54,472 SF (56% OF EXISTING TREE CANOPY)
 TOTAL TREE CANOPY AREA REQUIRED = 358 (182,124 SF.)
 PROPOSED TREE CANOPY TO BE PROVIDED = 358 (182,124 SF.)

REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/23	ISSUED PER AGENCY COMMENTS
2	11/17/23	ISSUED PER AGENCY COMMENTS
3	01/09/24	REVISED TOTAL AREA

PROJECT DATA

FILE NAME: 20193 - 000P
 DATE: 11/17/23
 DRAWN BY: JH
 CHECKED BY: JH

THE PATH OF CANE RUN
 CANE RUN ROAD
 LDG LAND HOLDINGS LLC
 1469 S 4TH STREET
 LOUISVILLE, KY 40208

OWNER:
 LDG LAND HOLDINGS LLC
 1469 S 4TH STREET
 LOUISVILLE, KY 40208

SITE ADDRESSES:
 4016, 4504, & 4516 CANE RUN ROAD
 TAYLOR COLLEGE MOBILE
 1078 0609, 0963, 0966, 0188, 0645
 D.S. 13822A, PC. 886
 D.S. 12823, PC. 886
 D.S. 12871, PC. 997

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLAINFIELD RIDGE PARK
MUNICIPALITY - LOUISVILLE

DATE: 03-10P-0064
RELATED CASES: 23-208E-0066,
 23-10PLAT-0082, 1020X1E1030
WM# 11245

20193

SHEET 1 OF 1