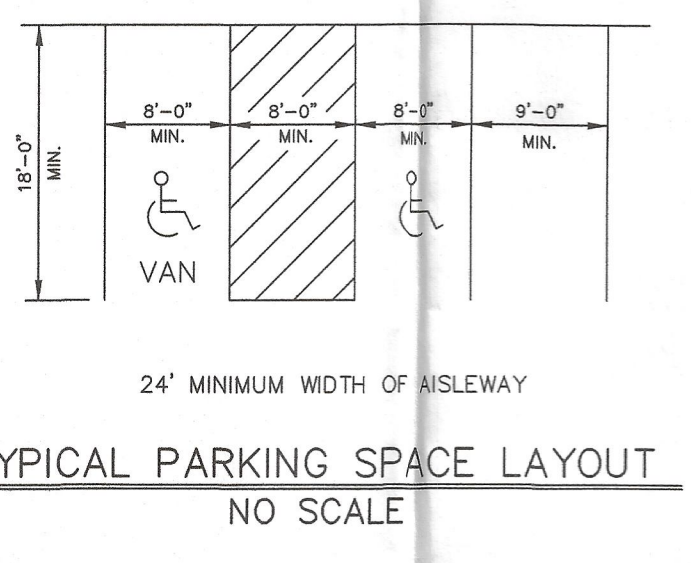


PRELIMINARY APPROVAL  
Condition of Approval:  
  
M. L. T. K. 9-8-23  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Quinn W. Deal*  
DATE: 9/1/23  
LOUISVILLE & JEFFERSON COUNTY  
METRO PUBLIC WORKS

LOUISVILLE METRO  
APPROVED DISTRICT  
DEVELOPMENT PLAN  
DOCKET NO. 23-DDP-0034  
APPROVAL DATE 8-17-2023  
EXPIRATION DATE 8-17-2025  
SIGNATURE OF PLANNING COMMISSION  
PLANNING

- 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

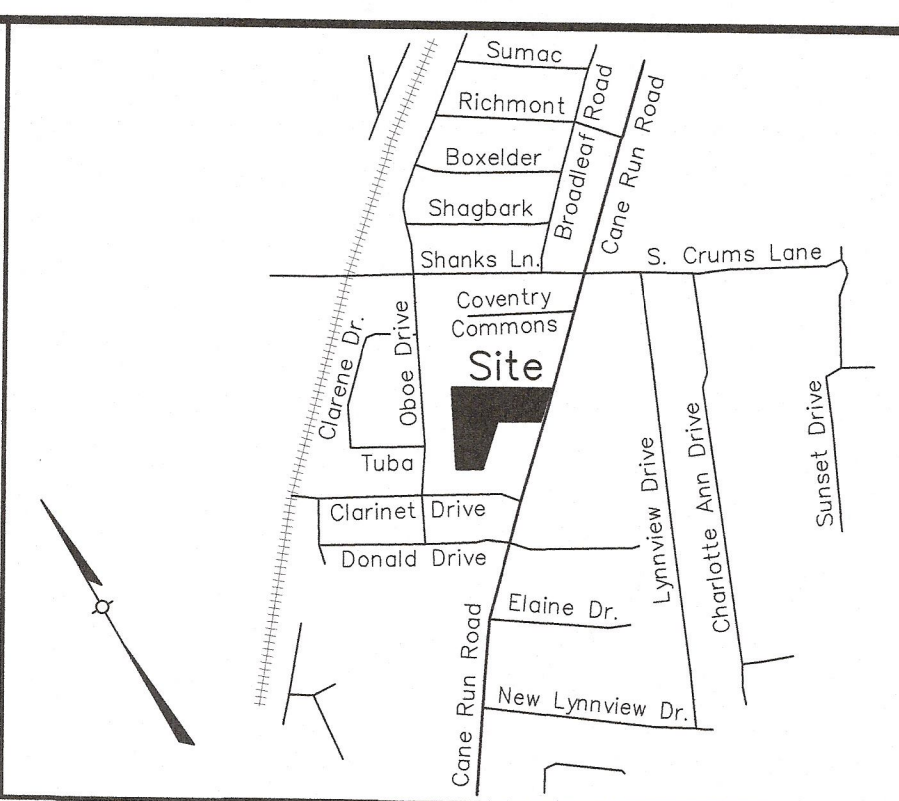


DETENTION BASIN CALCULATIONS

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

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 520,352 S.F. (11.94 Ac.)  
EXISTING TREE CANOPY = 50.5% (264,773 S.F.)  
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED = 52,955 S.F. (20% OF EXISTING CANOPY)  
EXISTING TREE CANOPY TO BE PRESERVED = 94,472 S.F. (36% OF EXISTING TREE CANOPY)  
TOTAL TREE CANOPY AREA REQUIRED = 35% (182,124 S.F.)  
PROPOSED TREE CANOPY TO BE PROVIDED = 35% (182,124 S.F.)



PROJECT DATA

TOTAL SITE AREA = 11.94± Ac. (520,352 SF)  
TRACT 1 AREA = 10.09± Ac. (439,620 SF)  
TRACT 2 AREA = 1.85± Ac. ( 80,732 SF)  
EXISTING ZONING = R-5A  
FORM DISTRICT = NEIGHBORHOOD  
EXISTING USE = COMMERCIAL/SINGLE FAMILY RESIDENTIAL  
PROPOSED USE = MULTI-FAMILY RESIDENTIAL  
TOTAL NO. OF UNITS = 128 UNITS  
BUILDING HEIGHT = 2 STORY 30' TALL (35' MAX. ALLOWED)  
BUILDING AREA = 191,600 SF  
GROSS DENSITY = 10.72 DU/AC. (12.01 DU/AC. MAX. ALLOWED)  
OPEN SPACE REQUIRED = 65,943 SF (15% OF TRACT 1 SITE AREA)  
OPEN SPACE PROVIDED = 198,345 SF  
RECREATIONAL OPEN SPACE REQUIRED = 32,971 SF (50% OF REQUIRED)  
RECREATIONAL OPEN SPACE PROVIDED = 34,282 SF

PARKING REQUIRED

1 SP/UNIT MIN. (128 UNITS) = 128 SP MAX.  
2 SP/UNIT MAX. (128 UNITS) = 256 SP

TOTAL PARKING PROVIDED = 208 SPACES  
(16 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 74,865 SF  
INTERIOR LANDSCAPE AREA REQUIRED = 5,614 SF (7.5%)  
INTERIOR LANDSCAPE AREA PROVIDED = 7,058 SF

EXISTING IMPERVIOUS AREA = 33,870 SF  
PROPOSED IMPERVIOUS AREA = 185,205 SF (447% 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.
  - Tree stumps shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

- 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 was approved April 7, 2022.
  - 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.
  - ACOE 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:  
LDG LAND HOLDINGS, LLC  
1469 S 4TH STREET  
LOUISVILLE, KY 40208

SITE ADDRESSES:  
4516, 4524, & 4518 CANE RUN ROAD  
TAX BLOCK 1013,  
LOTS 0039, 0023, 0091, 0128, 0045  
D.B. 12123, PG. 602  
D.B. 12123, PG. 596  
D.B. 11971, PG. 907

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

CASE: 23-DDP-0034  
RELATED CASES: 21-ZONE-0085,  
22-MPLAT-0082, 15ZONE1039  
WM# 11245

REVISIONS

NO.	DATE	DESCRIPTION
1	5/26/23	REVISED PER AGENCY COMMENTS
2	7/31/23	REVISED PER AGENCY COMMENTS
3	9/6/23	REVISED TOCA AREA

DATE: 9/1/2023  
SCALE: AS SHOWN  
CHECKED BY: DT  
DRAWN BY: JH

PROJECT DATA

FILE NAME: 20193 - R00P  
DATE: 9/1/2023  
SCALE: AS SHOWN  
CHECKED BY: DT  
DRAWN BY: JH

REVISOR'S SEAL

ENGINEER'S SEAL

LD&D  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
505 WASHINGTON STREET, SUITE 200  
EVANSVILLE, IN 47713  
TEL: 765.426.1234  
FAX: 765.426.1235  
WEB SITE: WWW.LD-D.COM

THE PATH OF CANE RUN  
CANE RUN ROAD  
OWNER/DEVELOPER  
LDG LAND HOLDINGS, LLC  
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LOUISVILLE, KY 40208

REVISOR'S SEAL

ENGINEER'S SEAL

20193

SHEET 1 OF 1