

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.

7. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

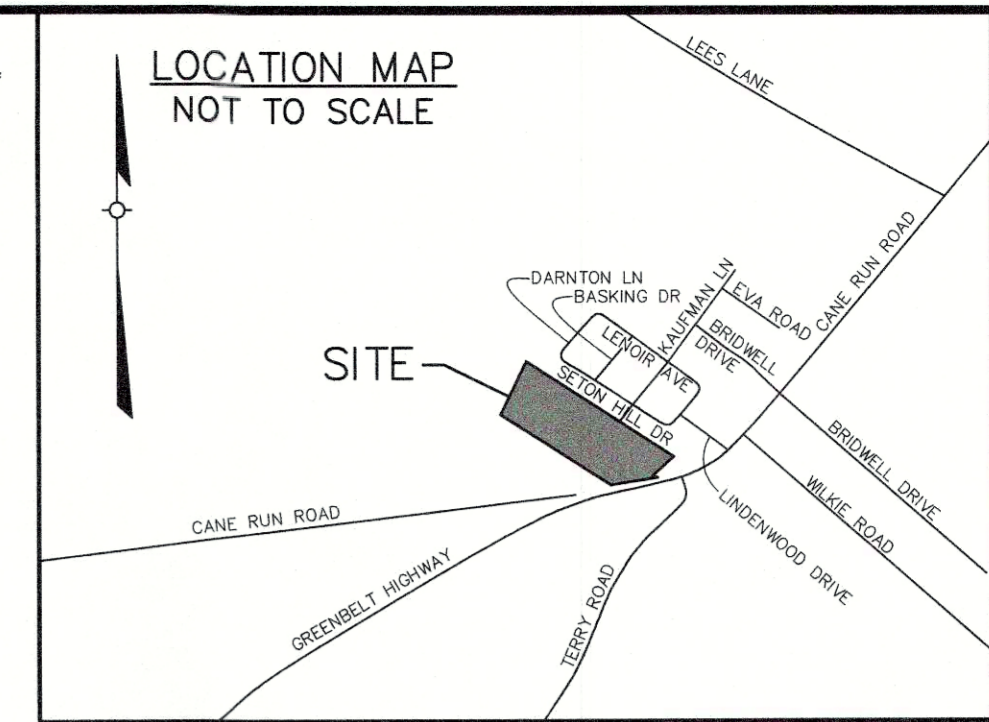
**MSD NOTES:**

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 E dated December 5, 2006.
2. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
3. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
4. On-site detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
5. A Downstream Facilities Capacity Request has been submitted to MSD.
6. 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 Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Silt Checks installed in proposed drainage swales as required by MSD.
9. MSD sanitary sewers available by lateral extension, subject to fees. Sewage to be treated at the Morris Foreman Water Quality Treatment Center.

**WAIVER GRANTED:**

1. A Waiver was granted on 7-2-14 from Section 10.2.4.B of the Louisville Metro Land Development Code to waive the more than 50% encroachment of the Landscape Buffer Area and the Parkway Buffer Area into the utility easements along the southwest and south property lines.

**LOCATION MAP NOT TO SCALE**



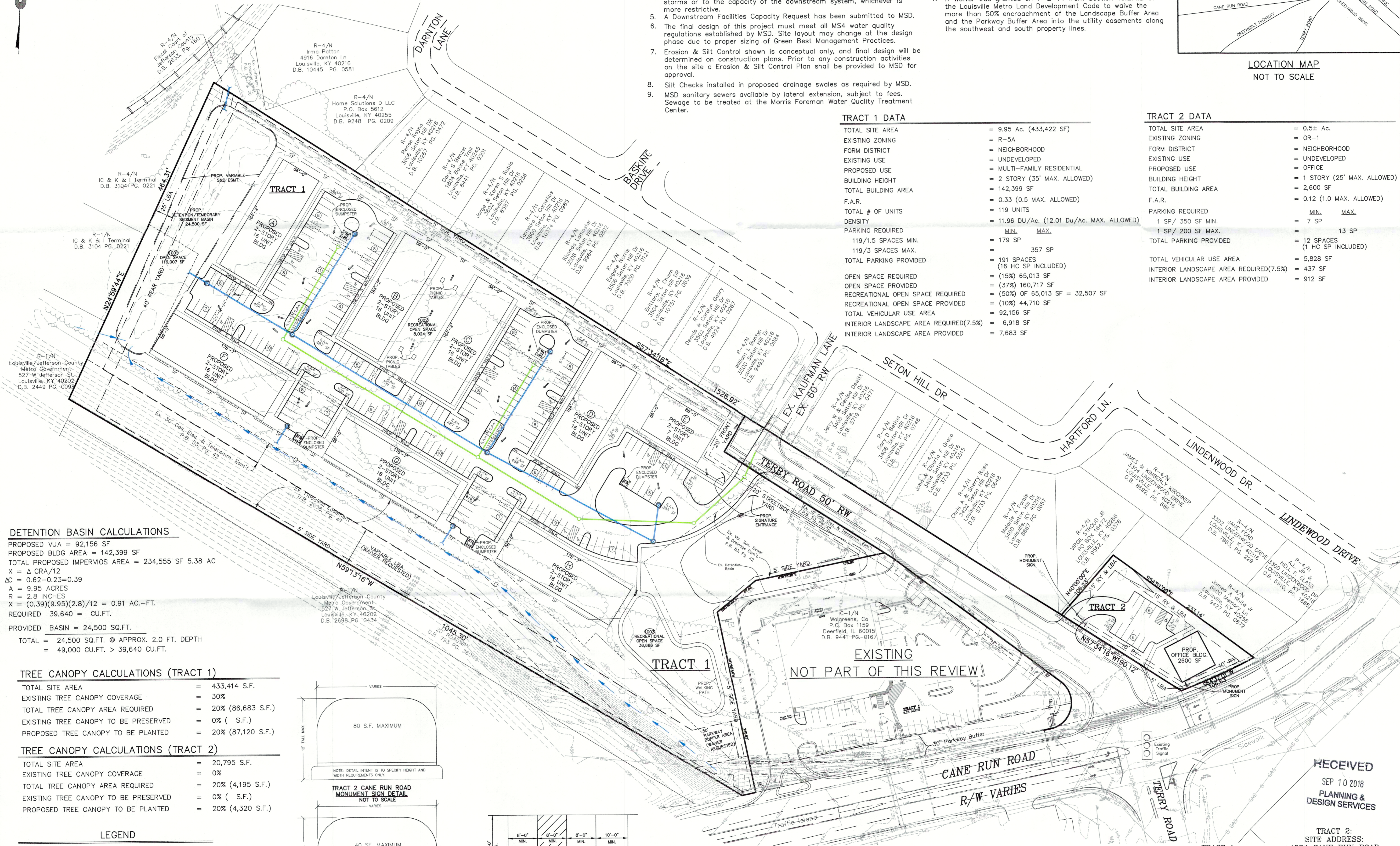
**LOCATION MAP NOT TO SCALE**

**TRACT 2 DATA**

TOTAL SITE AREA	= 9.95 Ac. (433,422 SF)	= 0.5± Ac.
EXISTING ZONING	= R-5A	= OR-1
FORM DISTRICT	= NEIGHBORHOOD	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL	= OFFICE
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)	= 1 STORY (25' MAX. ALLOWED)
TOTAL BUILDING AREA	= 142,399 SF	= 2,600 SF
F.A.R.	= 0.33 (0.5 MAX. ALLOWED)	= 0.12 (1.0 MAX. ALLOWED)
PARKING REQUIRED		MIN. MAX.
1 SP/ 350 SF MIN.		= 7 SP
1 SP/ 200 SF MAX.		= 13 SP
TOTAL PARKING PROVIDED		= 12 SPACES (1 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 191 SPACES (16 HC SP INCLUDED)	= 5,828 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= (15%) 65,013 SF	= 437 SF
INTERIOR LANDSCAPE AREA PROVIDED	= (37%) 160,717 SF	= 912 SF
	= (50%) OF 65,013 SF = 32,507 SF	
	= (10%) 44,710 SF	
	= 92,156 SF	
	= 6,918 SF	
	= 7,683 SF	

**TRACT 1 DATA**

TOTAL SITE AREA	= 9.95 Ac. (433,422 SF)
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
TOTAL BUILDING AREA	= 142,399 SF
F.A.R.	= 0.33 (0.5 MAX. ALLOWED)
TOTAL # OF UNITS	= 119 UNITS
DENSITY	= 11.96 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
119/1.5 SPACES MIN.	= 179 SP
119/3 SPACES MAX.	= 357 SP
TOTAL PARKING PROVIDED	= 191 SPACES (16 HC SP INCLUDED)
OPEN SPACE REQUIRED	= (15%) 65,013 SF
OPEN SPACE PROVIDED	= (37%) 160,717 SF
RECREATIONAL OPEN SPACE REQUIRED	= (50%) OF 65,013 SF = 32,507 SF
RECREATIONAL OPEN SPACE PROVIDED	= (10%) 44,710 SF
TOTAL VEHICULAR USE AREA	= 92,156 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 6,918 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,683 SF



**DETENTION BASIN CALCULATIONS**

PROPOSED VUA = 92,156 SF  
 PROPOSED BLDG AREA = 142,399 SF  
 TOTAL PROPOSED IMPERVIOUS AREA = 234,555 SF 5.38 AC  
 $X = \Delta CRA/12$   
 $\Delta C = 0.62 - 0.23 = 0.39$   
 $A = 9.95$  ACRES  
 $R = 2.8$  INCHES  
 $X = (0.39)(9.95)(2.8)/12 = 0.91$  AC.--FT.  
 REQUIRED 39,640 = CU.FT.  
 PROVIDED BASIN = 24,500 SQ.FT.  
 TOTAL = 24,500 SQ.FT. @ APPROX. 2.0 FT. DEPTH  
 = 49,000 CU.FT. > 39,640 CU.FT.

**TREE CANOPY CALCULATIONS (TRACT 1)**

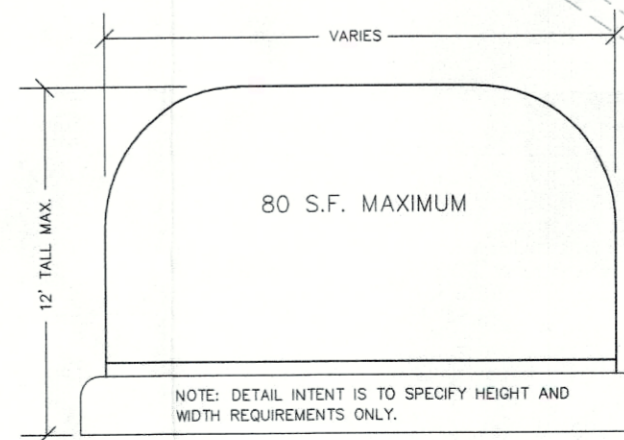
TOTAL SITE AREA = 433,414 S.F.  
 EXISTING TREE CANOPY COVERAGE = 30%  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (86,683 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (87,120 S.F.)

**TREE CANOPY CALCULATIONS (TRACT 2)**

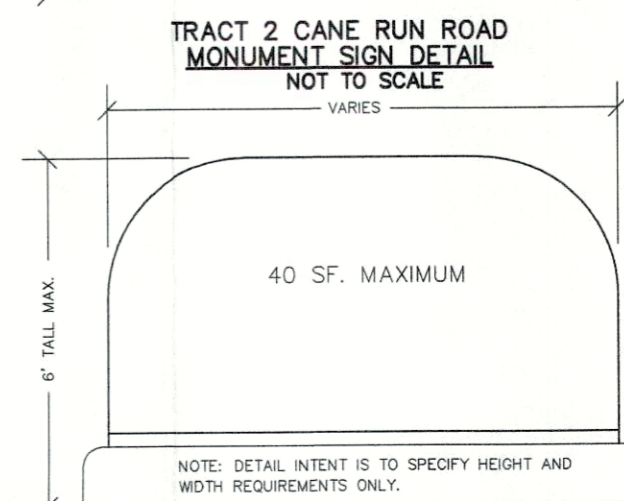
TOTAL SITE AREA = 20,795 S.F.  
 EXISTING TREE CANOPY COVERAGE = 0%  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (4,195 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (4,320 S.F.)

**LEGEND**

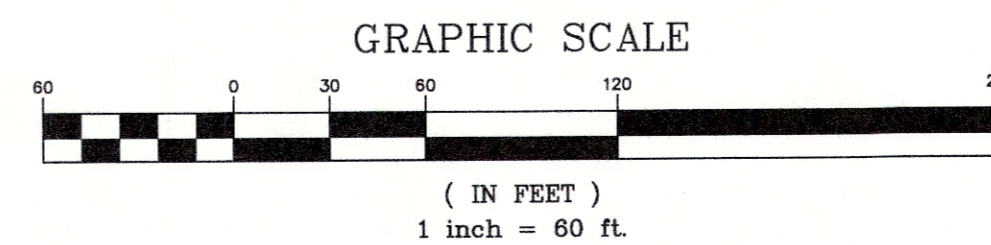
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- SF— = PROPOSED SILT FENCE
- = PROPOSED ROCK DITCH
- = PROPOSED STONE BAG INLET PROTECTION



**TYPICAL PARKING SPACE LAYOUT NO SCALE**



**TRACT 2 TERRY ROAD MONUMENT SIGN DETAIL NOT TO SCALE**



**GRAPHIC SCALE**

( IN FEET )

1 inch = 60 ft.

NO.	DATE	DESCRIPTION	AGENCY COMMENTS
1	9-10-18		

REVISIONS

PROJECT DATA  
 FILE NAME: 14051-DDDP.dwg  
 DATE: 8-3-18  
 SCALE: AS SHOWN  
 DRAWN BY: AH/ARH  
 CHECKED BY: MH

REVISOR'S SEAL  
 ENGINEER'S SEAL

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 TEL: 502-261-1000 FAX: 502-261-1004  
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**4950 + 4924 CANE RUN ROAD**  
 DEVELOPER  
 HOGAN REAL ESTATE  
 9300 SHELBYVILLE ROAD, SUITE 1300  
 LOUISVILLE, KY 40222

JOB NO. **14051**  
 SHEET **1** OF **1**

RECEIVED  
 SEP 10 2018  
 PLANNING & DESIGN SERVICES

TRACT 2:  
 SITE ADDRESS:  
 4924 CANE RUN ROAD  
 LOUISVILLE, KY 40216  
 TAX BLOCK 1018, LOT 0447  
 D.B. 11218, PG. 325

CASE: 14DEVPLAN1053  
 RELATED CASE: B-56-04  
 MSD WM# 10212

OWNER:  
 HOGAN HOLDINGS 110, LLC  
 9300 SHELBYVILLE ROAD  
 LOUISVILLE, KY 40222

TRACT 1:  
 SITE ADDRESS:  
 4950 CANE RUN ROAD  
 LOUISVILLE, KY 40216  
 TAX BLOCK 1018, LOT 0446  
 D.B. 11218, PG. 325

COUNCIL DISTRICT - 1  
 FIRE PROTECTION DISTRICT - LAKE DREAMLAND,  
 PLEASURE RIDGE PARK

14051