DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.70-0.23=0.47
A = 14.8 Ac.
R = 2.8 In.
X = (.47)(14.8)(2.8)/12 = 1.62 AC.-FT.

REQUIRED X = 70,700 CU.FT.
PROVIDED BASIN 1 = 23,123 SQ.FT. @ 2' DEPTH = 46,246 CU. FT.
PROVIDED BASIN 2 = 13,911 SQ.FT. @ 2' DEPTH = 27,822 CU. FT.

TOTAL = 37, 034 SQ.FT. @ APPROX. 2 FT. DEPTH
= 74,068 CU.FT. > 70,700 CU.FT.

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 8500
APPROVAL DATE Sept. 6, 2007
EXPIRATION DATE Sept. 6, 2009
SIGNATURE OF PLANNING COMMISSION
PLANNING

TREE CANOPY CALCULATIONS – TRACT 1

TOTAL SITE AREA	=	100,747 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (20,149 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (20,160 S.F.)
28 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	=	20,160 SF
TOTAL TREE CANOPY PROVIDED	=	20% (20,160 S.F.)

TREE CANOPY CALCULATIONS – TRACT 2

TOTAL SITE AREA	=	482,334 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (96,467 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	1% (8,428 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	18% (88,740 S.F.)
49 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	=	44,100 SF
62 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	=	44,640 SF
TOTAL TREE CANOPY PROVIDED	=	20% (97,166 S.F.)

TREE CANOPY CALCULATIONS – TRACT 3

TOTAL SITE AREA	=	37,580 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (7,516 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	21% (7,920 S.F.)
11 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	=	7,920 SF
TOTAL TREE CANOPY PROVIDED	=	21% (7,920 S.F.)

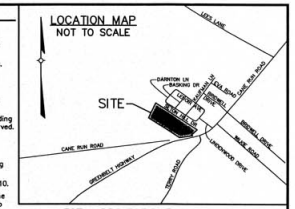
TREE CANOPY PROTECTION AREA NOTES:

1. Tree Canopy Protection Area (TCPAs) identified on this plan represent individual trees and/or portions of the site designated to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code and are to be permanently protected. All clearing, grading, and fill activity in these areas must be in keeping with restrictions established at the time of plan approval. As trees within the TCPAs are lost through natural causes, new trees shall be planted in order to maintain minimum tree canopy as specified on the approved development or preliminary subdivision plan.
2. Dimension lines have been used on this plan to establish the general location of TCPA's and represent minimum distances. The final boundary for each TCPA shall be established in the field to include canopy area of all trees at or within the dimension line.
3. Tree protection fencing shall be erected adjacent to all TPA's prior to Site Disturbance Approval (previously known as Clearing & Grading) to protect the existing tree stands and their root systems. All tree protection fencing, including silt fencing which may be used as tree protection fencing, shall be located at least (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed. When trees must be removed in a TPA, the fence shall be relocated to protect all remaining trees within that TPA. When a tree mass contains both WPA's and TPA's fencing shall only be required at the outer most perimeter of that tree mass.
4. No parking, material storage or construction activities are permitted within the TCPA's.
5. During all construction activity (includes clearing, grading, building construction and VUA construction) a copy of the approved tree preservation plan shall be on site.
6. The site shall be developed in accordance with the Tree Canopy Protection Areas delineated on the site plan and related notes. Any modification of the Tree Canopy Protection Areas requires notification of adjoining property owners and LD&T action.
7. Clearing necessary to provide access for survey work, rock soundings or other usual and customary site investigations shall be permitted prior to Site Disturbance Approval. Preliminary site investigations shall be carefully planned to minimize the amount of clearing required. Clearing should follow proposed roadway centerlines and should not result in a clear access way more than (20) feet in width or encroach into any proposed open space lots. No trees exceeding eight (8) inches in diameter measured at breast height (DBH) shall be removed without prior approval by DPDS.

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0135 D dated February 2, 1996.
3. 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.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Chapter 10.
8. The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
9. All lighting on the site shall be directed down and away from adjacent residential uses.
10. Related Case: B-56-04
11. Sanitary sewer service will be provided by connection and subject to applicable fees.
12. Site will be subject to MSD Regional Facilities Fee.
13. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
14. Verge areas within public right-of-way to be provided per Metro Public Works.
15. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
16. Street trees 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.
17. All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at the time of the bond release.
18. The minimum grade of all streets shall be 1% maximum, 10%.
19. **The developer will be responsible for any utility relocation on the property.**
20. **An encroachment permit and bond will be required for all work done in the right-of-way.**
21. Curbs and gutter shall be provided along all public streets in the development. Sidewalks shall be provided along all streets where required by the development code.
22. A Record Plat will be required for Blu Materials for Braden St. & Greenbelt
23. Capacity of culvert under railroad must be verified.
24. Any improvements to the culvert under the railroad must be approved by P & L Railroad.
25. The property lies within the Pleasure Ridge Fire Department District. Fire Department approval required prior to construction permits.
26. An encroachment permit and bond may be required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damage caused by construction activities once routes are identified.
27. No increase in drainage to state roadway .
28. No signs to be located in the right-of-way.
29. An encroachment permit may be required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic activities once construction routes are identified.
30. Trees and shrubbery shall be trimmed or removed to provide sight distance as required per Metro Public Works standards.

LOCATION MAP
NOT TO SCALE



TOTAL PROJECT DATA

SITE AREA	=	14.8± Ac.
ROW DEDICATION	=	0.7 ± AC.
TOTAL SITE AREA	=	14.1± AC.
EXISTING ZONING	=	R-1/R-4
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	R-5A/C-1
EXISTING USE	=	VACANT

PROJECT DATA – TRACT 1

TOTAL SITE AREA	=	2.3± Ac.
EXISTING ZONING	=	R-1/R-4
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	C-1
EXISTING USE	=	VACANT
PROPOSED USE		
WALGREENS	=	14,820 SF
F.A.R.	=	0.15
		MIN. MAX.
F.S. / 350 MIN. 150 MAX.	=	59 99
PARKING PROVIDED INCLUDES 4 HANDICAPPED	=	69 SPACES
TOTAL VEHICULAR USE AREA	=	46,367 SF
ILA REQUIRED	=	3,478 SF
ILA PROVIDED	=	3,934 SF

PROJECT DATA – TRACT 2

TOTAL SITE AREA	=	11.1± Ac.
EXISTING ZONING	=	R-1/R-4
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	R-5A
AREA OF ROW	=	.8± Ac.
NET AREA	=	10.3± Ac.
TOTAL # OF UNITS	=	54 UNITS
EXISTING USE	=	VACANT
PROPOSED USE		
CONDOMINIUMS	=	68,283 SF
F.A.R.	=	0.14
PARKING REQUIRED		MIN. MAX.
1.5 SP/EACH UNIT MIN., 2.5 MAX.	=	81 135
PARKING PROVIDED		
COMMON SPACES	=	125 SPACES
GARAGE SPACES	=	32 SPACES
TOTAL SPACES PROVIDED INCLUDES 7 HANDICAPPED	=	157 SPACES
GROSS DENSITY	=	5.0 DU/AC.
NET DENSITY	=	5.4 DU/AC.
OPEN SPACE REQUIRED	=	15% (67,800) SF
OPEN SPACE SUPPLIED	=	52% (248,525) SF
REQUIRED 50% REC COMPONENT	=	71% (177,462) SF
TOTAL VEHICULAR USE AREA	=	80,289 SF
ILA REQUIRED	=	6,022 SF
ILA PROVIDED	=	7,584 SF

PROJECT DATA – TRACT 3

TOTAL SITE AREA	=	0.5± Ac.
EXISTING ZONING	=	R-4
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	OR-1
EXISTING USE	=	VACANT
PROPOSED USE	=	OFFICE
F.A.R.	=	0.12
PARKING REQUIRED		MIN. MAX.
1 SP/ 350 MIN. 200 MAX.	=	7 13
PARKING PROVIDED INCLUDES 1 HANDICAPPED	=	12 SPACES
TOTAL VEHICULAR USE AREA	=	5,837 SF
ILA REQUIRED	=	437 SF
ILA PROVIDED	=	701 SF

SITE ADDRESS:

4924 Cane Run Road
Tax Block 1018, Lot 18
D.B. 5885, Pg. 781

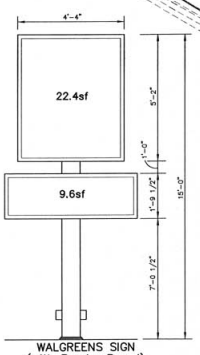
4926 Cane Run Road
Tax Block 1018, Lot 76
D.B. 5828, Pg. 347

4928 Cane Run Road
Tax Block 1018, Lot 80
D.B. 5828, Pg. 347

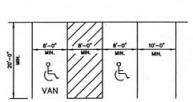
MSD WM# 8567

RECEIVED
JUN 07 2007
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: As noted
KTC Approval Req'd.
BY:
DATE: 6/27/07
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



WALGREENS SIGN (with Reader Board)
NO SCALE



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

LEGEND
- = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE SWALE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

COUNCIL DISTRICT: 1
FIRE DISTRICT:
PLEASURE RIDGE PARK

DEVELOPER:
HOGAN REAL ESTATE
LOUISVILLE, KY 40202
PHONE: (502) 426-1050

NO.	DATE	DESCRIPTION	BY
1	6/4/07	Review comments addressed	MDG

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 06194-CDSP
DATE: 12-4-06
SCALE: 1" = 60'
CHECKED BY: KY
DRAWN BY: JH

D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS · LAND SURVEYORS · LANDSCAPE ARCHITECTURE
527 WEST JEFFERSON STREET, SUITE 400 LOUISVILLE, KENTUCKY 40202
PH: 502.584.5858 FAX: 502.584.5914
WEB SITE: WWW.DD-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN
HOGAN - CANE RUN + TERRY ROAD
OWNER
LEONARD T. PEY & ALBERT SENN SR.
HCR 60 BOX 93
IRVINGTON, KY 40146

JOB NO. 06194

SHEET 1 OF 1

8500