

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.

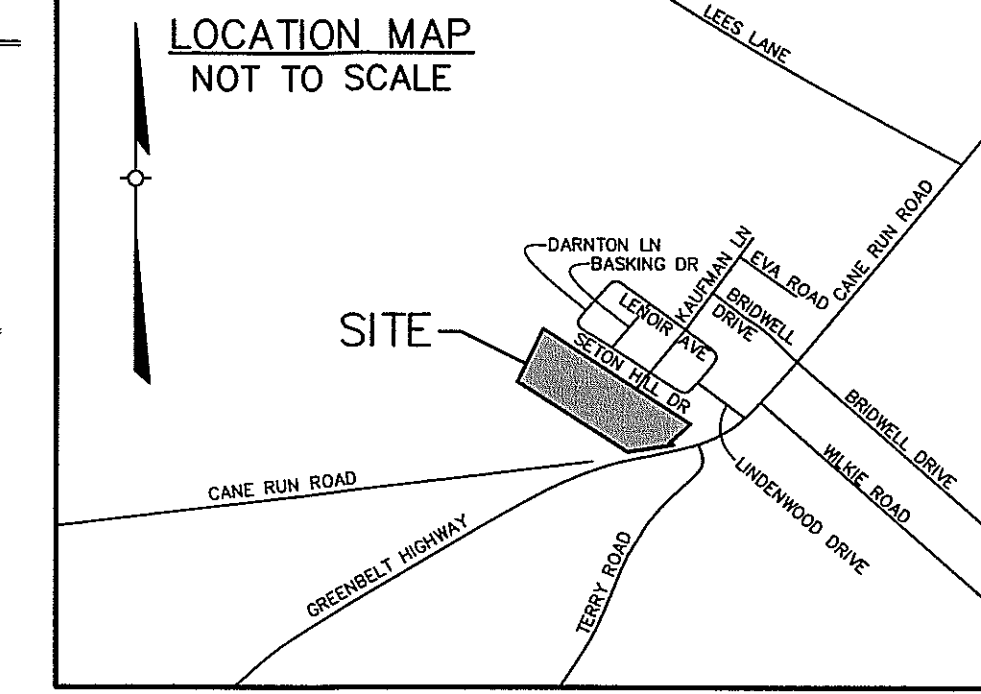
MSD NOTES:

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 plan will be required prior to MSD granting construction plan approval.
4. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
5. A Downstream Facilities Capacity Request has been approved by MSD on May 15, 2014.
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.
10. An MSD drainage bond will be required.
11. The capacity of the culvert under the railroad will be required prior to construction approval. Any work done in the Railroad right of way will require approval from Paducah-Louisville Railroad.

WAIVER REQUESTED:

1. A Waiver is requested 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

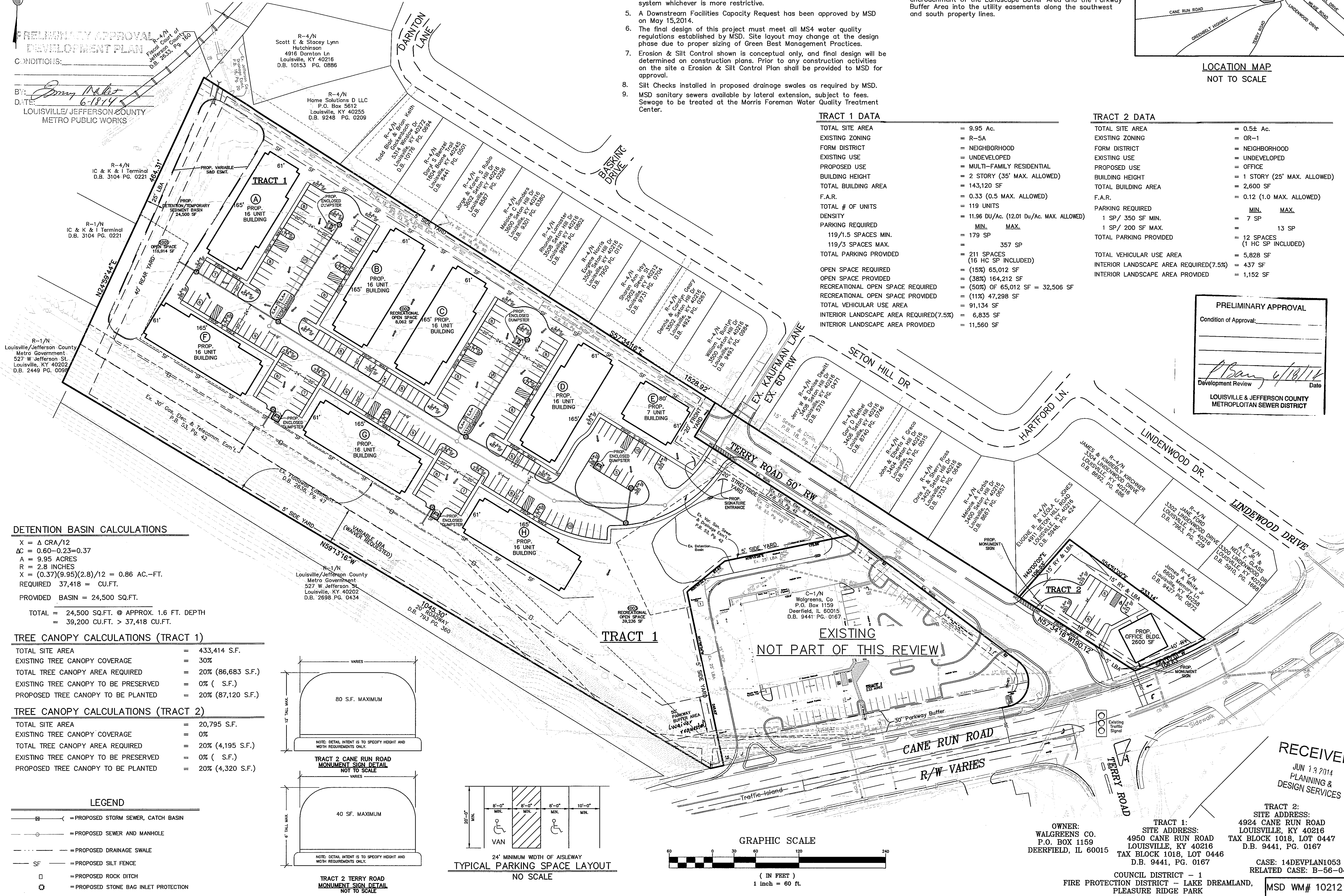


LOCATION MAP NOT TO SCALE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Erin Miller*
DATE: 6-18-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



TRACT 1 DATA

TOTAL SITE AREA	= 9.95 Ac.
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	= 143,120 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. 119/3 SPACES MIN. MAX. 179 SP
TOTAL PARKING PROVIDED	= 211 SPACES (16 HC SP INCLUDED)
OPEN SPACE REQUIRED	= (15%) 65,012 SF
OPEN SPACE PROVIDED	= (38%) 164,212 SF
RECREATIONAL OPEN SPACE REQUIRED	= (50%) OF 65,012 SF = 32,506 SF
RECREATIONAL OPEN SPACE PROVIDED	= (11%) 47,298 SF
TOTAL VEHICULAR USE AREA	= 91,134 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 6,835 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 11,560 SF

TRACT 2 DATA

TOTAL SITE AREA	= 0.5± Ac.
EXISTING ZONING	= OR-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
TOTAL BUILDING AREA	= 2,600 SF
F.A.R.	= 0.12 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. 1 SP/ 350 SF MIN. MAX. 7 SP 13 SP
TOTAL PARKING PROVIDED	= 12 SPACES (1 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 5,828 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 437 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,152 SF

PRELIMINARY APPROVAL
Condition of Approval: _____
Erin Miller 6/18/14
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.60 - 0.23 = 0.37
A = 9.95 ACRES
R = 2.8 INCHES
X = (0.37)(9.95)(2.8)/12 = 0.86 AC.-FT.
REQUIRED 37,418 = CU.FT.
PROVIDED BASIN = 24,500 SQ.FT.

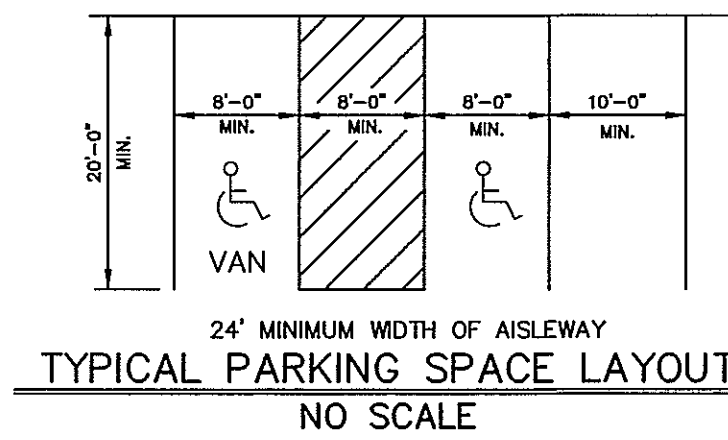
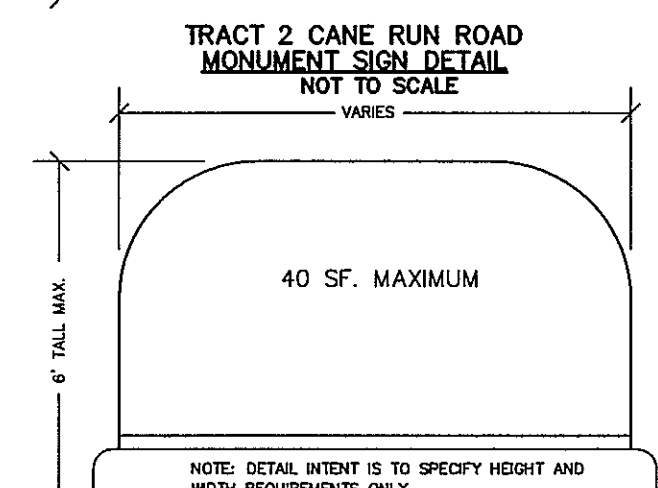
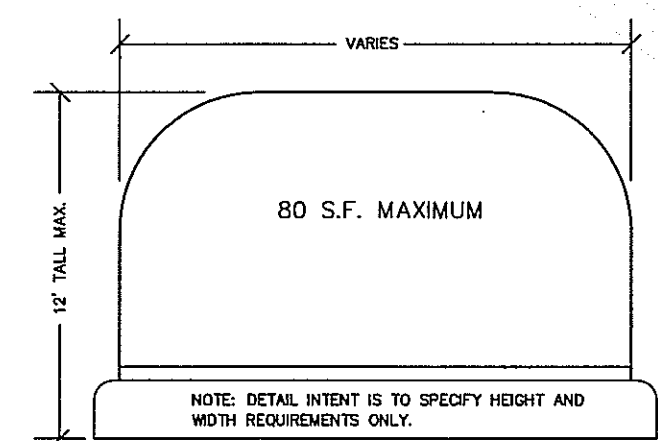
TOTAL = 24,500 SQ.FT. @ APPROX. 1.6 FT. DEPTH
= 39,200 CU.FT. > 37,418 CU.FT.

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.)

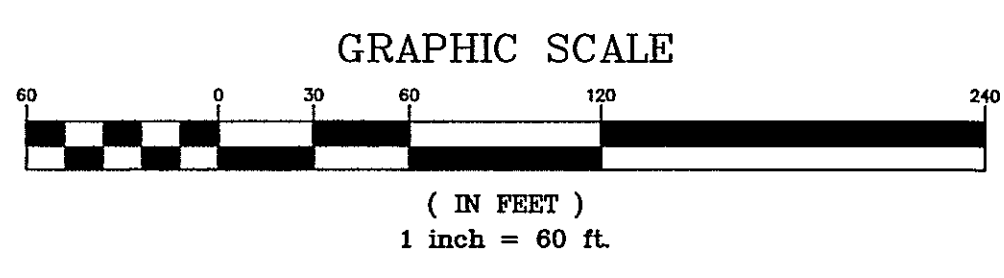
TREE CANOPY CALCULATIONS (TRACT 2)

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)



REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 14051-RDDP

DATE: 6-16-14

CHECKED BY: AER

SCALE: AS SHOWN

DRAWN BY: JH

REVISOR'S SEAL

ENGINEER'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
605 WILBERN AVENUE SUITE 101 LOUISVILLE, KY 40202
TEL: (502) 426-1050 FAX: (502) 426-1050 WEB: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

4950 + 4924 CANE RUN ROAD

DEVELOPER
HOGAN REAL ESTATE
420 WEST LIBERTY STREET
LOUISVILLE, KY 40202
(502) 426-1050

RECEIVED
JUN 13 2014
PLANNING & DESIGN SERVICES

OWNER:
WALGREENS CO.
P.O. BOX 1159
DEERFIELD, IL 60015

TRACT 1:
SITE ADDRESS:
4950 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1018, LOT 0447
D.B. 9441, PG. 0167

TRACT 2:
SITE ADDRESS:
4924 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1018, LOT 0447
D.B. 9441, PG. 0167

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

JDD: 06194

JOB NO. **14051**

SHEET **1** OF **1**