

GENERAL NOTES:

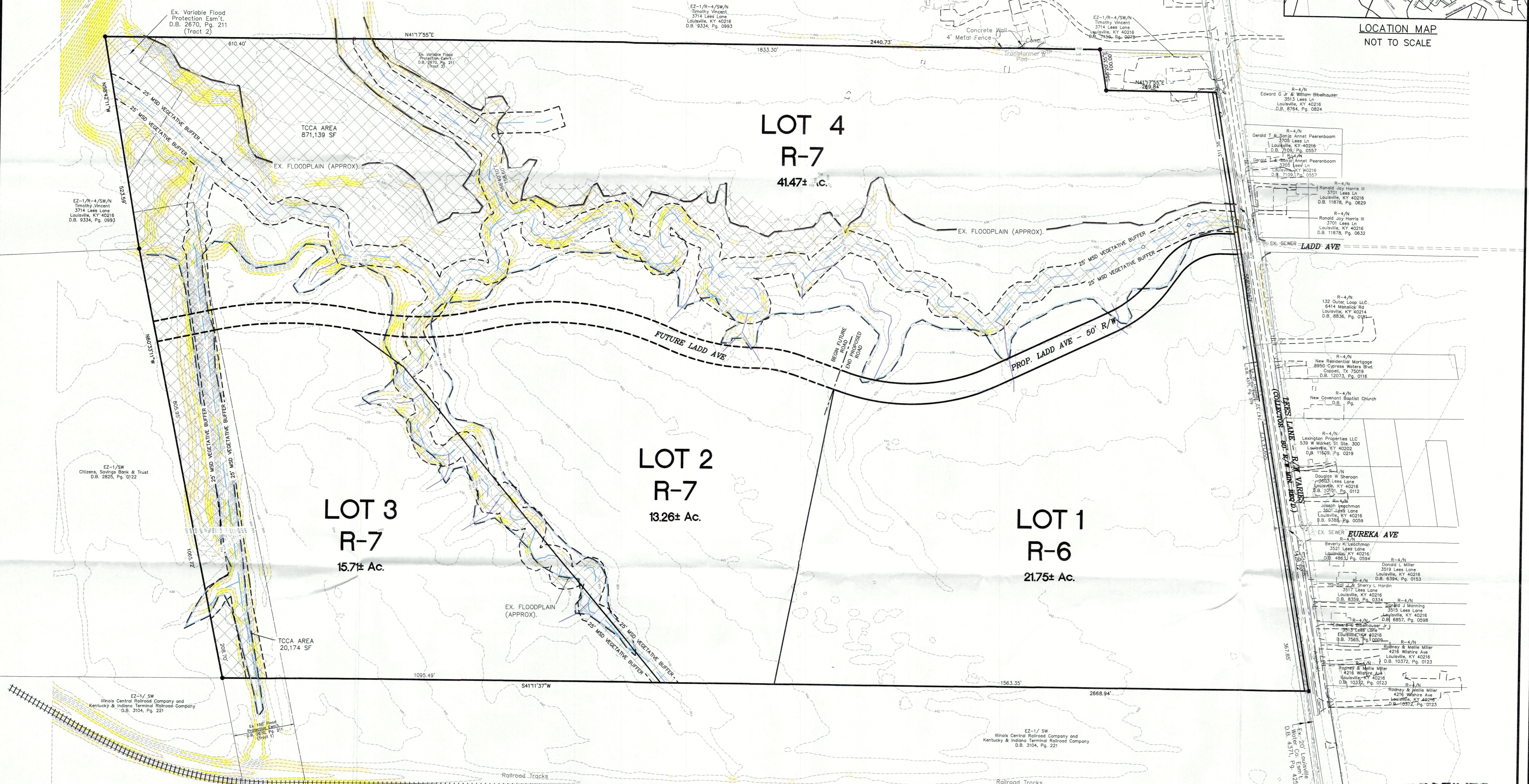
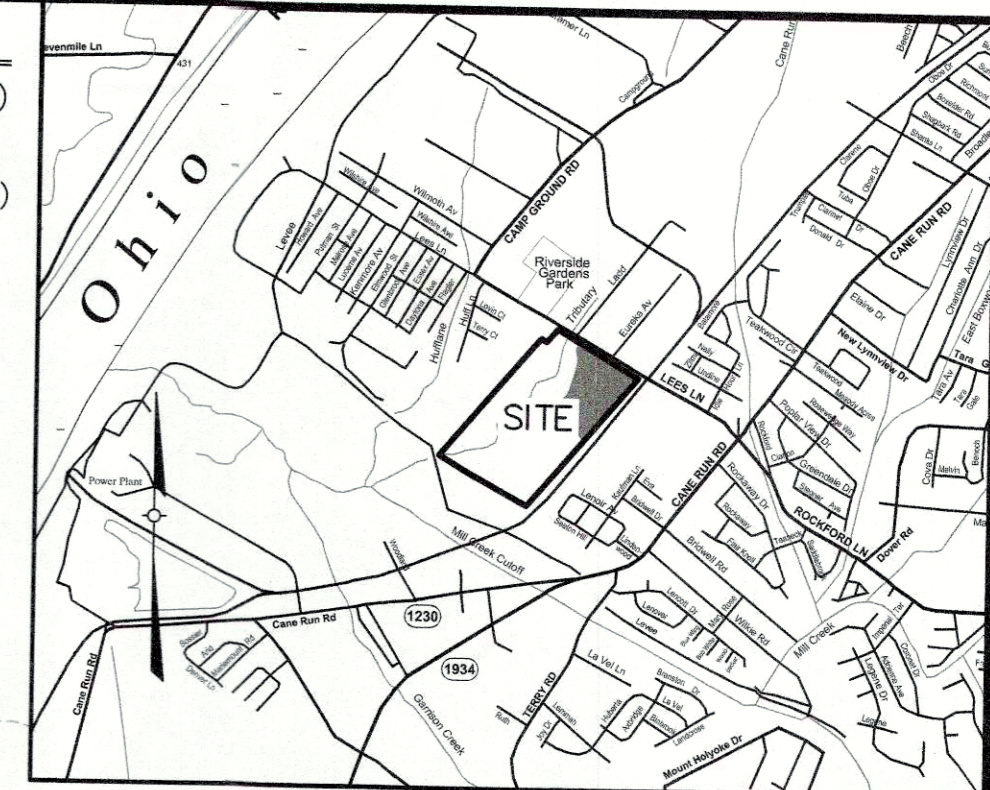
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in 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.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- The sidewalk along Lees Lane will be expanded to 10 ft. as the other lots develop.
- 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.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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 will be submitted to MSD.
- The site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 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.
- Site will be subject to MSD Regional Facilities Fee. Verification of capacity is required under the levee is required prior to MSD construction plan approval. MSD floodwall review may be required during the construction plan review.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- 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.
- ACOE approval may be required prior to MSD construction plan review.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

PROJECT DATA

TOTAL SITE AREA	= 95.7± Ac. (4,168,673 SF)
R/W DEDICATION AREA	= 0.3± Ac. (13,913 SF)
ROW AREA	= 3.4± Ac. (147,982 SF)
NET SITE AREA	= 92.0± Ac. (4,006,778 SF)
LOT 1 AREA	= 21.75± Ac. (947,365 SF)
EXISTING ZONING	= E2-1
PROPOSED ZONING	= SEE PLAN
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT	= NEIGHBORHOOD



REVISIONS

NO.	DATE	DESCRIPTION	BY	JH
1	3/7/22	REVISED PER AGENCY COMMENTS	JH	JH
2	3/28/22	REVISED PER AGENCY COMMENTS	JH	JH
3	4/11/22	REVISED LAYOUT	JH	JH
4	7/11/22	REVISED LAYOUT	JH	JH
5	8/15/22	REVISED PER AGENCY COMMENTS	JH	JH
7	1/3/23	REVISED LOT 1 REZONING	JH	JH

PROFESSIONALS SEAL

STATE OF KENTUCKY
 DEREK TRIPLETT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 904
 EXPIRES 12/31/2024

PROJECT DATA

FILE NAME:	20264-DDDP
DATE:	8/30/21
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.441.9974
 WEB SITE: WWW.LD&D.COM

GENERAL DEVELOPMENT PLAN

LDG
 3500 LEES LANE
 OWNER/DEVELOPER
 LDG DEVELOPMENT, LLC
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208

20264
 SHEET **1** OF **2**

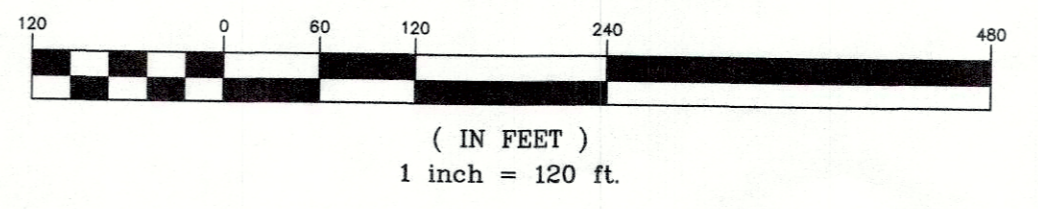
LEGEND

○	UTILITY POLE	— ETC —	OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
●	GUY POLE	— 16" W —	UNDERGROUND WATER LINE
▲	GUY ANCHOR	— 6" G —	UNDERGROUND GAS LINE
○ TP	TELECOMM. PEDESTAL	— 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492" —	PROPOSED STORM SEWER, CATCH BASIN
○	FIRE HYDRANT	— —	PROPOSED SEWER AND MANHOLE
WV	WATER VALVE	— —	PROPOSED DRAINAGE SWALE
○	SANITARY SEWER MANHOLE	— —	PROPOSED LIMITS OF DISTURBANCE
○	25' WETLAND BUFFER	— —	EXISTING WETLANDS PER REDWING

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 4,168,673 S.F.
EXISTING TREE CANOPY AREA	= 100% (4,168,673 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 20% OF EXISTING (833,735 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 21% OF EXISTING (891,313 S.F.)

GRAPHIC SCALE



RECEIVED
 JAN 03 2023
 PLANNING & DESIGN SERVICES

OWNER:
 ILLINOIS CENTRAL RAILROAD CO
 1200 PEACH TREE STREET
 NE 12TH FLOOR
 ATLANTA GA 30309

SITE ADDRESS:
 3500 LEES LN
 TAX BLOCK 1018, LOT 01130000
 D.B. 2808, PG. 0053

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

CASE #22-ZONE-0013
 WM#12389 / PRELIM -21-1130

C:\Users\jgibson\OneDrive\Documents\20264-DEV-PLAN-FIELD-1-3-23.dwg, 1/3/2023 11:24:43 AM, Helton

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.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- The sidewalk along Lees Lane will be expanded to 10 ft. as the other lots develop.
- 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.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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 will be submitted to MSD.
- The site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 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.
- Site will be subject to MSD Regional Facilities Fee. Verification of capacity is required under the levie is required prior to MSD construction plan approval. MSD floodwall review may be required during the construction plan review.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- 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.
- ACOE approval may be required prior to MSD construction plan review.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

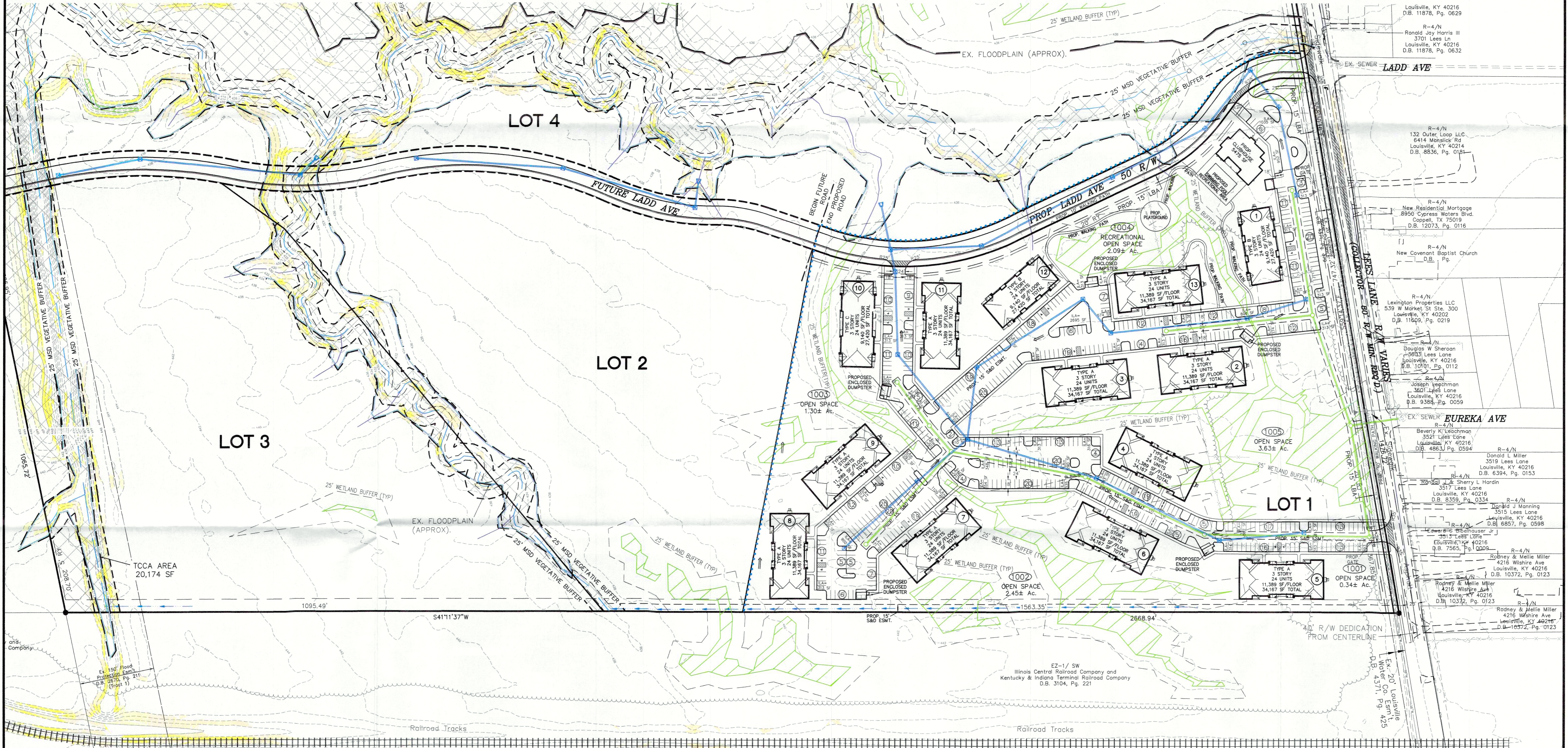
PROJECT DATA

TOTAL SITE AREA	= 95.7± Ac. (4,168,673 SF)
R/W DEDICATION AREA	= 0.3± Ac. (13,913 SF)
ROW AREA	= 3.4± Ac. (147,982 SF)
NET SITE AREA	= 92.0± Ac. (4,006,778 SF)
LOT 1 AREA	= 21.75± Ac. (947,365 SF)
EXISTING ZONING	= E2-1
PROPOSED ZONING	= R-6
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 312 UNITS
BUILDING HEIGHT	= 38' (35' MAX. ALLOWED)
BUILDING AREA	= 5,475 SF
POOL HOUSES	= 423,930 SF
APARTMENTS	= 429,405 SF
TOTAL BUILDING AREA	= 429,405 SF
PROPOSED DENSITY (LOT 1)	= 14.34 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1 SP/UNIT MIN. (312 UNITS)	= 312 SP	624 SP
2 SP/UNIT MAX. (312 UNITS)	= 624 SP	
TOTAL PARKING PROVIDED	= 563 SPACES	(26 HC SP INCLUDED)
OPEN SPACE PROVIDED	= 3.3 Ac.	
RECREATIONAL OPEN SPACE PROVIDED	= 9.81 Ac.	
RECREATIONAL OPEN SPACE REQUIRED	= 1.63 Ac. (50% OF REQUIRED)	
RECREATIONAL OPEN SPACE PROVIDED	= 2.09 Ac.	
TOTAL VEHICULAR USE AREA	= 192,904 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 14,468 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 23,269 SF	
EXISTING IMPERVIOUS	= 0 SF	
PROPOSED IMPERVIOUS	= 373,794 SF	

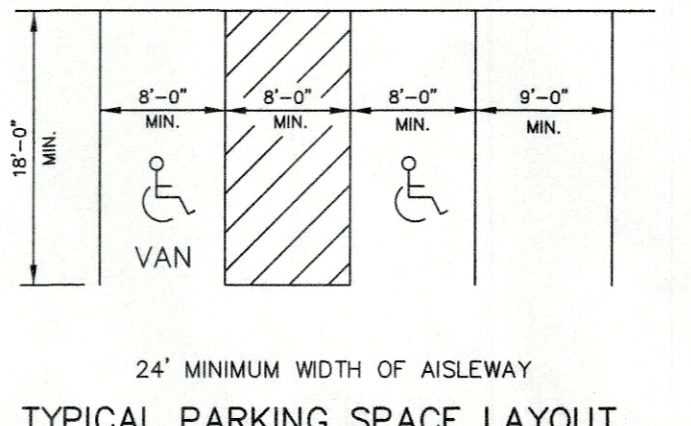
VARIANCE REQUESTED

- A Variance is requested from LDC 4.8.3 to allow encroachments into the required 25' wetland buffer.
- A Variance is requested from LDC 5.3.1 to exceed the maximum building height by 3 ft.



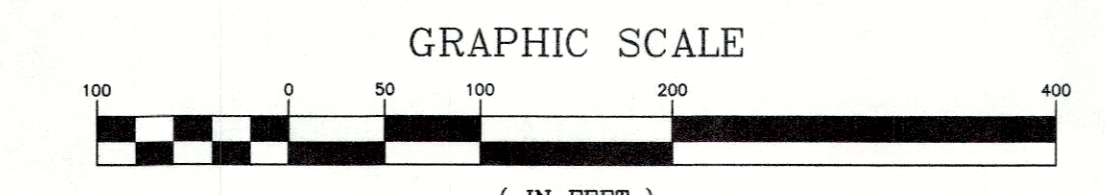
LEGEND

○	UTILITY POLE	— ETC —	OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
●	GUY POLE	— 16" W —	UNDERGROUND WATER LINE
▲	GUY ANCHOR	— 6" C —	UNDERGROUND GAS LINE
○ TP	TELECOMM. PEDESTAL	— 1/2" BY 18" IRON PIN WITH CAP STAMPED "WNC 3492" —	
○	FIRE HYDRANT	—	PROPOSED STORM SEWER, CATCH BASIN
WV	WATER VALVE	—	PROPOSED SEWER AND MANHOLE
○	SANITARY SEWER MANHOLE	—	PROPOSED DRAINAGE SWALE
○	EXISTING WETLANDS PER REDWING	—	PROPOSED LIMITS OF DISTURBANCE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 4,168,673 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (1,402,256 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (1,402,256 S.F.)



OWNER:
ILLINOIS CENTRAL RAILROAD CO
1200 PEACH TREE STREET
NE 12TH FLOOR
ATLANTA GA 30309

SITE ADDRESS:
3500 LEES LN
TAX BLOCK 1018, LOT 01130000
D.B. 2808, PG. 0053

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

CASE #22-ZONE-0013
WM#12389 / PRELIM -21-1130

REVISIONS	
NO.	DATE
6	11/7/22
7	1/3/23

STATE OF KENTUCKY
REGISTERED PROFESSIONAL ENGINEER
DEREK M. TRIPLETT
904
13-23

PROJECT DATA	
FILE NAME:	20264-DDP
DATE:	8/20/21
CHECKED BY:	DT

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND ARCHITECTS • LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
P: 502.264.9714 FAX: 502.264.9714 WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN/PRELIMINARY SUBDIVISION PLAN

LDG
3500 LEES LANE
OWNER/DEVELOPER
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

RECEIVED
JAN 03 2023
PLANNING & DESIGN DIVISION

JOB NO. 20264
SHEET 2 OF 2