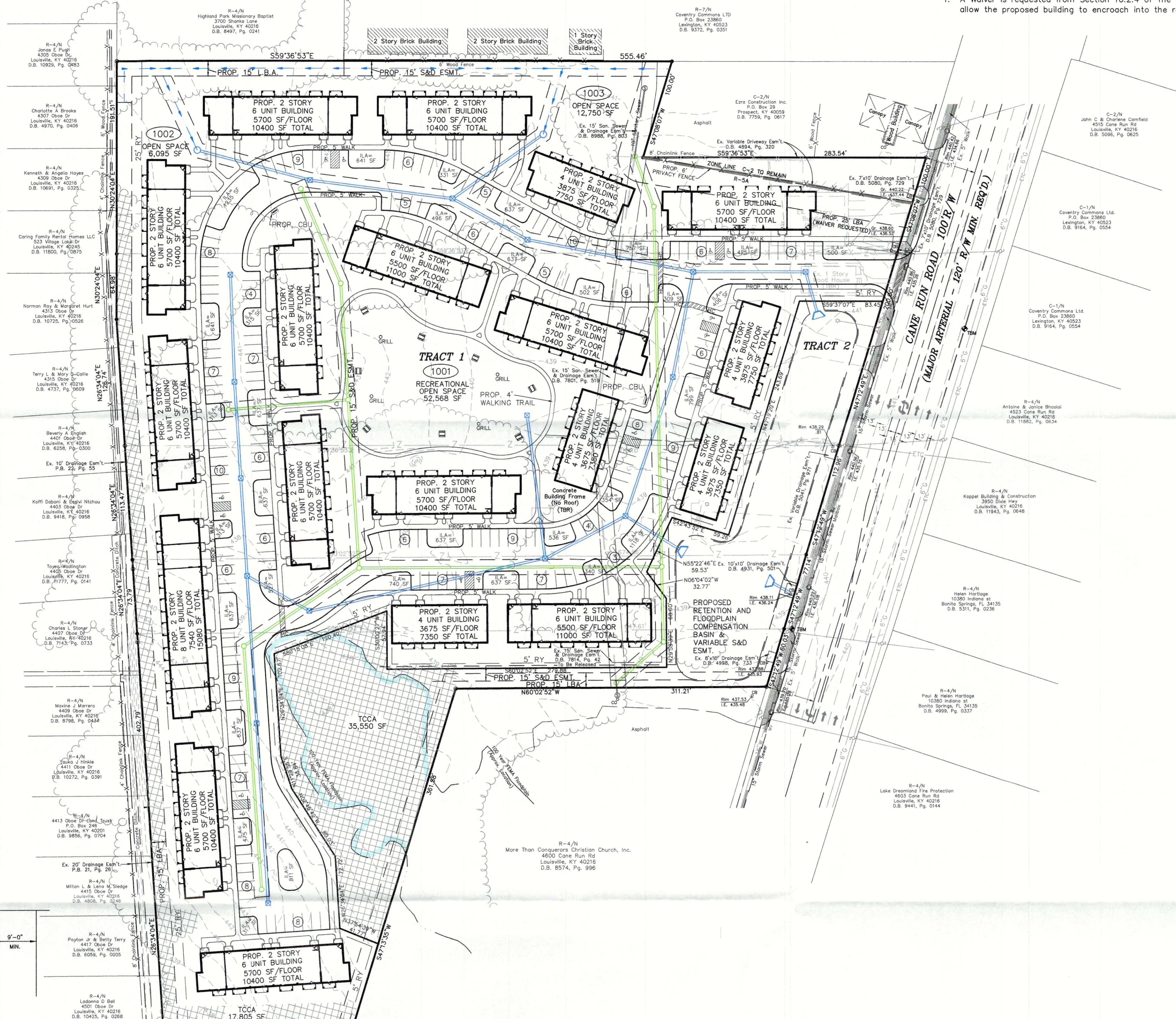
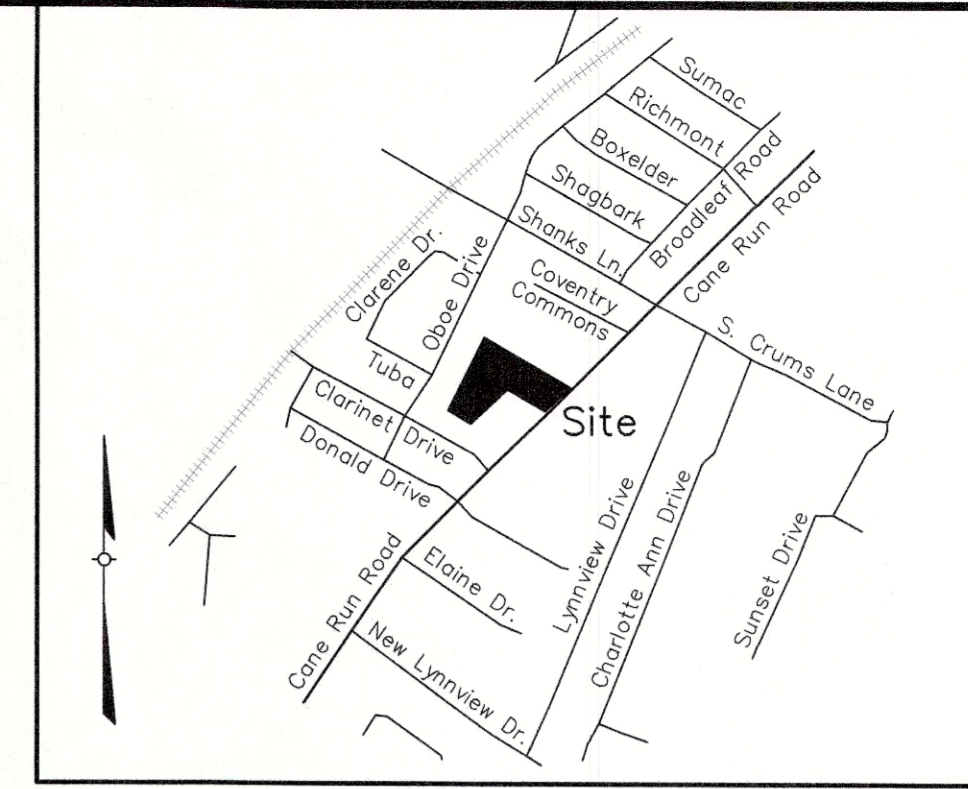


WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4 of The Louisville Metro Land Development Code to allow the proposed building to encroach into the required 25' landscape buffer area.



PROJECT DATA

Table with 2 columns: Description and Value. Includes rows for TOTAL SITE AREA, TRACT 1 AREA, TRACT 2 AREA, EXISTING ZONING, FORM DISTRICT, NEIGHBORHOOD, EXISTING USE, PROPOSED USE, TOTAL NO. OF UNITS, BUILDING HEIGHT, BUILDING AREA, F.A.R., NET DENSITY, GROSS DENSITY, OPEN SPACE REQUIRED, OPEN SPACE PROVIDED, RECREATIONAL OPEN SPACE REQUIRED, RECREATIONAL OPEN SPACE PROVIDED.

PARKING REQUIRED

Table with 2 columns: Description and Value. Includes rows for 1 SP/UNIT MIN. (106 UNITS) and 2 SP/UNIT MAX. (106 UNITS).

TOTAL PARKING PROVIDED

(14 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED = 6,722 SF (7.5%)

INTERIOR LANDSCAPE AREA PROVIDED = 18,347 SF

SITE DISTURBANCE AREA

= 11.0± Ac.

EXISTING IMPERVIOUS AREA

= 33,870 SF

PROPOSED IMPERVIOUS AREA

= 208,914 SF (517% INCREASE)

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. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities...
7. Mitigation measures for dust control shall be in place during construction...
8. Compatible utilities shall be placed in a common trench unless otherwise required...
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging...
10. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current KYTC standards...

MSD NOTES:

- 1. 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.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0054 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
6. 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.
7. 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.
8. 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.
9. KYTC approval may be required prior to MSD construction plan approval.
10. Revised FEMA and local regulatory floodplain model may be required prior to MSD construction plan approval.
11. KDOW approval will be required prior to MSD construction plan approval.
12. MSD floodplain permit required prior to issue of building permits.
13. ACOE approval may be required prior to MSD construction plan review.
14. No increase of drainage area or volume permitted into the existing concrete paved ditch along the rear of homes in Oboe Dr.
15. All required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
16. MSD drainage bond required prior to construction plan approval.
17. If site has thru drainage, an easement plot will be required prior to MSD granting construction plan approval.
18. Lowest finished floor and machinery to be at or above 441.00.
19. All downspouts shall connect to the proposed storm sewer for all buildings along the west side of the site.

REVISIONS table with columns: NO., DATE, DESCRIPTION, REVISIONS.

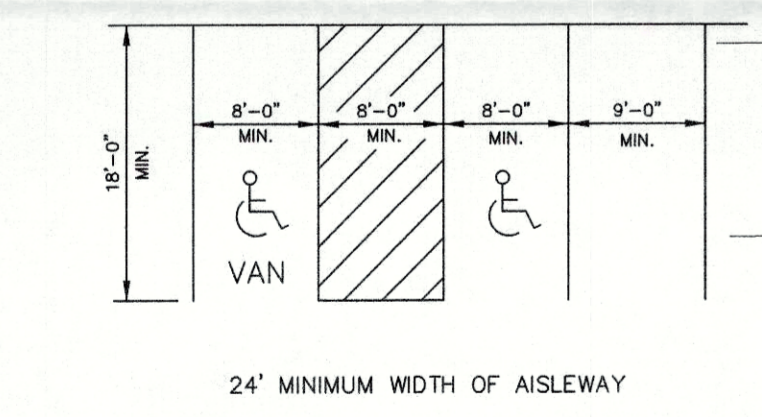
PROJECT DATA table with columns: FILE NAME, DATE, CHECKED BY, DRAWN BY, SCALE, PROJECT DATA.

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LD&D LAND DESIGN & DEVELOPMENT, INC. logo and contact information.

LDG TOWNHOMES CANE RUN ROAD OWNER/DEVELOPER information and address.

JOB NO. 20193, SHEET 1 OF 1, and other project identifiers.



LEGEND

- Legend items: 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.

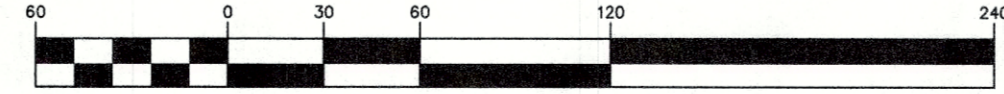
DETENTION BASIN CALCULATIONS

Mathematical calculations for detention basin: X = Δ CRA/12, ΔC = 0.75-0.25=0.50, A = 12 ACRES, R = 2.8 INCHES, X = (0.50)(12)(2.8)/12 = 1.4 AC.-FT., REQUIRED X = 61,000 CU.FT., FILL IN FLOODPLAIN = 36,500 SQ.FT., COMPENSATION REQUIRED = 36,500 X 1.5 = 115,750 CU.FT., PROVIDED BASIN = 44,000 SQ.FT., TOTAL = 44,000 SQ.FT. @ APPROX. 3 FT. DEPTH = 132,000 CU.FT. > 115,750 CU.FT.

TREE CANOPY CALCULATIONS

Table with 2 columns: Description and Value. Includes rows for TOTAL SITE AREA, EXISTING TREE CANOPY, EXISTING TREE CANOPY TO BE PRESERVED, TOTAL TREE CANOPY AREA REQUIRED, PROPOSED TREE CANOPY TO BE PROVIDED.

GRAPHIC SCALE



(IN FEET) 1 inch = 60 ft.

RECEIVED DEC 27 2021

OWNER: CANE RUN PROPERTIES LLC, NUSTREAMS, LLC, 2202 BUCHEL AVE, LOUISVILLE, KY 40218. SITE ADDRESS: 4516 CANE RUN ROAD, TAX BLOCK 1013, LOT 0039. TAX BLOCK 1013, LOT 0023, 0091, 0128. TAX BLOCK 1013, LOT 0045. D.B. 8961, PG. 0570. D.B. 10390, PG. 0506. D.B. 11971, PG. 0907. COUNCIL DISTRICT - 1, FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK, MUNICIPALITY - LOUISVILLE, CASE #21-2ONE-0085. WM# 11245.

21-2ONE-0085

Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 3, 2022 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.