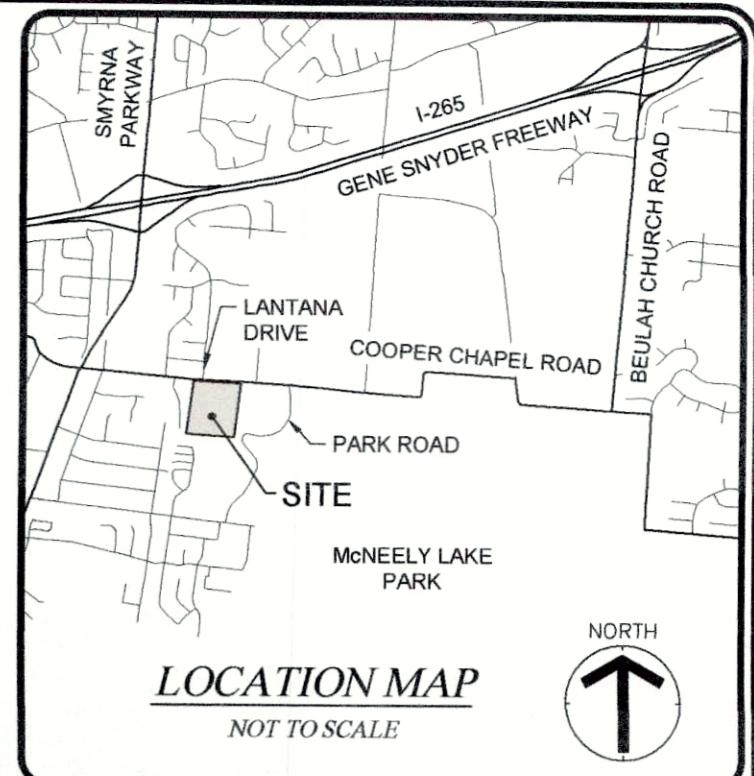




LEGEND

NOT TO SCALE	
EX. TREE	PR. STORM SEWER w/ EPSC ROCK CHOK
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. FORCE MAIN
EX. UTILITY POLE	PR. SWALE
EX. SIGN	PR. CONCRETE
EX. PROPERTY LINE	PR. EDGE OF PAVEMENT
EX. FENCE	PR. FENCE
EX. WATER LINE	PR. FIRE HYDRANT
EX. GAS LINE	PR. LIGHT POLE
EX. OVERHEAD ELECTRIC	PR. SIGN
EX. UNDERGROUND ELECTRIC	PR. BUILDING
EX. STORM SEWER	PR. GARAGE AREAS
EX. SANITARY SEWER	
EX. CONCRETE	
EX. EDGE OF PAVEMENT	



HERITAGE ENGINEERING, LLC

603 North Shore Drive
Jefferson, KY 40204
(812) 280-8201
(812) 462-1413 Fax

ENGINEER:



1469 SOUTH 4TH STREET
LOUISVILLE, KY 40208
PHONE: (502) 638-0534

OWNER

GARY AND CHERYL EBECK LIVING TRUST
7906 CORTLAND DRIVE
LOUISVILLE, KY 40228

SITE DATA

TRACT 1:	TRACT 2:
6600 COOPER CHAPEL ROAD	6702 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229	LOUISVILLE, KY 40229
DB 1030, PG. 640	DB 994, PG. 717
TAX BLOCK 663, LOT 23	TAX BLOCK 9843, LOT 26
SITE AREA:	±17 ACRES (SURVEY PENDING)
FORM DISTRICT:	NEIGHBORHOOD
EX. ZONING:	R-4
EX. LAN. USE:	RESIDENTIAL
PR. LAN. USE:	MULTI-FAMILY
NUMBER OF UNITS:	288 UNITS
DENSITY:	16.94 D.U./Acre
FLOOR AREA:	SF
FLOOR AREA RATIO:	F.A.R.

SETBACK DATA

FRONT YARD	25' (15'+10' SUPPLEMENTAL SETBACK)
SIDE YARD	3'
REAR YARD	25'
MAX. BUILDING HEIGHT	45'
PR. BUILDING HEIGHT	35'

PARKING SUMMARY

APARTMENTS	288 UNITS
MIN. PARKING REQUIRED (1.5 SPACES/UNIT)	432 SPACES
MAX. PARKING PERMITTED (3 SPACES/UNIT)	864 SPACES
SURFACE PARKING PROVIDED	412 SPACES
GARAGE PARKING PROVIDED	+20 SPACES
TOTAL PARKING PROVIDED	432 SPACES
(TOTAL PARKING PROVIDED INCLUDES 11 ADA SPACES)	
PARKING RATIO	1.5 SP./UNIT
NOTE: BIKE PARKING ADDED AT CLUBHOUSE.	

TREE CANOPY CALCULATIONS

GROSS SITE AREA	740,520 SF (17 Ac.)
EXISTING TREE CANOPY ON-SITE	592,416 SF (80%)
CANOPY COVERAGE CLASS	CLASS C (76%-100%)
TOTAL TREE CANOPY REQUIRED	199,940 SF (24%)
TREE CANOPY (TO BE PRESERVED)	82,613 SF (3%)
TREE CANOPY (TO BE PLANTED)	282,553 SF (27%) EST.

LANDSCAPE DATA

PROPOSED V.U.A.	SF
I.L.A. REQUIRED (7.5%)	SF
I.L.A. PROVIDED	SF

OPEN SPACE DATA

TOTAL SITE AREA	±17 ACRES
OPEN SPACE REQUIRED	2.55 ACRES (15%)
OPEN SPACE PROVIDED	2.55 ACRES (15%)
(INC. RECREATIONAL OPEN SPACE AT POOL/CLUBHOUSE, PLAYGROUND, DOG PARK, GREENSPACE AND RETENTION LAKE)	

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM THE ADJACENT RESIDENTIAL AREA.
- ALL DUMPSTER PAD, TRAILERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- A KARST SURVEY/REPORT - DATED [TO BE DETERMINED] - WAS PERFORMED BY [TO BE DETERMINED].

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK CONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO CONSTRUCTION RELATED TO THE PROPOSED WALKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPING AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND KYC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION (L.E.) AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. DRAINAGE CHANNELS AND DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0112 REV. DECEMBER 5, 2006).
- AN EPPS PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ON SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE 2-, 10-, 25 AND 100-YEAR STORMS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

DETENTION CALCULATIONS

$X = \Delta CRA/12$
 $C = 0.75-0.30-0.45$
 $A = 740,520 SF$
 $R = 1000 SF/ACRES$
 $X = (0.45)(740,520)(2.8)/12 = 77,755 CUBIC-FEET$
 $REQUIRED X = 77,755 C.U.F.T.$
 $BASIN AREA = 18,000 S.F.$
 $TOTAL = 26,000 S.F. @ APPROX. 3 FT. DEPTH$
 $= 78,000 C.U.F.T. > 77,755 C.U.F.T.$

EROSION CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPPS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY MUST BE WASHED AWAY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REPLIED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

NORTH



RECEIVED

MAR 23 2020

PLANNING & DESIGN SERVICES

DATE: MARCH 20, 2020

PROJECT: GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR COOPER CHAPEL 6600 & 6702 COOPER CHAPEL ROAD LOUISVILLE, KY 40229

JOB NO: 20015
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: MARCH 20, 2020

SHEET

C02

20-20NEPA-0033



Date	Description	Detailed by	Chk'd by	Approved by
-	-	-	-	-

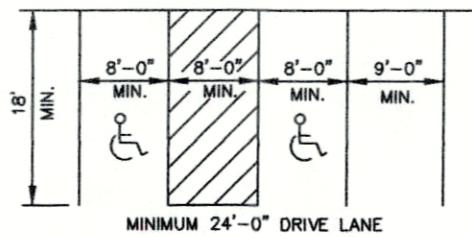
BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE



CASE# ----- WM# -----

60' 0' 60' 120'

GRAPHIC SCALE