

OWNER
GARY AND CHERYL LYN EIBECK LIVING TRUST
7906 CORTLAND DRIVE
LOUISVILLE, KY 40228

SITE DATA
TRACT 1:
6600 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229
D.B. 10879, PG. 640
TAX BLOCK 663, LOT 23

TRACT 2:
6702 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229
D.B. 9843, PG. 717
TAX BLOCK 9843, LOT 26

SETBACK DATA
FRONT YARD 25' (15'+10' SUPPLEMENTAL SETBACK)
SIDE YARD 5'
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

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.I.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

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

TRANSPORTATION NOTES

- 1) 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 RAMP WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 5) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 6) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

MSD NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) 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.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF 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.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111103112F REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS.
- 7) 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

$$X = \Delta \cdot C \cdot R / 12$$

$$\Delta C = 0.75 - 0.30 = 0.45$$

$$X = 740,520 \text{ SF}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.45)(740,520)(2.8) / 12 = 77,755 \text{ CUBIC-Feet}$$

REQUIRED X = 77,755 CU.FT.
BASIN AREA = 18,000 S.F.
TOTAL = 26,000 S.F. @ APPROX. 3 FT. DEPTH
= 78,000 CU.FT. > 77,755 CU.FT.

EROSION CONTROL NOTES

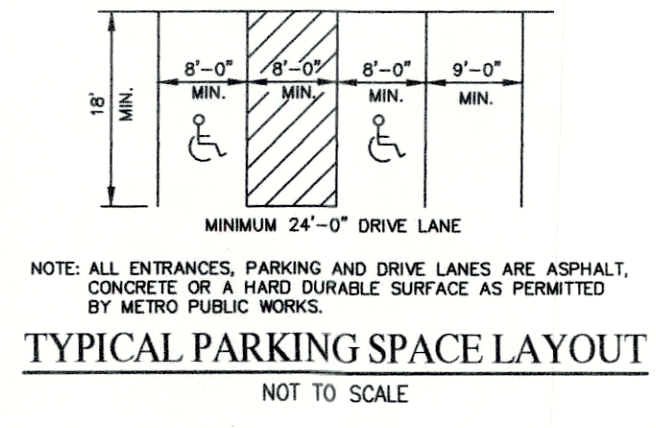
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT USE OF SILT FENCE.
- 4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 5) 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.

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NOTE:
SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE INFORMATION ON THE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE USER SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

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.



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MAR 23 2020
PLANNING & DESIGN SERVICES

GRAPHIC SCALE
0 60' 120'

CASE# --- WM# ---

HERITAGE ENGINEERING, LLC
ENGINEER:
603 North Shore Drive
Unit 204
Jeffersonville, KY 40302
(502) 280-8201
(502) 280-8281 Fax

LDG Development
1489 SOUTH 4TH STREET
LOUISVILLE, KY 40208
PHONE: (502) 638-0534

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

PROJECT:

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