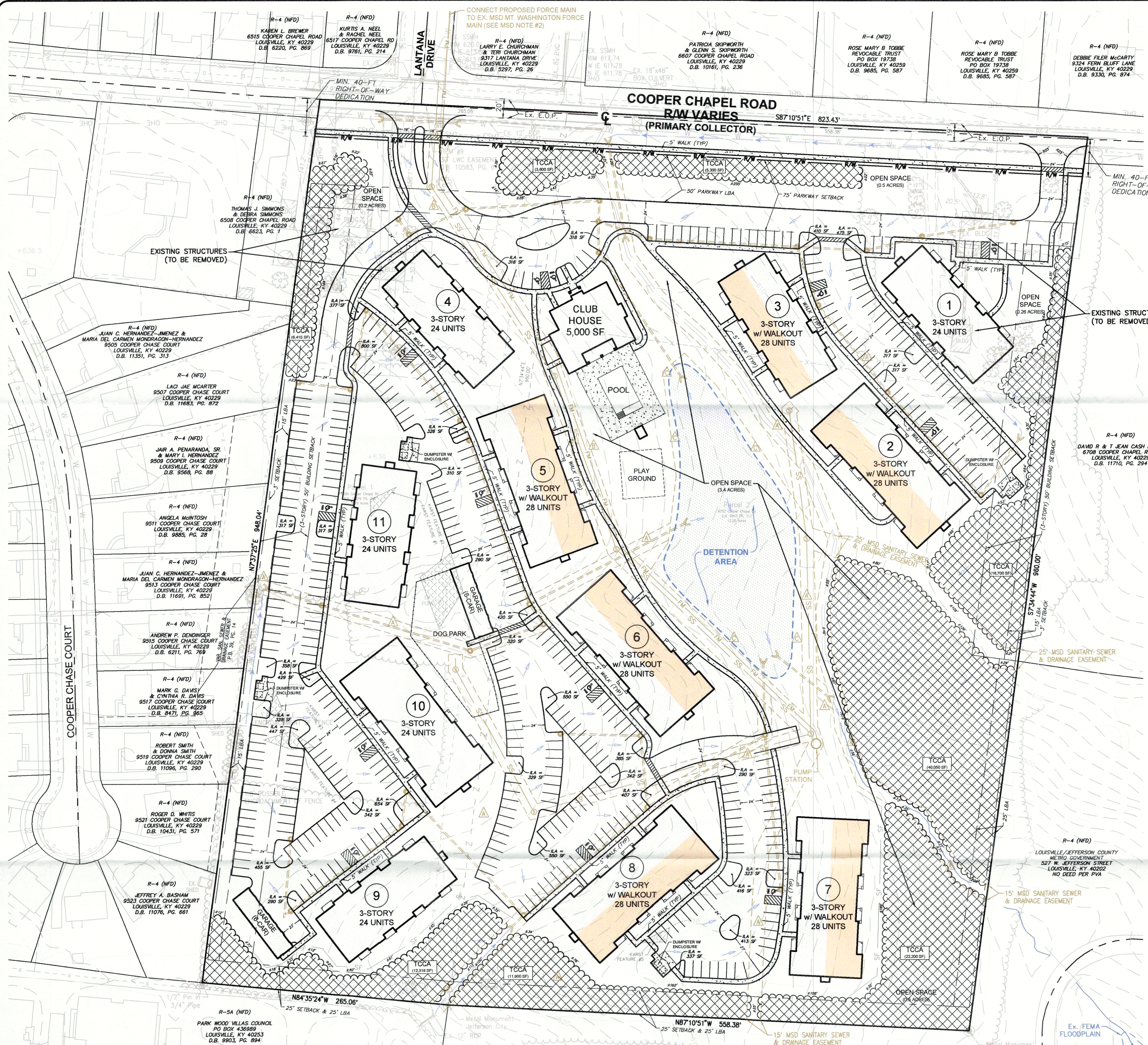


X:\A-Projects-2020\20015 - LDG - Rezoning 6600 & 6702 Cooper Chapel Rd\Preliminary\20015 - C06 - LDG Cooper Chapel - Development Planning - PLOT DATE: December 07, 2020 - 9:56am



- LEGEND**
NOT TO SCALE
- EX. TREE
 - EX. FIRE HYDRANT
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. SIGN
 - EX. PROPERTY LINE
 - EX. FENCE
 - EX. WATER LINE
 - EX. GAS LINE
 - EX. OVERHEAD ELECTRIC
 - EX. UNDERGROUND ELECTRIC
 - EX. SWALE
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. CONCRETE
 - EX. EDGE OF PAVEMENT
 - EX. POTENTIAL KARST FEATURE LOCATION
 - PR. STORM SEWER w/ EPSC ROCK CHECK
 - PR. SANITARY SEWER
 - PR. FORCE MAIN
 - PR. SWALE
 - PR. CONCRETE
 - PR. EDGE OF PAVEMENT
 - PR. FENCE
 - PR. SALT FENCE
 - PR. FIRE HYDRANT
 - PR. LIGHT POLE
 - PR. SIGN
 - PR. BUILDING AREAS
 - PR. TREE CANOPY CREDIT AREA (TCCA)

OWNER
GARY AND CHERYL EIBECK LIVING TRUST
7906 CORTLAND DRIVE
LOUISVILLE, KY 40229

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 663, LOT 26
GROSS SITE AREA	18.56 ACRES	RIGHT-OF-WAY DEDICATION	1.28 ACRES
NET SITE AREA	17.28 ACRES	NEIGHBORHOOD	PRO & R-4
FORM DISTRICT	RESIDENTIAL	PR. ZONING	R-4
PR. LAND USE	MULTI-FAMILY	NUMBER OF UNITS	288 UNITS
MAX. DENSITY	17.42 D.U./Acre	PR. DENSITY	16.7 D.U./Acre
GROSS FOOTPRINT AREA	121,500 SF	GROSS FLOOR AREA	388,000 SF
MAX. FLOOR AREA RATIO	0.75 F.A.R.	PR. FLOOR AREA RATIO	0.52 F.A.R.

SETBACK DATA

FRONT YARD	30' (PARKWAY SETBACK/BUFFER)
SIDE YARD	3'
REAR YARD	15'
MAX. BUILDING HEIGHT	45'
PR. BUILDING HEIGHT	38' *VARIANCE REQUESTED

PARKING SUMMARY

CLUBHOUSE (RESIDENCE USE)	5,000 SF
MIN. PARKING REQUIRED (DIRECTOR APPROVAL)	N/A
MAX. PARKING PERMITTED (DIRECTOR APPROVAL)	N/A
APARTMENTS	288 UNITS
MIN. PARKING REQUIRED (0.5 SPACES/1 UNIT)	432 SPACES
MAX. PARKING PERMITTED (3 SPACES/1 UNIT)	864 SPACES
SURFACE PARKING PROVIDED	432 SPACES
GARAGE PARKING PROVIDED	432 SPACES
TOTAL PARKING PROVIDED	432 SPACES
(TOTAL PARKING PROVIDED INC. 8 CLUBHOUSE SPACES AND 13 ADA SPACES)	
PARKING RATIO	1.55 SF/UNIT

NOTE: BIKE PARKING PROVIDED AT CLUBHOUSE.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	752,859 SF (17.28 Ac.)
EXISTING TREE CANOPY AREA	592,416 SF (79%)
TOTAL TREE CANOPY REQUIRED	263,501 SF (35%)
EXISTING TREE CANOPY TO BE PRESERVED	116,483 SF (20%)
TOTAL TREE CANOPY TO BE PRESERVED/PLANTED	263,501 SF (35%)
PRESERVED TREE CANOPY (DUPLEX x2) = 236,966 SF	
MINIMUM PLANTED TREE CANOPY = 26,535 SF	

LANDSCAPE DATA

PROPOSED V.U.A.	17,427 SF
I.L.A. REQUIRED (7.5%)	12,932 SF
I.L.A. PROVIDED	13,272 SF

OPEN SPACE DATA

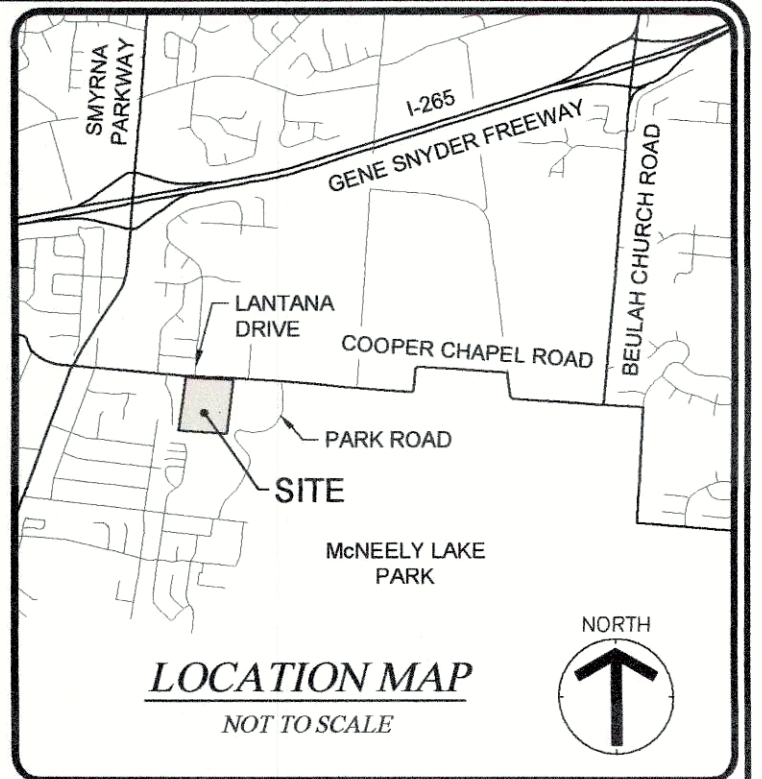
TOTAL SITE AREA	17.28 ACRES
OPEN SPACE REQUIRED	2.59 ACRES (15%)
OPEN SPACE PROVIDED	4.36 ACRES (15%)

NOTE: 1.52 ACRES OF RECREATIONAL OPEN SPACE INCLUDED AT POOL / CLUBHOUSE, PLAYGROUND, DOG PARK, AND GREENSPACES AREAS WITH WALKING PATHS.

- MSD EASEMENTS (PROPOSED)**
- PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
 - PROPOSED 20' SANITARY SEWER AND DRAINAGE EASEMENT
 - PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT
- NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE "A" OR "B" INDICATION AS SHOWN ABOVE FOR TYPE, FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

VARIANCE REQUEST

1. VARIANCE REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.2 - TABLE 5.3.1 OF THE LAND DEVELOPMENT CODE TO INCREASE THE MAXIMUM BUILDING HEIGHT AN ADDITIONAL THREE (3) FEET FOR A TOTAL PERMITTED HEIGHT OF 38-FEET.



- 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 ALL ADJUTING RESIDENTIAL AREAS.
 - ALL DUMPSTER PADS, TRANSFORMERS, 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.
 - COMPARABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - A KARST SURVEY/REPORT - DATED NOVEMBER 6, 2020 - WAS PERFORMED BY: GREENBAUM ASSOCIATES, INC. 994 LONGFIELD AVENUE LOUISVILLE, KY 40215.
- POTENTIAL KARST FEATURES (1-5) ARE IDENTIFIED ON THIS DRAWING AS NOTED IN REPORT. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 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 RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS 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 AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
 - RIGHT-OF-WAY DEDICATION BE DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION PLANS APPROVAL BY PUBLIC WORKS. THIS WILL BE DETERMINED BY MPW AT TIME OF CONSTRUCTION APPROVAL.

- 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. DEVELOPER TO ELIMINATE THE LANTANA PUMP STATION. MSD ACCESS COST PARTICIPATION FOR UPSIZING OF PUMP STATION AND FORCE MAIN. PROPOSED PUMP STATION'S FORCE MAIN TO CONNECT TO 15" MT. WASHINGTON FORCE MAIN AT COOPER CHAPEL ROAD OR OTHER LOCATION ACCEPTABLE TO MSD.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100112E REV. DECEMBER 5, 2006).
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 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 OR TO THE CAPACITY OF THE DOWNSTREAM CULVERT UNDER PARK ROAD. DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED TO THE WALKING PATH DITCH CROSSING AT MNEELY LAKE.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA 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 = $\Delta \text{CRA} / 12$
 $\Delta \text{C} = 0.75 - 0.30 = 0.45$
A = 752,859 SF
R = 2.8 INCHES
X = $(0.45)(752,859)(2.8) / 12 = 79,050 \text{ CUBIC-FEET}$
REQUIRED X = 79,050 CU.FT.
BASIN AREA = 18,000 S.F.
TOTAL = 26,500 S.F. @ APPROX. 3 FT. DEPTH
= 79,500 CU.FT. > 79,050 CU.FT.

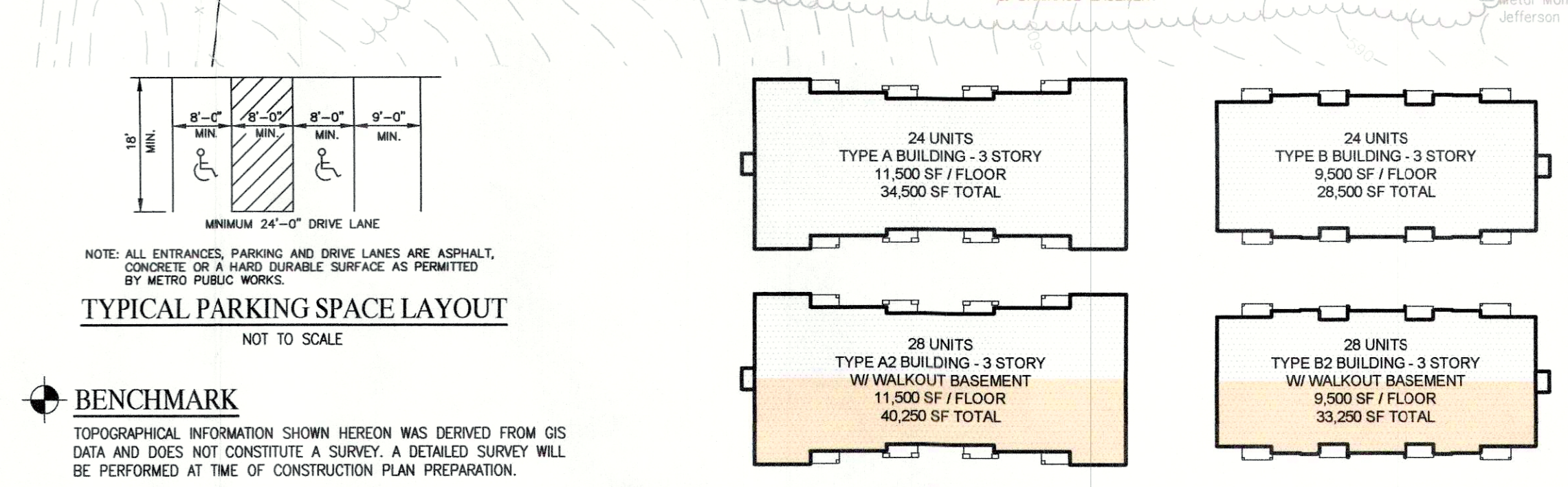
- EROSION CONTROL NOTES**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWMP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 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.
 - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SALT FENCE.
 - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY 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.
 - 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.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR 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 LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Kentucky 811
The New Look For Digging Safely in Kentucky
Call 811 Before You Dig

Revision	Date	Description	Detailled by
5	11/30/20	3RD REVIEW COMMENTS	JDC
4	9/28/20	2ND REVIEW COMMENTS	JDC
3	8/28/20	1ST REVIEW COMMENTS	JDC
2	5/8/20	PRE-APP REVIEW COMMENTS (CASE# 20-ZONEPA-0033)	JDC
1	4/9/20	CLIENT LAYOUT CHANGES	JDC



CASE# 20-ZONE-0066 | RELATED CASE# 20-ZONEPA-0033 | WM# 12133

HERITAGE ENGINEERING, LLC
642 South 4th Street
Jeffersonville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

ENGINEER: **LDG Development**
1469 SOUTH 4TH STREET
LOUISVILLE, KY 40206
PHONE: (502) 638-0534

PROJECT: **GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR LDG - COOPER CHAPEL ROAD 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: SMH
DATE: MARCH 20, 2020

SHEET **C06**