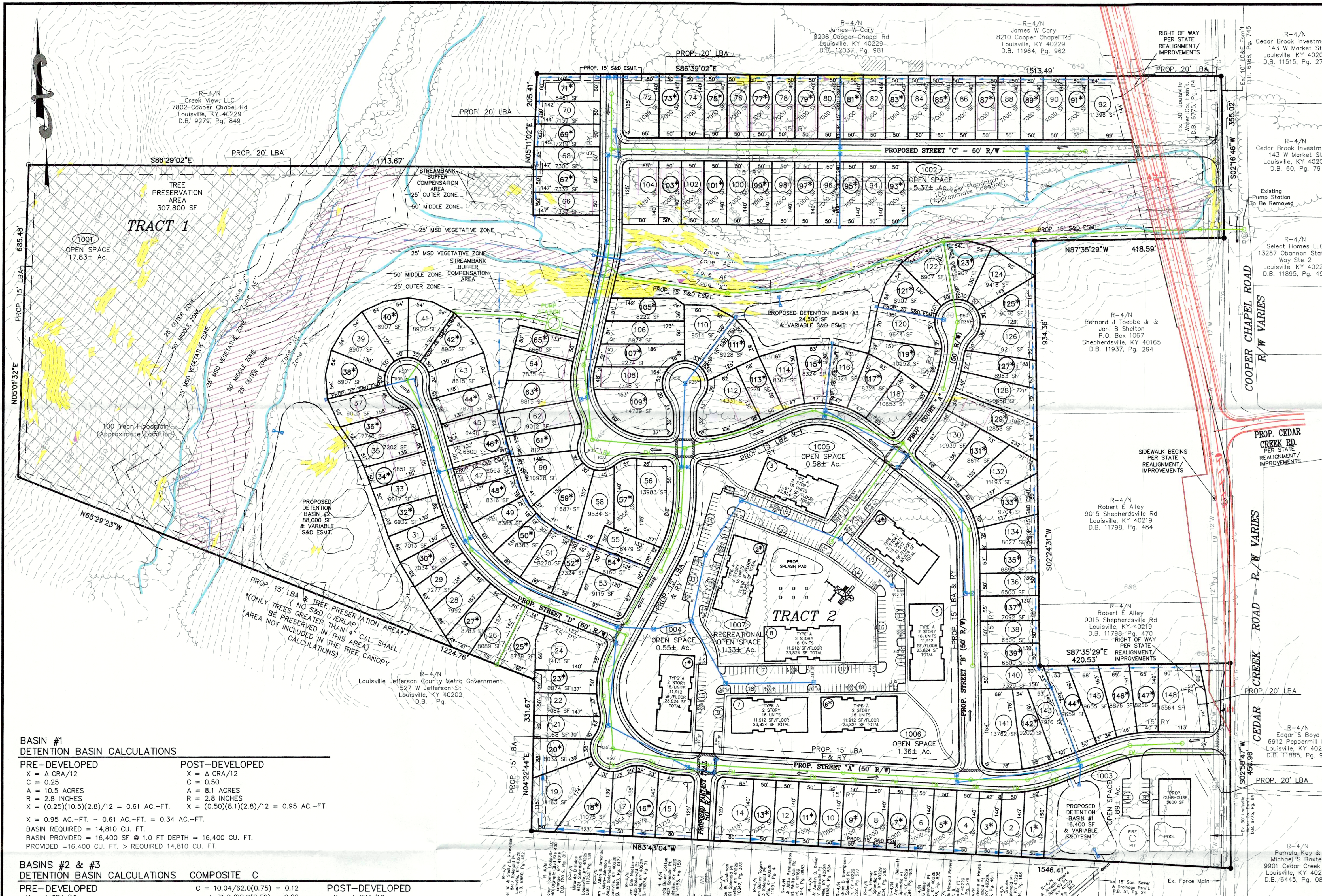


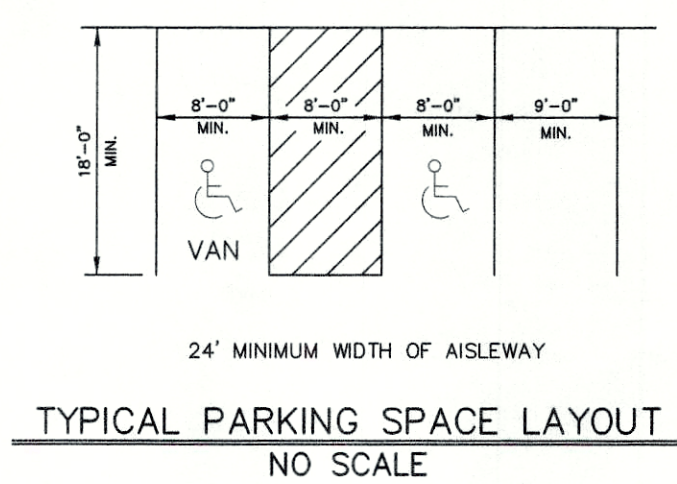


BASIN #1 DETENTION BASIN CALCULATIONS	
PRE-DEVELOPED	POST-DEVELOPED
X = 0.25	X = 0.25
A = 10.5 ACRES	A = 8.1 ACRES
R = 2.8 INCHES	R = 2.8 INCHES
X = (0.25)(10.5)(2.8)/12 = 0.61 AC.-FT.	X = (0.25)(8.1)(2.8)/12 = 0.55 AC.-FT.
X = 0.95 AC.-FT. - 0.61 AC.-FT. = 0.34 AC.-FT.	
BASIN REQUIRED = 14,810 CU. FT.	
BASIN PROVIDED = 16,400 SF @ 1.0 FT DEPTH = 16,400 CU. FT.	
PROVIDED = 16,400 CU. FT. > REQUIRED 14,810 CU. FT.	

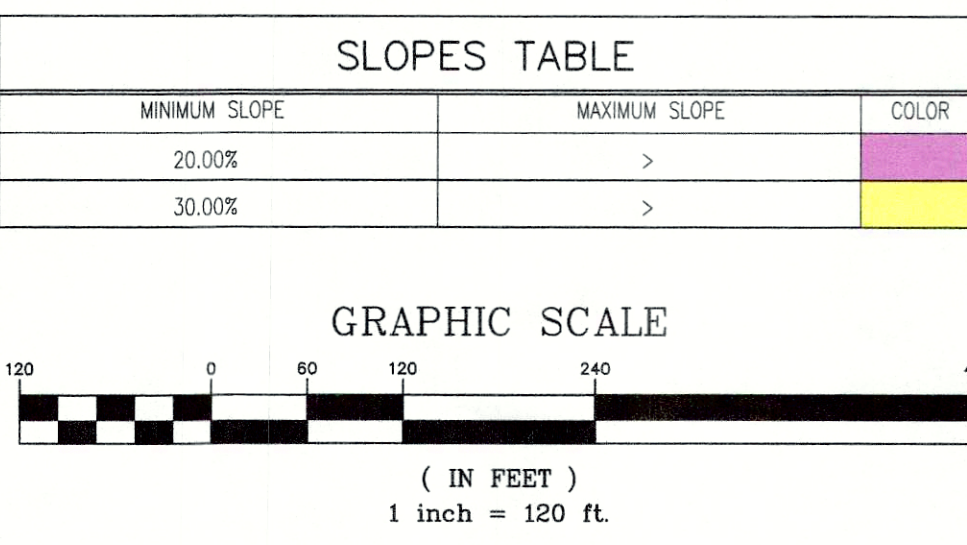
BASINS #2 & #3 DETENTION BASIN CALCULATIONS	
PRE-DEVELOPED	COMPOSITE C
X = 0.25	X = 0.25
A = 62.0 ACRES	A = 62.0 ACRES
R = 2.8 INCHES	R = 2.8 INCHES
X = (0.25)(62.0)(2.8)/12 = 3.62 AC.-FT.	X = (0.25)(62.0)(2.8)/12 = 3.62 AC.-FT.
X = 6.91 AC.-FT. - 3.62 AC.-FT. = 3.28 AC.-FT.	
BASIN REQUIRED = 142,880 CU. FT.	
BASIN PROVIDED = 24,500 SF @ 2 FT DEPTH = 49,000 CU. FT.	
BASIN #3 PROVIDED = 88,000 SF @ 2 FT DEPTH = 176,000 CU. FT.	
TOTAL BASIN PROVIDED = 225,000 CU. FT.	
PROVIDED = 225,000 CU. FT. > REQUIRED 142,880 CU. FT.	

POST-DEVELOPED	
X = 0.25	X = 0.25
A = 64.4 ACRES	A = 64.4 ACRES
R = 2.8 INCHES	R = 2.8 INCHES
X = (0.25)(64.4)(2.8)/12 = 3.77 AC.-FT.	

LEGEND	
	= Power Pole
	= Water Valve
	= Water Meter
	= Fire Hydrant
	= Storm Drainage Manhole
	= Underground Gas Line
	= Underground Water Line
	= Overhead Electric, Telephone & Cable Lines
	= Sat. Mag. Nail With Washer
	= Stamped 'LSD' SURVEYING 3492' (Unless Otherwise Noted)
	= Proposed Storm Sewer, Catch Basin
	= Proposed Sewer And Manhole
	= Proposed Drainage Swale
	= Existing KARST Feature
	= Existing Force Main
	= Proposed Zoning Line
	= Local Regulatory Floodplain
	= Local Regulatory Conveyance Zone
	= Proposed Affordable Housing lots/units
	= Potential Building Footprint



TREE CANOPY CALCULATIONS (ENTIRE SITE)	
TOTAL SITE AREA	= 2,795,053 S.F.
EXISTING TREE CANOPY	= 55% (1,534,425 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (307,800 SF)
TREE CANOPY CALCULATIONS (TRACT 1)	
TOTAL SITE AREA	= 2,357,756 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (943,102 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (943,102 SF)
TREE CANOPY CALCULATIONS (TRACT 2)	
TOTAL SITE AREA	= 437,297 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (153,054 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (153,054 SF)



GENERAL NOTES:

- A Water is requested from Section 7.3.3.0.E of The Louisville Metro Land Development Code to allow drainage easements to overlap the rear yard by more than 15%.

PROJECT DATA

TOTAL SITE AREA	= 74.21± Ac. (3,233,032 SF)
ROW DEDICATION AREA (COOPER CHAPEL RD)	= 1.67± Ac. (73,059 SF)
NET SITE AREA	= 72.54± Ac. (3,159,973 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= APARTMENTS (TRACT 2)
TOTAL NO. OF UNITS	= 278
NET DENSITY	= 3.72 DU/AC. (4.84 MAX. ALLOWED)
GROSS DENSITY	= 3.80 DU/AC. (4.84 MAX. ALLOWED)
TOTAL OPEN SPACE PROVIDED	= 30.51± Ac.

MIXED RESIDENTIAL DEVELOPMENT INCENTIVES (MRDI)

% OF MULTI-FAMILY UNITS	= 278	(2 POINTS)
TOTAL # OF UNITS	= 128 (46%)	
% OF AFFORDABLE UNITS	= 136 (49%)	(1 POINT)*
* = AFFORDABLE UNITS		
% OF OPEN SPACE	= 30.51± Ac. OPEN SPACE/72.54± Ac. = 42%	(3 POINTS)
AVERAGE LOT SIZE	= 10,991 SF (9,000 SF MIN.)	

TRACT 1 DATA

TRACT 1 SITE AREA	= 62.50± Ac. (2,722,745 SF)
AREA OF RIGHT-OF-WAY	= 8.38± Ac. (364,889 SF)
NET SITE AREA	= 54.12± Ac. (2,357,756 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= MULTIFAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,912 SF/BUILDING
BUILDING AREA	= 190,550 SF
NO. OF APARTMENTS	= 128 UNITS
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)

TRACT 2 DATA

TRACT 2 SITE AREA	= 10.04± Ac. (437,297 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= MULTIFAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,912 SF/BUILDING
BUILDING AREA	= 190,550 SF
NO. OF APARTMENTS	= 128 UNITS
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)

PARKING REQUIRED

1 SP/UNIT MIN.	= MIN.
2 SP/UNIT MAX.	= MAX.
255 SPACES	
16 HC SP INCLUDED	

OPEN SPACE REQUIRED (15%)

OPEN SPACE PROVIDED (MIN. 10% OF 100)	= 1.51± Ac.
RECREATIONAL OPEN SPACE REQUIRED	= 3.82± Ac.
RECREATIONAL OPEN SPACE PROVIDED	= 0.78± Ac. (50% OF OPEN SPACE REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 1.33± Ac.

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 88,464 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 68,435 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,963 SF

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD	= 15'
REAR YARD	= 5'
REAR YARD	= 25'
MAXIMUM BUILDING HEIGHT	= 35'
MINIMUM LOT WIDTH	= 40'

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.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- 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.
- Utilization 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.
- When slopes or curbs are 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.
- Geotech report to be provided.
- All existing structures on site to be removed.
- Karst features and recommended mitigation are identified in the Greenbaum Associates, Inc. Karst Survey dated 9/29/20.
- No Jurisdictional Wetlands found per Redwing report dated 12/30/19.
- If construction occurs over an identified Karst feature, the Planning Director or their designee will need to approve the construction technique (LDC4.5.5.A).
- No direct driveway access shall be permitted onto Cooper Chapel Road.
- Lots 90.91 & 92 will not be recorded prior to construction of Cooper Chapel roadway improvements and shall only be built after review from Planning Commission or subcommittee thereof.
- Centralized postal delivery (NOCBSU) shall be provided within the development per United States Postal Service Standards. Location to be determined at construction plan stage.

MSD NOTES:

- 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.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- 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.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- All drainage, EPC 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 siting of Green Best Mgmt. Practices.
- Any proposed lots encroaching into the required 25' buffer areas shall be shown and noted on the record plat.
- ACOE approval required prior to MSD construction plan approval.
- ADOW approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
- Any proposed lots encroaching into the required 25' buffer areas shall be shown and noted on the record plat.
- The applicant shall provide an evaluation of the watershed upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the watershed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval.
- A no rise storm water certificate shall be provided for the Low Creek watershed at the southwestern property line.
- All rooflines on lots 15-23 to drain towards the proposed street.

OWNER:
GVPT COOPER LLC
13000 EQUITY PL STE 102
LOUISVILLE, KY 40229

SITE ADDRESS:
8300 COOPER CHAPEL ROAD
TAX BLOCK 0664, LOT 0008
D.B. 12096, PG. 0487

**COUNCIL DISTRICT - HIGHVIEW
MUNICIPALITY - LOUISVILLE**

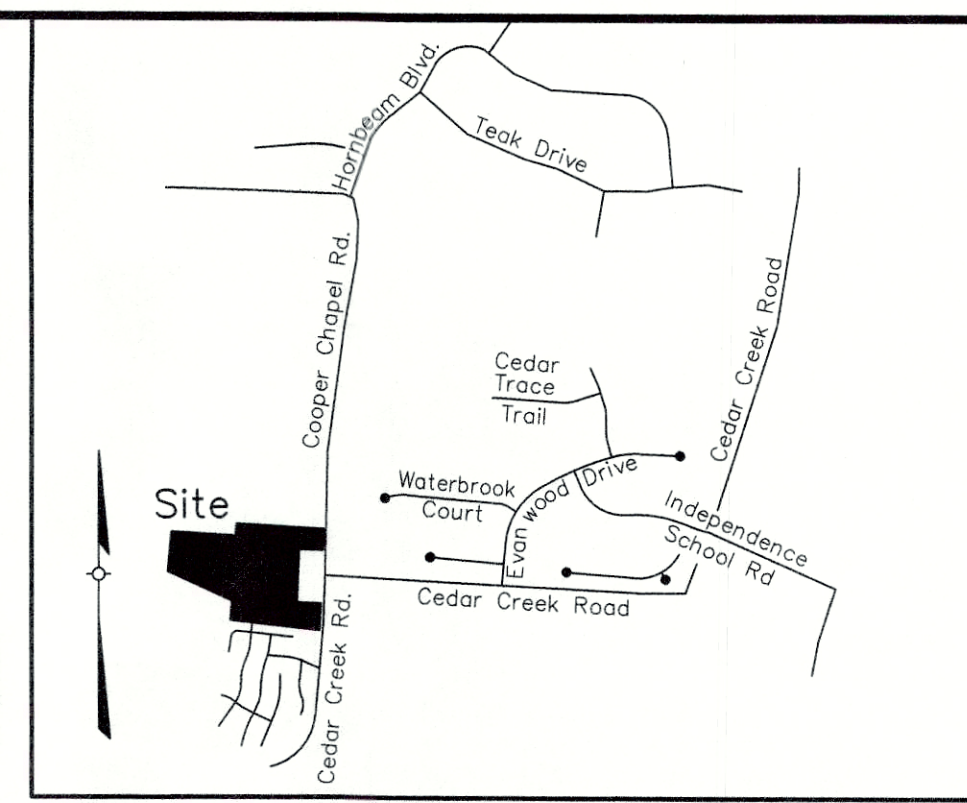
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SHEET 1 OF 1

MAR 07 2022

21-MSUB-0024



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/22/21	PER AGENCY COMMENTS	JH
2	12/13/21	PER AGENCY COMMENTS	JH
3	2/1/22	ADDED 20' COOPER CHAPEL LBA	DT

PROJECT DATA

FILE NAME:	19230--00P.DWG
DATE:	9/29/21
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	JH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - ARCHITECTURE
575 WESTERN WILDE SUITE 101 LOUISVILLE, KENTUCKY 40212
PHONE: 502.446.9714 FAX: 502.446.9714 WEB SITE: WWW.LDD&D.COM

8300 COOPER CHAPEL ROAD
DEVELOPER
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

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SHEET 1 OF 1

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