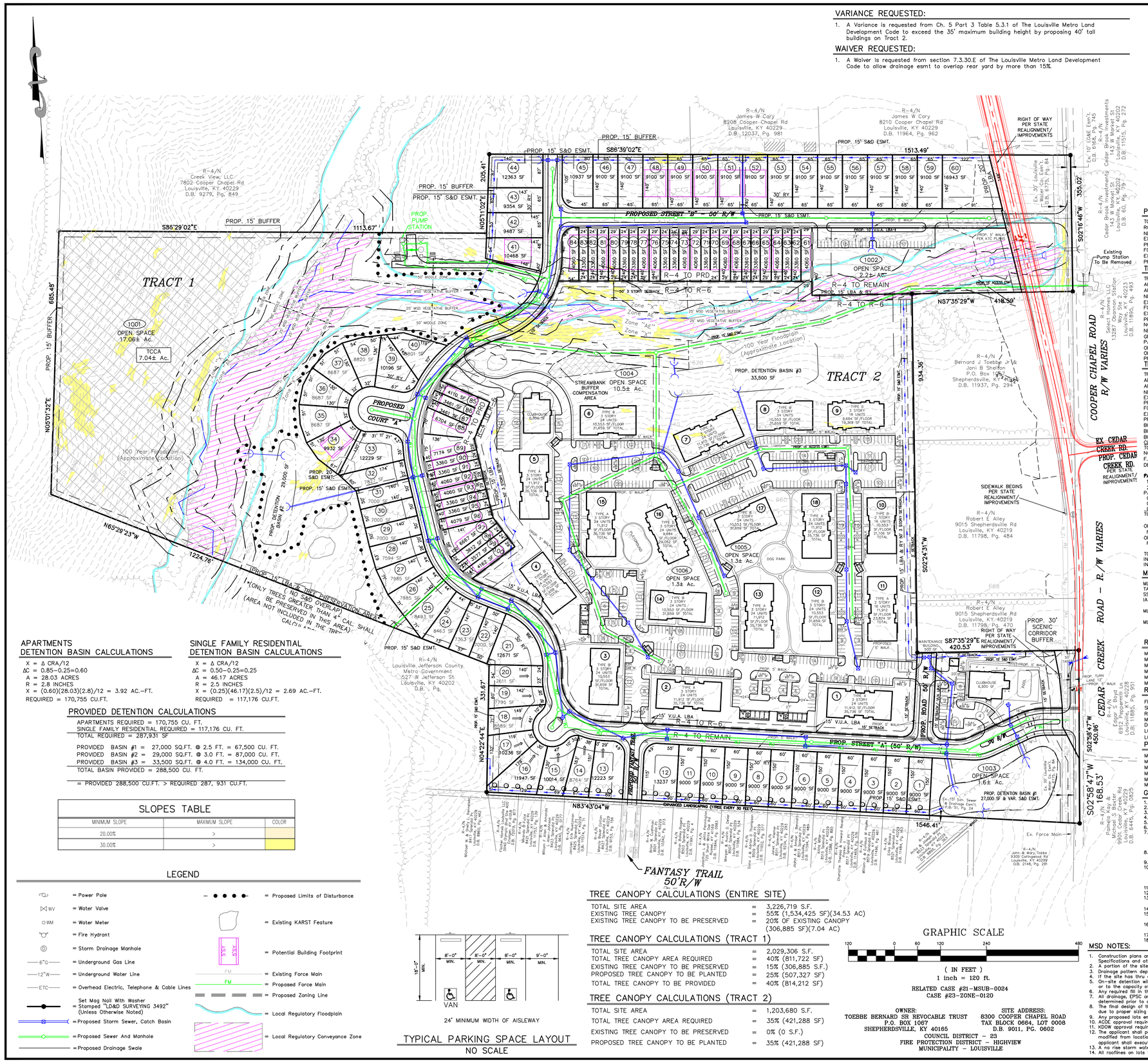
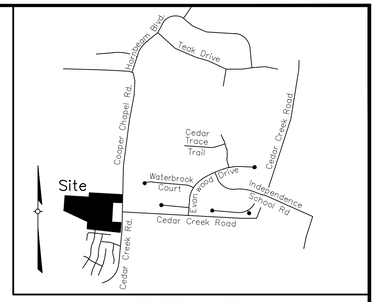
VARIANCE REQUESTED:

1. A Variance is requested from Ch. 5 Part 3 Table 5.3.1 of The Louisville Metro Land Development Code to exceed the 35' maximum building height by proposing 40' tall buildings on Tract 2.

WAIVER REQUESTED:

1. A Waiver is requested from section 7.3.30.E of The Louisville Metro Land Development Code to allow drainage esmt to overlap rear yard by more than 15%.





LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 74.2± Ac. (3,226,719 SF)
ROW DEDICATION AREA (COOPER CHAPEL RD)	= 1.7± Ac. (73,043 SF)
NET SITE AREA	= 72.4± Ac. (3,153,676 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-4/PRD/R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY (TRACT 1)

TRACT 1 DATA

TRACT 1 SITE AREA	= 44.56± Ac. (1,940,918 SF)
AREA OF RIGHT-OF-WAY DEDICATION	= 1.56± Ac. (67,993 SF)
AREA OF RIGHT-OF-WAY	= 5.73± Ac. (249,808 SF)
NET SITE AREA	= 37.27± Ac. (1,623,117 SF)
EXISTING ZONING	= R-4/PRD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL (TRACT1)
NO. OF SINGLE FAMILY LOTS	= 100 LOTS
NET DENSITY	= 2.68 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
GROSS DENSITY	= 2.24 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
PARKING PROVIDED	= 32 SPACES
OPEN SPACE LOTS (#1001, 1002 and 1003)	= 3 LOTS
OPEN SPACE AREA PROVIDED	= 20.86± Ac.
PRD OPEN SPACE REQUIRED	= 2.32± Ac.

TRACT 2 DATA

TRACT 2 SITE AREA	= 29.66± Ac. (1,292,183 SF)
AREA OF RIGHT-OF-WAY DEDICATION	= 0.19± Ac. (8,274 SF)
AREA OF RIGHT-OF-WAY	= 0.27± Ac. (11,561 SF)
NET SITE AREA	= 29.20± Ac. (1,272,348 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= APARTMENTS
BUILDING HEIGHT	= 39' – 3 STORY (VARIANCE REQUESTED)
BUILDING FOOTPRINT	= 199,088 SF (CLUBHOUSE NOT INCLUDED)
BUILDING AREA	= 597,264 SF (CLUBHOUSE NOT INCLUDED)
CLUBHOUSE AREA	= 13,000 SF
TOTAL BUILDING AREA	= 809,352 SF
NO. OF APARTMENTS	= 408 UNITS
F.A.R.	= 0.64 (0.75 MAX. ALLOWED)
DENSITY	= 13.97 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1 SP/UNIT MIN.	= 408 SP	
2 SP /UNIT MAX.	=	816 SP
PARKING PROVIDED		
COMMON SPACES	= 687 SPACES	
GARAGE SPACES	= 18 SPACES	
CLUBHOUSE PARKING	= 62 SPACES	
TOTAL PARKING PROVIDED	= 767 SPACES	
	(29 HC SP INCLUDED)	
OPEN SPACE REQUIRED (15%)	= 4.38± Ac.	
RECREATIONAL OPEN SPACE REQUIRED	= 2.19± Ac. (50% OF OPEN SPACE REQUIRED)	
OPEN SPACE PROVIDED (#100A, 100B and 1006)	= 13.0± Ac.	
RECREATIONAL OPEN SPACE PROVIDED	= 2.6± Ac.	
TOTAL VEHICULAR USE AREA	= 287,687 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 21,577 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 35,832 SF	

MAXIMUM BALANCE TRANSFER LOT CALCULATIONS (TRACT 1)

MLP – MAXIMUM LOTS PERMITTED	
TA – TOTAL LAND AREA	= 44.56± Ac.
SS – STEEP SLOPES	= 1.5± Ac.
IA – INFRASTRUCTURE	= 5.7± Ac.

MLP = [(TA – SS – IA) 4.84] + SS X 4.84/2

MLP = [(44.56 – 1.5 – 5.7) 4.84] + 1.5 X 4.84/2 = 184 LOTS

NOTE: Only the areas of steep slopes within open space lots are being used for the balance transfer area calculations.

R-4 DIMENSIONAL STANDARDS

MINIMUM LOT AREA	= 9000 SF
MINIMUM FRONT YARD SETBACK	= 15' (25' FOR FRONT FACING GARAGES)
MINIMUM LOT WIDTH	= 60'
MINIMUM SIDE YARD SETBACK	= 5'
MINIMUM REAR YARD SETBACK	= 25'
MAXIMUM BUILDING HEIGHT	= 35'

R-6 DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD	= 30'
SIDE YARD	= 5'
REAR YARD	= 25'
MAXIMUM BUILDING HEIGHT	= 35'
DETACHED MINIMUM LOT AREA	= 4,500 SF
LOTS < 6,000 SF (MAX. 25% OR 25 LOTS)	= 0 LOTS PROPOSED
LOTS ≥ 9,000 SF (MIN. 20% OR 20 LOTS)	= 40 LOTS PROPOSED

PRD DIMENSIONAL STANDARDS

MINIMUM LOT AREA	= END UNITS: 3000 SF, INTERIOR UNITS: 2000 SF
MINIMUM FRONT YARD SETBACK	= 15'
MINIMUM LOT WIDTH	= 18'
MINIMUM SIDE YARD SETBACK	= 0' BETWEEN UNITS, BETWEEN END UNITS 0'
MINIMUM REAR YARD SETBACK	= 25'
MAXIMUM CONTIGUOUS UNITS	= 4

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. State Highway encroachment permit will be required for any work in the state right-of-way.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the right-of-way.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Wheel stops or curbing, 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.
11. Geotech report to be provided.
12. All existing structures on site to be removed.
13. Karst features and recommended mitigation are identified in the Greenbaum Associates, Inc. Karst Survey dated 9/29/20.
14. No Jurisdictional Wetlands found per Redwing report dated 12/30/19.
15. If construction occurs over an identified Karst feature, the Planning Director or their designee will need to approve the construction technique (LDC4.9.5.A).
16. Lots 59 & 60 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.
17. Enhanced Landscaping to be provided at the rear of lots 1-16 to include 1 Evergreen tree per 30'.
18. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

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. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. 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.
6. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
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. Any proposed lots encroaching into the required 25' buffer area shall be shown and noted on the record plat.
10. ACOE approval required prior to MSD construction plan approval.
11. KDOW approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
12. The applicant shall provide an evaluation of the sewershed 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.
13. A no rise storm water certificate shall be provided for the Lowarn Creek watershed at the southwestern property line.
14. All rooflines on lots 13–20 to drain towards the proposed street.

APARTMENTS DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.85–0.25=0.60
A = 28.03 ACRES
R = 2.8 INCHES
X = (0.60)(28.03)(2.8)/12 = 3.92 AC.–FT.
REQUIRED = 170,755 CU.FT.

SINGLE FAMILY RESIDENTIAL DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.50–0.25=0.25
A = 46.17 ACRES
R = 2.5 INCHES
X = (0.25)(46.17)(2.5)/12 = 2.69 AC.–FT.
REQUIRED = 117,176 CU.FT.

PROVIDED DETENTION CALCULATIONS

APARTMENTS REQUIRED = 170,755 CU. FT.
SINGLE FAMILY RESIDENTIAL REQUIRED = 117,176 CU. FT.
TOTAL REQUIRED = 287,931 SF

PROVIDED BASIN #1 = 27,000 SQ.FT. @ 2.5 FT. = 67,500 CU. FT.
PROVIDED BASIN #2 = 29,000 SQ.FT. @ 3.0 FT. = 87,000 CU. FT.
PROVIDED BASIN #3 = 33,500 SQ.FT. @ 4.0 FT. = 134,000 CU. FT.
TOTAL BASIN PROVIDED = 288,500 CU. FT.

= PROVIDED 288,500 CU.FT. > REQUIRED 287, 931 CU.FT.

SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

LEGEND

- = Power Pole
- = Water Valve
- = Water Meter
- = Fire Hydrant
- = Storm Drainage Manhole
- 6"G = Underground Gas Line
- 12"W = Underground Water Line
- ETC = Overhead Electric, Telephone & Cable Lines
- Set Mag Nail With Washer = Stamped "LD&D SURVEYING 3492" (Unless Otherwise Noted)
- = Proposed Storm Sewer, Catch Basin
- = Proposed Sewer And Manhole
- = Proposed Drainage Swale
- = Proposed Limits of Disturbance
- = Existing KARST Feature
- = Potential Building Footprint
- = Existing Force Main
- = Proposed Force Main
- = Proposed Zoning Line
- = Local Regulatory Floodplain
- = Local Regulatory Conveyance Zone

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS (ENTIRE SITE)

TOTAL SITE AREA	= 3,226,719 S.F.
EXISTING TREE CANOPY	= 55% (1,534,425 SF)(34.53 AC)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% OF EXISTING CANOPY (306,885 SF)(7.04 AC)

TREE CANOPY CALCULATIONS (TRACT 1)

TOTAL SITE AREA	= 2,029,306 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (811,722 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 15% (306,885 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 25% (507,327 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 40% (814,212 SF)

TREE CANOPY CALCULATIONS (TRACT 2)

TOTAL SITE AREA	= 1,203,680 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (421,288 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (421,288 SF)

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

RELATED CASE #21-MSUB-0024
CASE #23-ZONE-0120

OWNER:
TOEBBE BERNARD SR REVOCABLE TRUST
P.O. BOX 1067
SHEPHERDSVILLE, KY 40165

SITE ADDRESS:
8300 COOPER CHAPEL ROAD
TAX BLOCK 0684, LOT 0008
D.B. 9011, PG. 0602

COUNCIL DISTRICT – 23
FIRE PROTECTION DISTRICT – HIGHVIEW
MUNICIPALITY – LOUISVILLE

WM #12140

REVISIONS			
NO.	DATE	DESCRIPTION	BY
12	03/11/24	ADDED NEW CLUBHOUSE/PARKING	JH
13	07/15/24	REALIGNED KTC ROAD IMPROVEMENTS	JH
8	08/28/23	REVISED LAYOUT	JH
9	09/18/23	REVISED PER AGENCY COMMENTS.	JH
10	11/13/23	REVISED PER AGENCY COMMENTS	JH
11	12/20/23	REVISED PER AGENCY COMMENTS	TDF

PROFESSIONAL SEAL

PROJECT DATA
FILE NAME: 19230–DDDP.DWG
DATE: 3/16/2020
SCALE: AS SHOWN
CHECKED BY: KY
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
625 WALLACE WOODS, SUITE 101 • LOUISVILLE, KENTUCKY 40213
PH: (502) 893-9000 • FAX: (502) 893-9004
WEB SITE: WWW.LD-&-D.COM

PRELIMINARY SUBDIVISION & DETAILED DISTRICT DEVELOPMENT PLAN

8300 COOPER CHAPEL ROAD

DEVELOPER
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

JOB NO. 19230

SHEET 1 OF 1

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