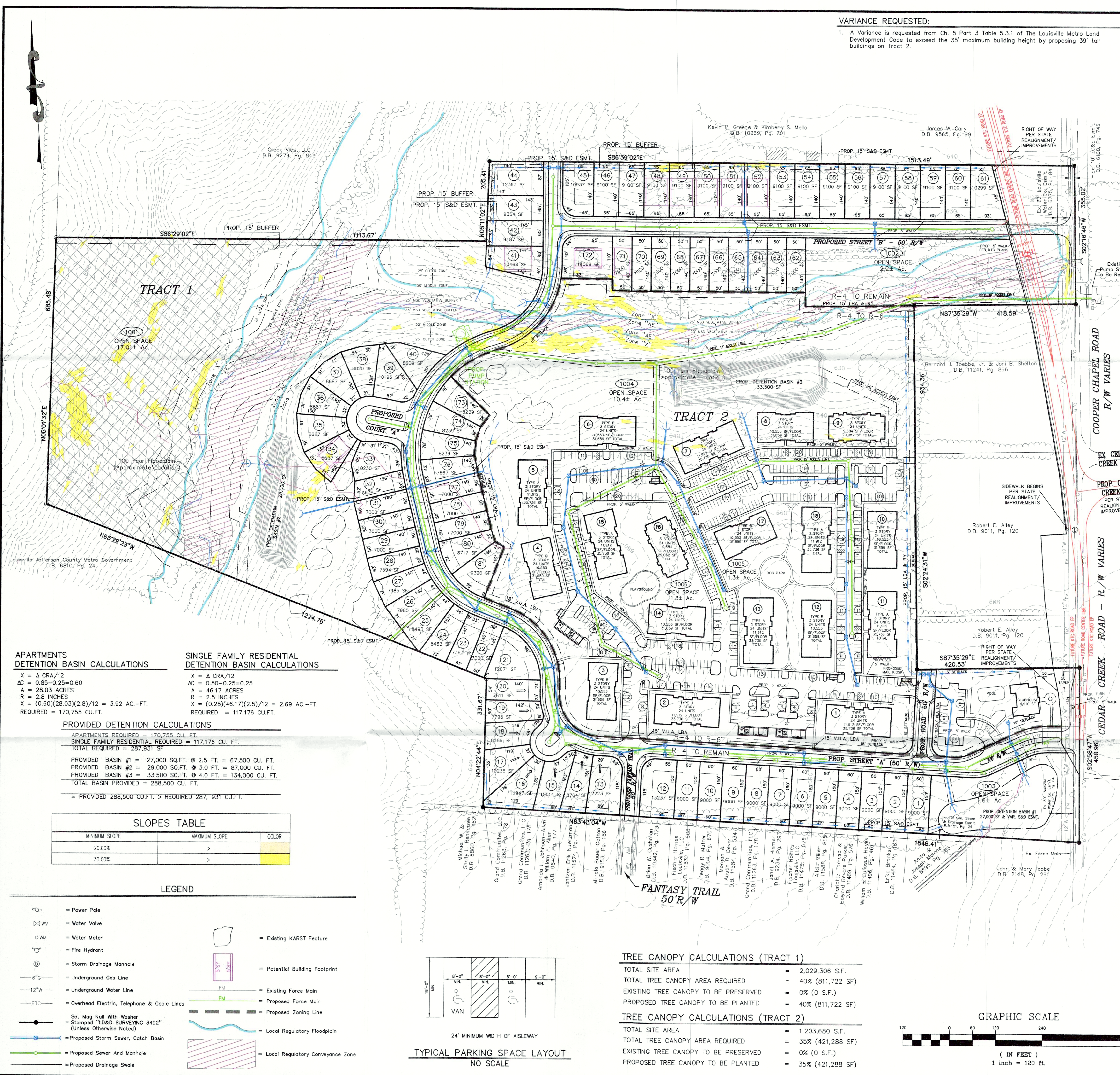
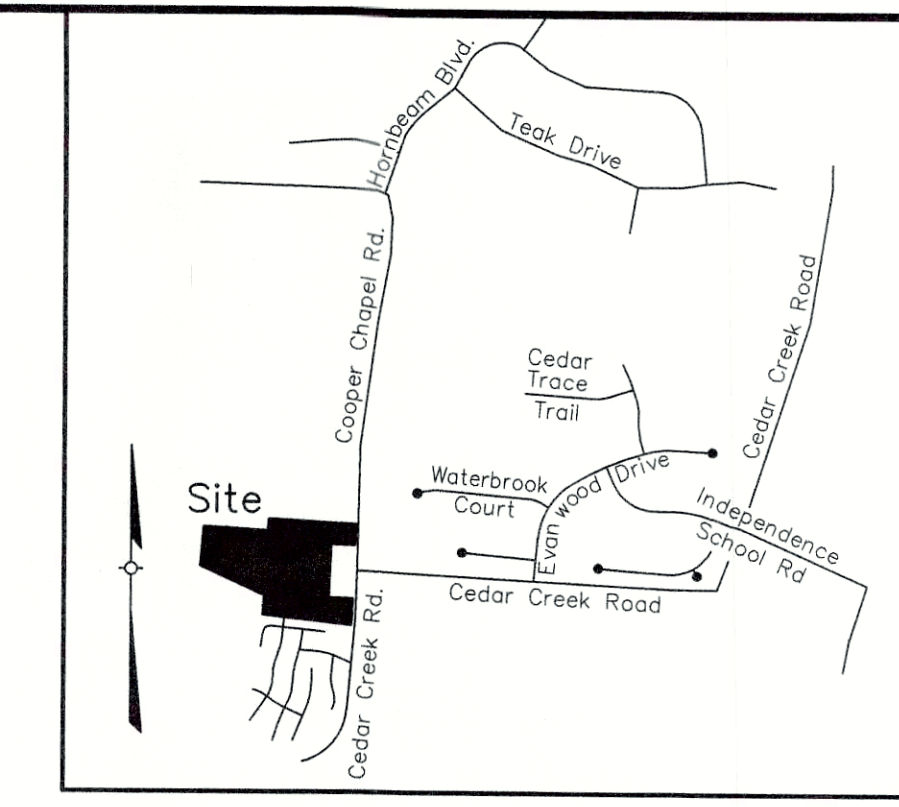


VARIANCE REQUESTED:

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 39' tall buildings on Tract 2.



PROJECT DATA

TOTAL SITE AREA	= 74.2± Ac. (3,226,719 SF)
ROW DEDICATION AREA (COOPER CHAPEL RD)	= 1.7± Ac. (72,658 SF)
NET SITE AREA	= 72.4± Ac. (3,154,061 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-4 (TRACT 1) / R-6 (TRACT 2)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY (TRACT 1) = APARTMENTS (TRACT 2)

TRACT 1 DATA

TRACT 1 SITE AREA	= 44.5± Ac. (1,939,726 SF)
AREA OF RIGHT-OF-WAY DEDICATION	= 1.48± Ac. (64,694 SF)
AREA OF RIGHT-OF-WAY	= 5.7± Ac. (249,808 SF)
NET SITE AREA	= 37.3± Ac. (1,625,224 SF)
EXISTING ZONING	= R-4 TO REMAIN
PROPOSED ZONING	= NEIGHBORHOOD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL (TRACT 1)
NO. OF SINGLE FAMILY LOTS	= 81 LOTS
NET DENSITY	= 2.17 DU/AC. (4.84 DU/AC. MAX. ALLOWED)
GROSS DENSITY	= 1.82 DU/AC. (4.84 DU/AC. MAX. ALLOWED)
OPEN SPACE LOTS (#1001, 1002 and 1003)	= 3 LOTS
OPEN SPACE AREA PROVIDED	= 20.8± Ac.

TRACT 2 DATA

TRACT 2 SITE AREA	= 29.6± Ac. (1,293,306 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	= 29.3± Ac. (1,273,471 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= NEIGHBORHOOD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= APARTMENTS
BUILDING HEIGHT	= 39' - 3 STORY (VARIANCE REQUESTED)
BUILDING FOOTPRINT	= 199,089 SF (CLUBHOUSE NOT INCLUDED)
BUILDING AREA	= 597,284 SF (CLUBHOUSE NOT INCLUDED)
CLUBHOUSE AREA	= 4,910 SF
TOTAL BUILDING AREA	= 602,174 SF
NO. OF APARTMENTS	= 432 UNITS
F.A.R.	= 0.52 (0.75 MAX. ALLOWED)
DENSITY	= 14.78 DU/AC. (17.42 DU/AC. MAX. ALLOWED)

PARKING PROVIDED

MIN.	MAX.
1.5 SP/UNIT	648 SP
3 SP/UNIT MAX.	1,296 SP

PARKING PROVIDED COMMON SPACES

CHANGING SPACES	= 18 SPACES
CLUBHOUSE PARKING	= 726 SPACES
TOTAL PARKING PROVIDED	= 744 SPACES (29 HC SP INCLUDED)

OPEN SPACE PROVIDED (15%)

RECREATIONAL OPEN SPACE REQUIRED	= 4.38± Ac.
OPEN SPACE PROVIDED (#1001, 1002 and 1003)	= 21.9± Ac. (50% OF OPEN SPACE REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 13.0± Ac.
TOTAL VEHICULAR USE AREA	= 264,354 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 19,827 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 35,832 SF

MAXIMUM BALANCE TRANSFER LOT CALCULATIONS (TRACT 1)

M/LP - MAXIMUM LOTS PERMITTED	= 44.4± Ac.
TA - TOTAL LAND AREA	= 1.5± Ac.
SS - STEEP SLOPES	= 5.2± Ac.
IA - INFRASTRUCTURE	= 5.2± Ac.
M/LP - [(TA - SS - IA) 4.84] + SS X 4.84/2	= 184 LOTS
M/LP - [(44.4 - 1.5 - 5.7) 4.84] + 1.5 X 4.84/2	= 184 LOTS

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.
- No increase in drainage runoff to state roadways.
- 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-aligned, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of the 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.
- Mitigation 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.
- 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.
- Geotech report to be provided.
- All existing structures on site to be removed.
- Korst features and recommended mitigation are identified in the Greenbaum Associates, Inc. Korst Survey dated 9/29/20.
- KDOW approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
- The applicant shall provide an evaluation of the sewerage 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 and shall comply with all MS4 and MS4 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 sizing of Green Best Mgmt. Practices.
- Any proposed lots encroaching into the required 25' buffer area shall be shown and noted on the record plat.
- ACSE approval required prior to MSD construction plan approval.
- KDOW approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
- The applicant shall provide an evaluation of the sewerage 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 and shall comply with all MS4 and MS4 Design Manual requirements.
- A no rise storm water certificate shall be provided for the Lowm Creek watershed at the southwestern property line.
- All rooflines on lots 13-20 to drain towards the proposed street.

DIMENSIONAL STANDARDS

FRONT/REAR 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 50 LOTS)	= 0 LOTS PROPOSED
LOTS ≥ 9,000 SF (MIN. 20% OR 40 LOTS)	= 45 LOTS PROPOSED

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

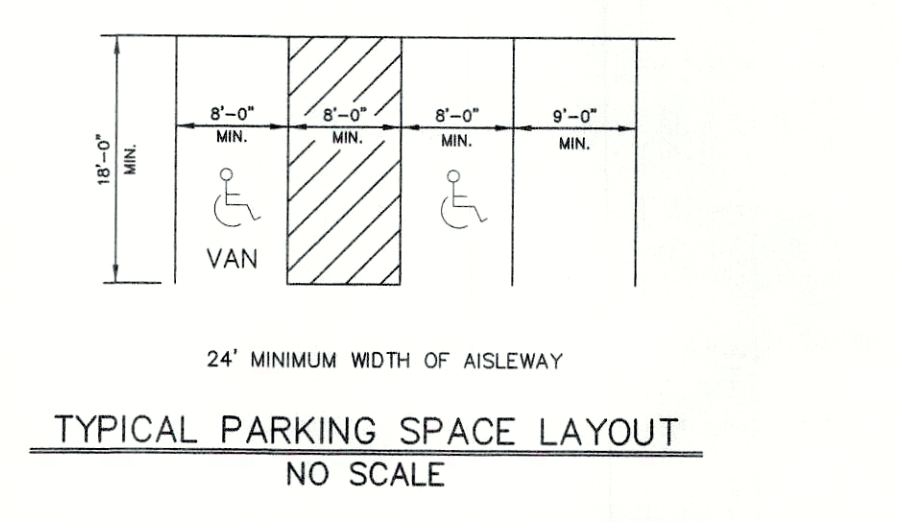
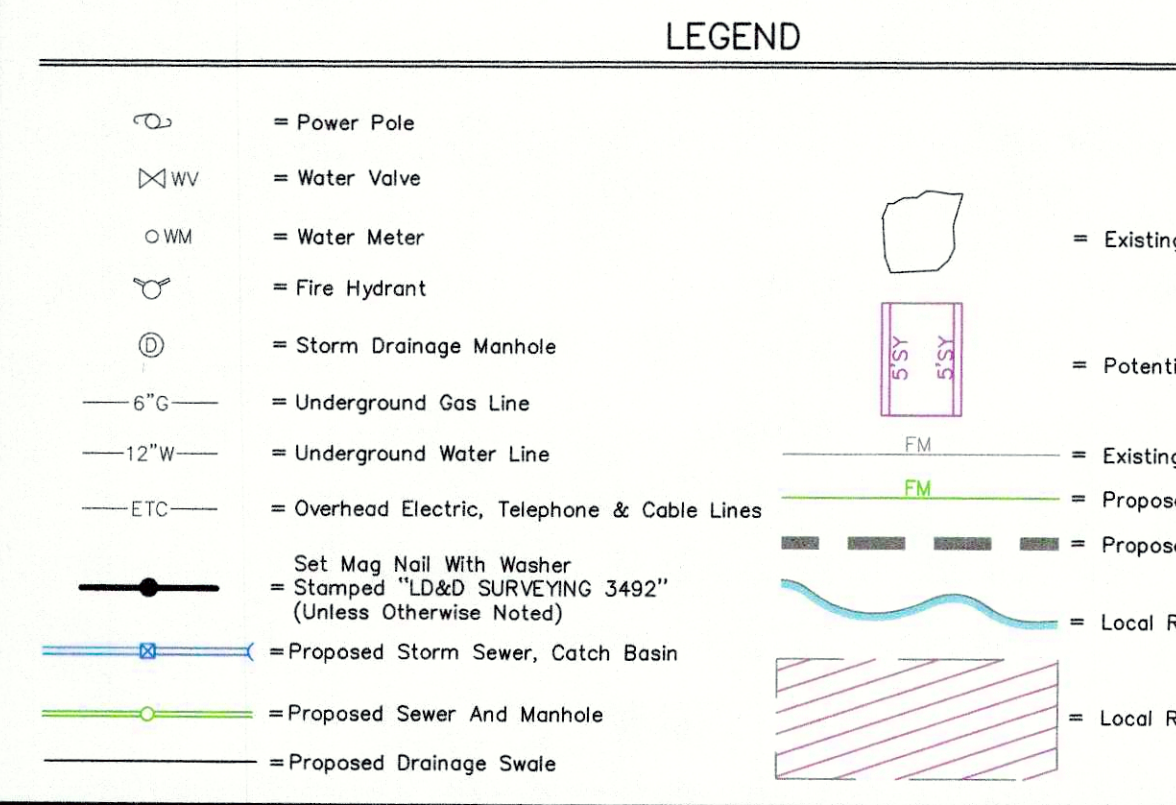
APARTMENTS REQUIRED = 170,755 CU. FT.
SINGLE FAMILY RESIDENTIAL REQUIRED = 117,176 CU. FT.
TOTAL REQUIRED = 287,931 SF

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%	>	

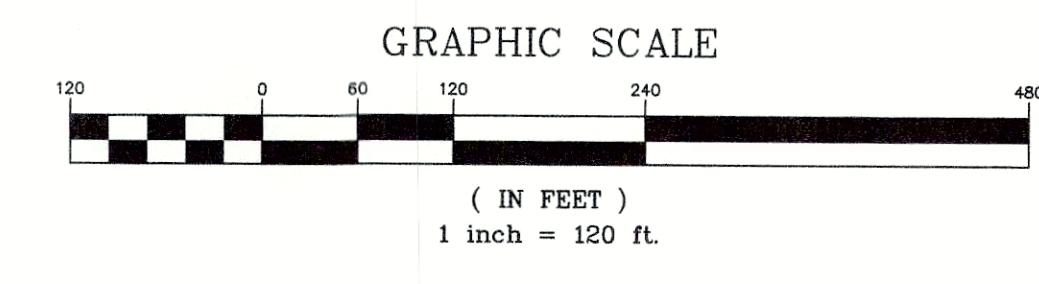


TREE CANOPY CALCULATIONS (TRACT 1)

TOTAL SITE AREA	= 2,029,306 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (811,722 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (811,722 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)



REVISIONS

NO.	DATE	DESCRIPTION	BY	JH
6	11/16/20			

PROJECT DATA

FILE NAME: 19230-00P.DWG
DATE: 3/16/2020
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: KY

PROJECT DATA

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

PRELIMINARY SUBDIVISION & DETAILED DISTRICT DEVELOPMENT PLAN

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

NOV 13 2020
PLANNING & DESIGN SERVICES

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

SITE ADDRESS: 8300 COOPER CHAPEL ROAD
TAX BLOCK 0664, LOT 0008
D.B. 9011, PG. 0602

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

NO. 19230
SHEET 1 OF 1

WM #12140