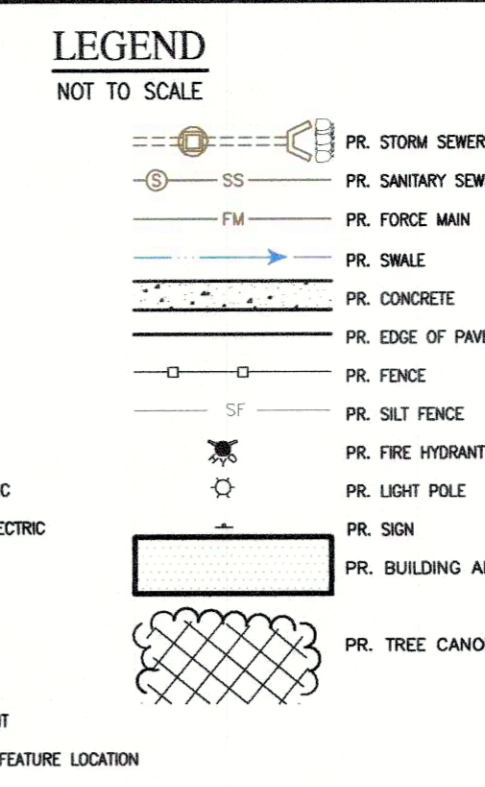
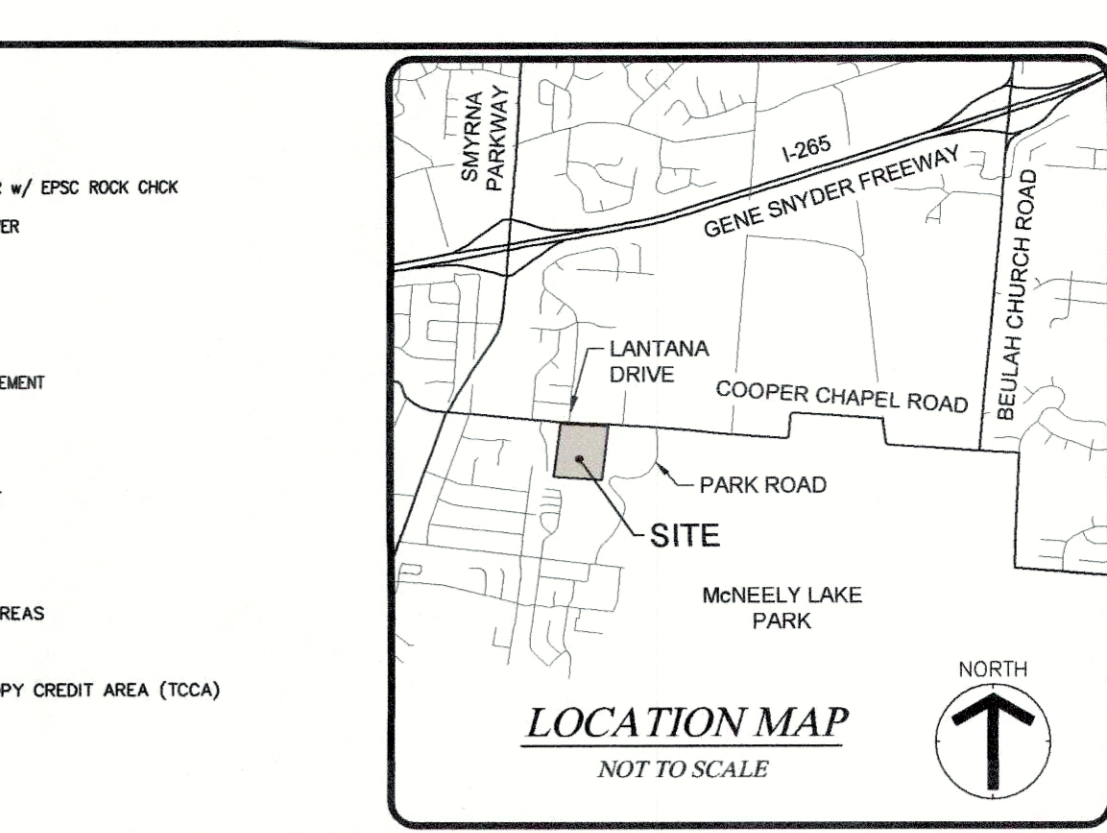
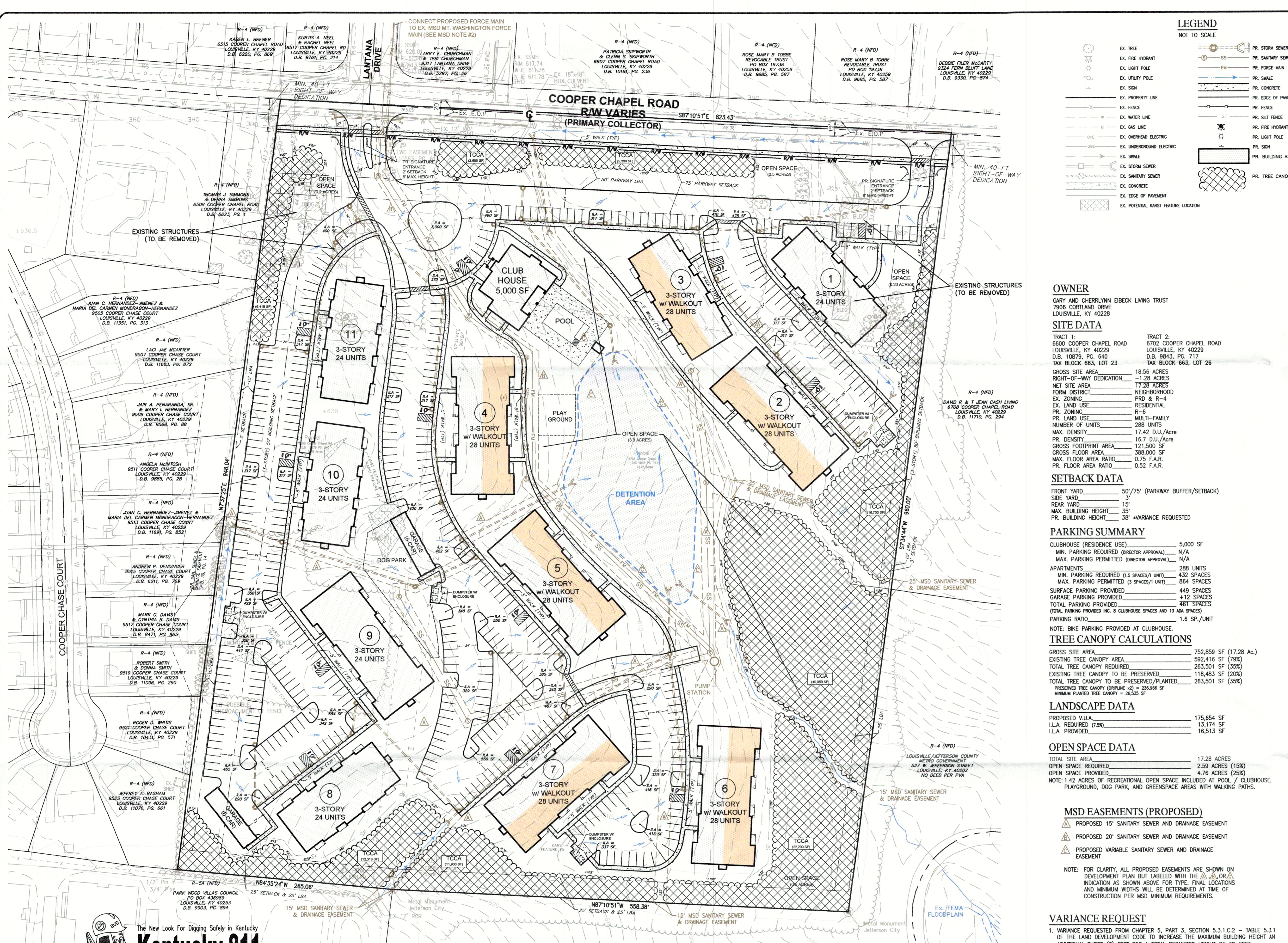


X:\AA-Projects-2020\20015 - LDG - Development Plan.dwg PLOT DATE: March 22, 2021 - 10:49am



GENERAL NOTES
1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY.

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.

MSD NOTES
1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.

DETENTION CALCULATIONS
X = A CRA/12
A = 752,859 SF

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.

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

SITE DATA
TRACT 1: 6600 COOPER CHAPEL ROAD
TRACT 2: 6702 COOPER CHAPEL ROAD

SETBACK DATA
FRONT YARD 50'/75' (PARKWAY BUFFER/SETBACK)
SIDE YARD 5'

PARKING SUMMARY
CLUBHOUSE (RESIDENCE USE) 5,000 SF
MIN. PARKING REQUIRED (DIRECTOR APPROVAL) N/A

TREE CANOPY CALCULATIONS
GROSS SITE AREA 752,859 SF (17.28 Ac.)
EXISTING TREE CANOPY AREA 592,416 SF (79%)

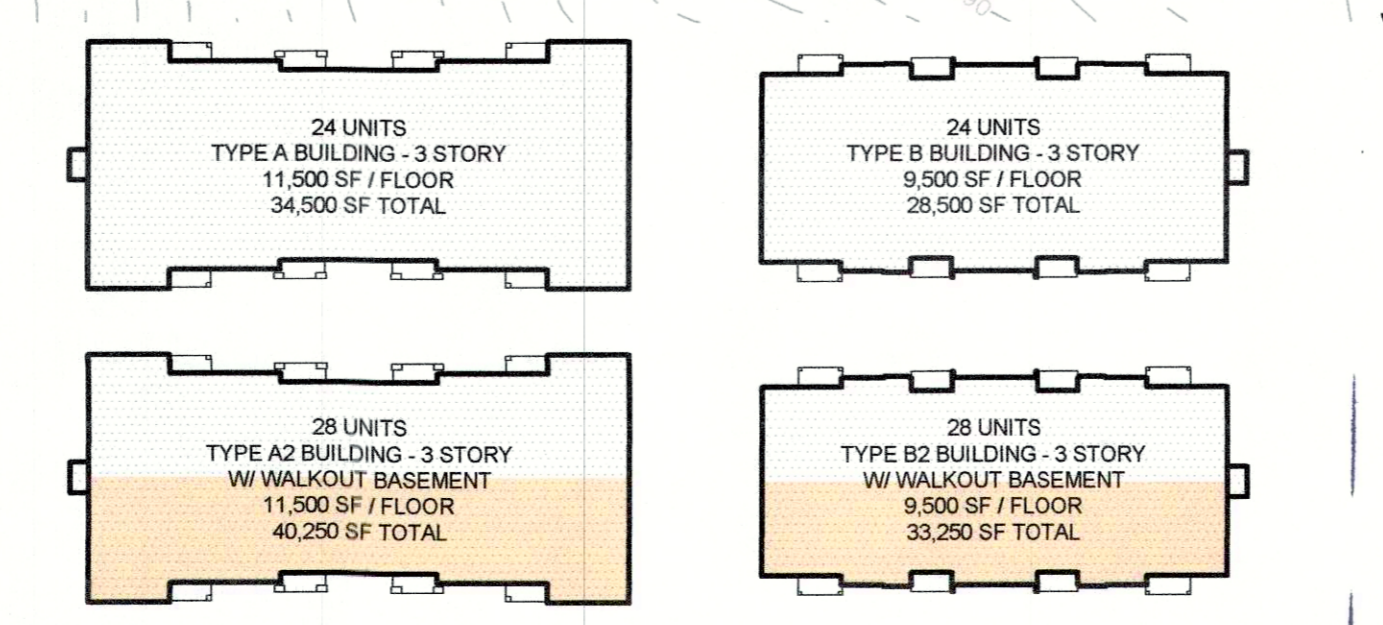
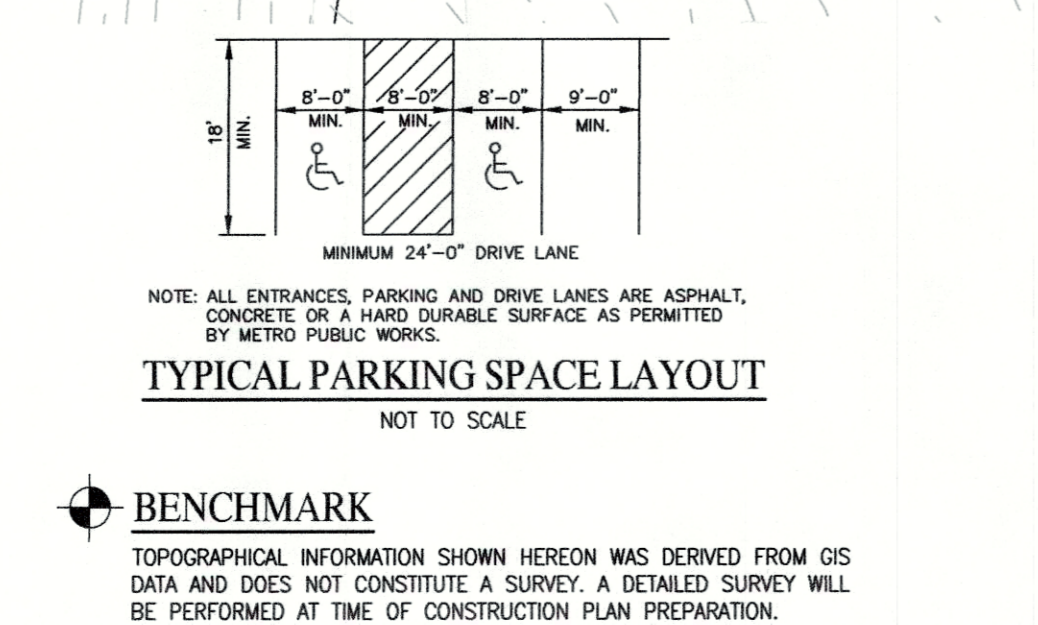
LANDSCAPE DATA
PROPOSED V.I.A. 175,654 SF
L.I.A. REQUIRED (7.5%) 13,174 SF

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

MSD EASEMENTS (PROPOSED)
PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
PROPOSED 20' SANITARY SEWER AND DRAINAGE EASEMENT

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.

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.



PRELIMINARY APPROVAL
Condition of Approval:
Development Review Date:
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED MAR 22 2021
PLANNING & DESIGN SERVICES
NORTH
GRAPHIC SCALE
JOB NO: 20015
HORIZ. SCALE: 1"=60'

HERITAGE ENGINEERING, LLC
603 North Shore Drive
Louisville, KY 40202
LDG - DEVELOPMENT PLAN FOR LDG - COOPER CHAPEL ROAD
6600 & 6702 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229

20-ZONE-0066