

GENERAL NOTES:
 1. 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	= SINGLE FAMILY (TRACT 1) = APARTMENTS (TRACT 2)
TOTAL NO. OF UNITS	= 372 DU/AC. (4.84 MAX. ALLOWED)
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	= 27%	(2 POINTS)
- TOTAL # OF UNITS	= 128 (46%)	
- # OF MULTI-FAMILY UNITS	= 136 (49%)	(1 POINT)*
% OF AFFORDABLE UNITS	= 30.51± Ac. OPEN SPACE/72.54± Ac. = 42%	(3 POINTS)
* = AFFORDABLE UNITS		
% OF OPEN SPACE	= 30.51± Ac. OPEN SPACE/72.54± Ac. = 42%	(3 POINTS)
AVERAGE LOT SIZE	= 10,091 SF (9,000 SF MIN.)	

TRACT 1 DATA

TRACT 1 SITE AREA	= 62.50± Ac. (2,722,745 SF)
EXISTING ZONING	= NEIGHBORHOOD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,912 SF/BUILDING
BUILDING AREA	= 11,912 SF/BUILDING
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	= NEIGHBORHOOD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY/AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,912 SF/BUILDING
BUILDING AREA	= 11,912 SF/BUILDING
NO. OF APARTMENTS	= 128 UNITS
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)

PARKING REQUIRED

1 SP/UNIT MIN.	= 128 SP
2 SP/UNIT MAX.	= 256 SP
TOTAL PARKING PROVIDED	= 255 SPACES (16 HC SP INCLUDED)

OPEN SPACE REQUIRED (15%)

OPEN SPACE REQUIRED (15%)	= 1.51± Ac.
OPEN SPACE PROVIDED (100% MIN. OF 100')	= 3.82± Ac. (3.82± AC)
RECREATIONAL OPEN SPACE PROVIDED	= 0.76± Ac. (50% OF OPEN SPACE REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 1.33± Ac.

TOTAL VEHICULAR USE AREA

TOTAL VEHICULAR USE AREA	= 88,484 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 6,335 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.
 - No increase in driveway run off to street.
 - Site lighting shall not shine in the eyes of neighbors.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of neighbors. 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.
 - 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.
 - When stops or curbs, 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 (LDC4.9.5.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 (NDCBU'S) 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 FIRN 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 assessment 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 2,102.5 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, EPCO 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 sizing of Green Best Mgmt. Practices.
 - Any proposed lots encroaching into the required 25' buffer area shall be shown and noted on the record plan.
 - ACOE approval required prior to MSD construction plan approval.
 - KDOW approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
 - All proposed lots encroaching into the required 25' buffer area shall be shown and noted on the record plan.
 - The applicant shall provide an evaluation of the watershed upstream of this property's 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 Lower Creek watershed at the southwestern property line.
 - All rooflines on lots 15-23 to drain towards the proposed street.

BASIN #1 DETENTION BASIN CALCULATIONS

PRE-DEVELOPED	X = Δ CRA/12	POST-DEVELOPED	X = Δ CRA/12
C = 0.25	C = 0.50	C = 0.25	C = 0.46
A = 10.5 ACRES	A = 8.1 ACRES	A = 10.5 ACRES	A = 8.1 ACRES
R = 2.8 INCHES	R = 2.8 INCHES	R = 2.8 INCHES	R = 2.8 INCHES
X = (0.25)(10.5)(2.8)/12 = 0.61 AC.-FT.	X = (0.50)(8.1)(2.8)/12 = 0.95 AC.-FT.	X = (0.25)(10.5)(2.8)/12 = 0.61 AC.-FT.	X = (0.50)(8.1)(2.8)/12 = 0.95 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 COMPOSITE C

PRE-DEVELOPED	C = 10.04/62.0(0.75) = 0.12	POST-DEVELOPED	X = Δ CRA/12
X = Δ CRA/12	X = Δ CRA/12	X = Δ CRA/12	X = Δ CRA/12
C = 0.25	C = 0.46	C = 0.25	C = 0.46
A = 62.0 ACRES	A = 64.4 ACRES	A = 62.0 ACRES	A = 64.4 ACRES
R = 2.8 INCHES	R = 2.8 INCHES	R = 2.8 INCHES	R = 2.8 INCHES
X = (0.25)(62.0)(2.8)/12 = 3.62 AC.-FT.	X = (0.46)(64.4)(2.8)/12 = 6.91 AC.-FT.	X = (0.25)(62.0)(2.8)/12 = 3.62 AC.-FT.	X = (0.46)(64.4)(2.8)/12 = 6.91 AC.-FT.
BASIN REQUIRED = 142,880 CU. FT.			
BASIN #2 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.			

LEGEND

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

TREE CANOPY CALCULATIONS (ENTIRE SITE)

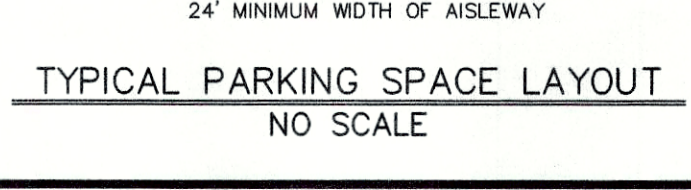
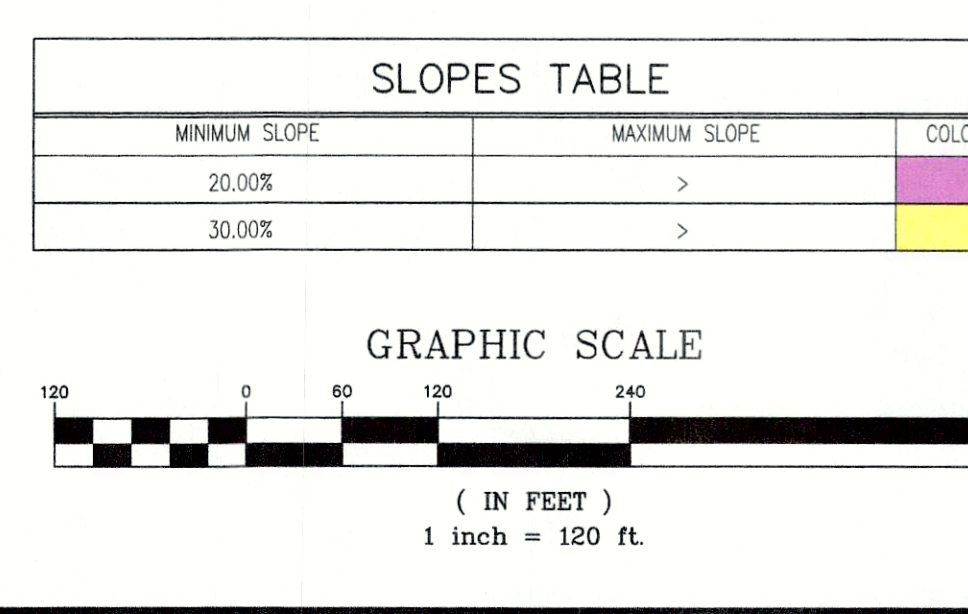
TOTAL SITE AREA	= 2,795,053 S.F.
EXISTING TREE CANOPY	= 55% (1,534,425 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (307,800 SF)

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)



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-DRDP-DWG
 DATE: 9/29/21
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: DT

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 DATE: 9/29/21
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 DRAWN BY: JH
 CHECKED BY: DT

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - ARCHITECTS - INTERIORS
 627 WASHINGTON AVE., SUITE 101
 LOUISVILLE, KY 40202
 PHONE: 502.446.9775
 FAX: 502.446.9774
 WEB SITE: WWW.LD&D.COM

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

PRELIMINARY SUBDIVISION & DETAILED DISTRICT DEVELOPMENT PLAN

RECEIVED

JOB NO. 19230

SHEET 1 OF 1

MAR 07 2022

OWNER: GYPT COOPER LLC
 13000 EQUITY PL STE 102
 LOUISVILLE, KY 40223

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

FIRE PROTECTION DISTRICT - HIGHVIEW
 MUNICIPALITY - LOUISVILLE

CASE #21-MSUB-0024
 WM #12140

21-MSUB-0024