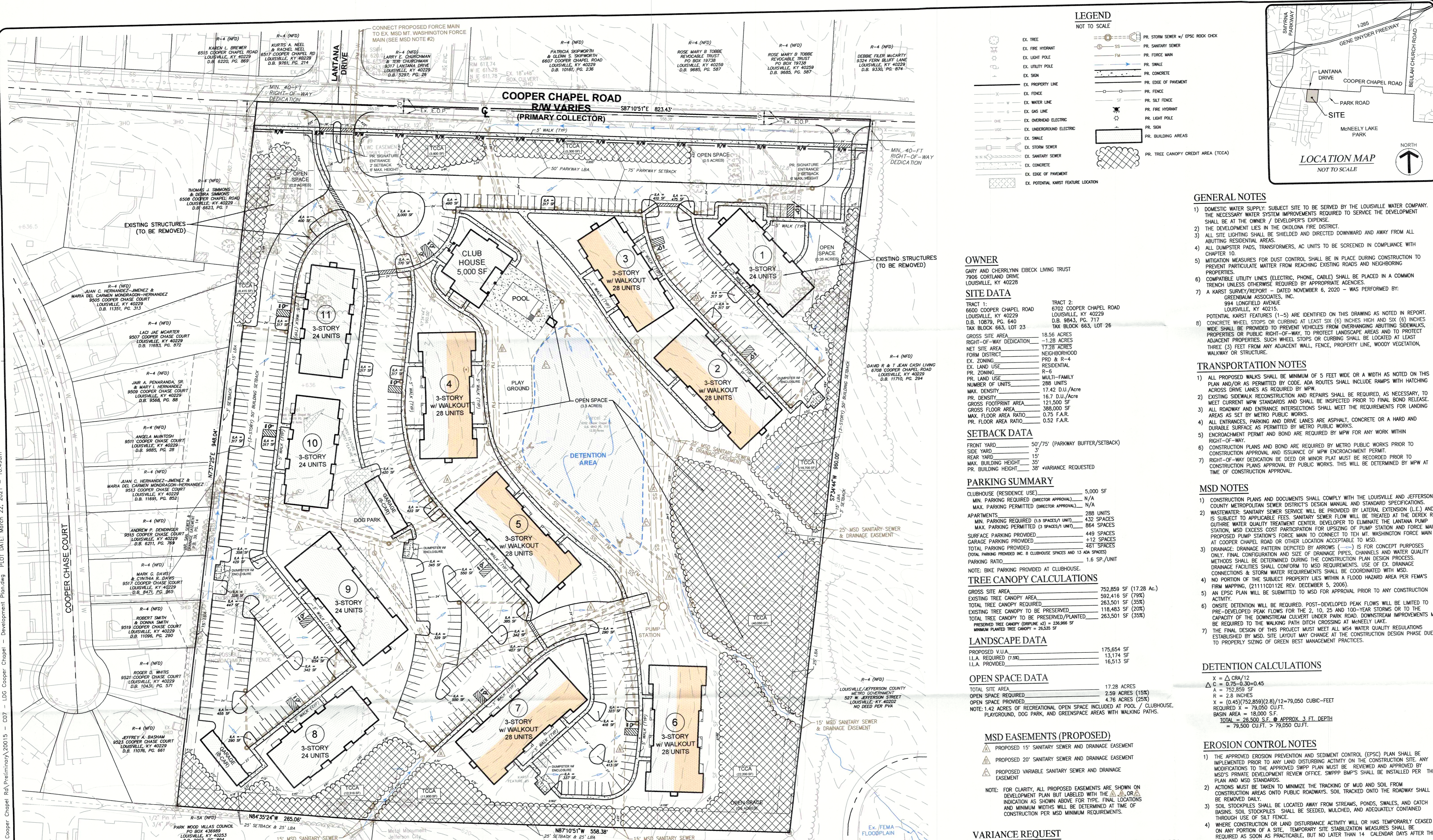
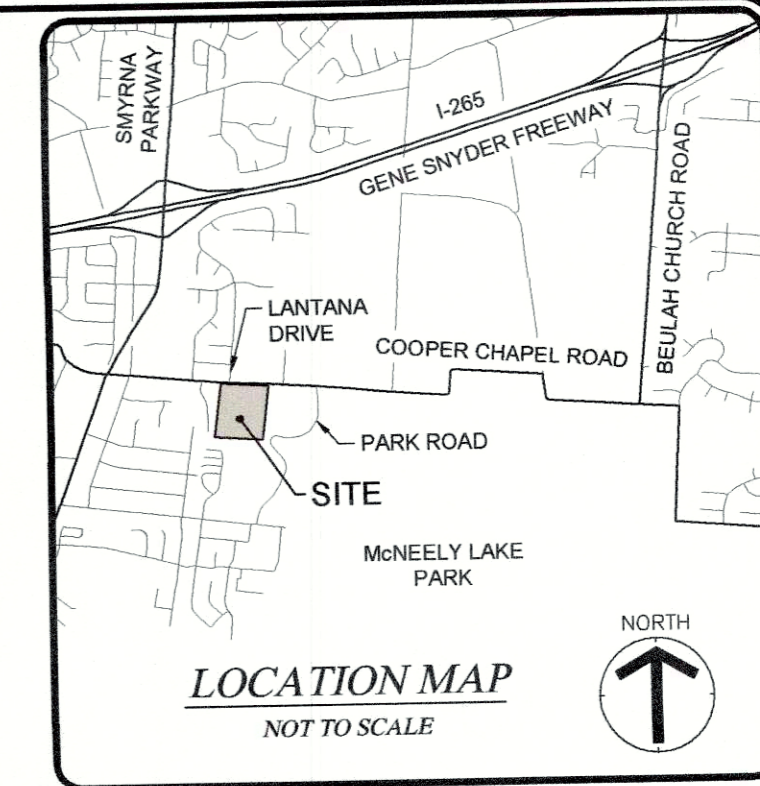


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**LEGEND**  
NOT TO SCALE

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SMILE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- EX. POTENTIAL KARST FEATURE LOCATION
- PR. STORM SEWER w/ EPSC ROCK CHCK
- PR. SANITARY SEWER
- PR. FORCE MAIN
- PR. SMALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- PR. BUILDING AREAS
- PR. TREE CANOPY CREDIT AREA (TCCA)



**GENERAL NOTES**

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S AND DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A KARST SURVEY/REPORT - DATED NOVEMBER 6, 2020 - WAS PERFORMED BY: GREENSWAM ASSOCIATES, INC. 994 LONGFIELD AVENUE, LOUISVILLE, KY 40215.

POTENTIAL KARST FEATURES (1-5) ARE IDENTIFIED ON THIS DRAWING AS NOTED IN REPORT. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

**TRANSPORTATION NOTES**

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK CONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- RIGHT-OF-WAY DEDICATION BE DEED OR MINOR PLAN MUST BE RECORDED PRIOR TO CONSTRUCTION. PLANS APPROVAL BY PUBLIC WORKS THIS WILL BE DETERMINED BY MPW AT TIME OF CONSTRUCTION APPROVAL.

**MSD NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER FLOW WILL BE PROVIDED BY LATERAL EXTENSION (L.E.) AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEER R. GUTRIER WATER QUALITY TREATMENT CENTER. DRAINAGE TO ELIMINATE THE LANTANA PUMP STATION. MSD EXCESS COST PARTICIPATION FOR UPSIZING OF PUMP STATION AND FORCE MAIN SURFACED PUMP STATION'S FORCE MAIN TO CONNECT TO THE MT. WASHINGTON FORCE MAIN AT COOPER CHAPEL ROAD OR OTHER LOCATION ACCEPTABLE TO MSD.
- REQUIRED 12" x 12" GREN DRIP (2.8) / 12-78,050 CUBIC-FOOT BASIN AREA = 18,000 S.F. TOTAL = 28,500 S.F. @ APPROX. 3 FT. DEPTH = 79,050 CULFT. > 79,050 CULFT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21110112E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM CULVERT UNDER PARK ROAD. DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED TO THE WALKING PATH DITCH CROSSING AT MENEELY LAKE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

**DETENTION CALCULATIONS**

$$X = \Delta CRA/12$$

$$\Delta C = 0.75 - 0.30 = 0.45$$

$$X = 752,859 / 12 = 62,738.25$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.45)(752,859)(2.8) / 12 = 78,050 \text{ CUBIC-FOOT}$$

$$\text{REQUIRED } X = 78,050 \text{ CUBIC-FOOT}$$

$$\text{BASIN AREA} = 18,000 \text{ S.F.}$$

$$\text{TOTAL} = 28,500 \text{ S.F. @ APPROX. 3 FT. DEPTH} = 79,050 \text{ CULFT.} > 79,050 \text{ CULFT.}$$

**EROSION CONTROL NOTES**

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

**OWNER**

GARY AND CHERYLWYN EBECK LIVING TRUST  
7905 CORTLAND DRIVE  
LOUISVILLE, KY 40228

**SITE DATA**

TRACT 1: 6600 COOPER CHAPEL ROAD LOUISVILLE, KY 40229 D.B. 10879, PG. 640 TAX BLOCK 663, LOT 23	TRACT 2: 6702 COOPER CHAPEL ROAD LOUISVILLE, KY 40229 D.B. 10843, PG. 717 TAX BLOCK 663, LOT 26
GROSS SITE AREA: 18.56 ACRES	RIGHT-OF-WAY DEDICATION: -1.28 ACRES
NET SITE AREA: 17.28 ACRES	NEIGHBORHOOD: PRD & R-4
EX. ZONING: RESIDENTIAL	EX. LAND USE: MULTI-FAMILY
PR. ZONING: R-5	PR. LAND USE: 288 UNITS
NUMBER OF UNITS: 288 UNITS	MAX. DENSITY: 17.42 D.U./Acre
PR. DENSITY: 16.7 D.U./Acre	GROSS FLOOR AREA: 121,500 SF
MAX. FLOOR AREA: 388,000 SF	MAX. FLOOR AREA RATIO: 0.75 F.A.R.
PR. FLOOR AREA RATIO: 0.52 F.A.R.	

**SETBACK DATA**

FRONT YARD:	50'/75' (PARKWAY BUFFER/SETBACK)
SIDE YARD:	5'
REAR YARD:	15'
MAX. BUILDING HEIGHT:	35'
PR. BUILDING HEIGHT:	38' *VARIANCE REQUESTED

**PARKING SUMMARY**

CLUBHOUSE (RESIDENCE USE)	5,000 SF
MIN. PARKING REQUIRED (DIRECTOR APPROVAL)	N/A
MAX. PARKING PERMITTED (DIRECTOR APPROVAL)	N/A
APARTMENTS	288 UNITS
MIN. PARKING REQUIRED (1.5 SPACES/UNIT)	432 SPACES
MAX. PARKING PERMITTED (3 SPACES/UNIT)	864 SPACES
SURFACED PARKING PROVIDED	449 SPACES
GARAGE PARKING PROVIDED	461 SPACES
TOTAL PARKING PROVIDED	910 SPACES
PARKING RATIO	1.6 SP./UNIT

NOTE: BIKE PARKING PROVIDED AT CLUBHOUSE.

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA	752,859 SF (17.28 Ac.)
EXISTING TREE CANOPY AREA	592,416 SF (79%)
TOTAL TREE CANOPY REQUIRED	263,501 SF (35%)
EXISTING TREE CANOPY TO BE PRESERVED	118,483 SF (20%)
TOTAL TREE CANOPY TO BE PRESERVED/PLANTED	263,501 SF (35%)

PRESEVED TREE CANOPY (DRINK #2) = 208,966 SF  
MINIMUM PLANTED TREE CANOPY = 26,535 SF

**LANDSCAPE DATA**

PROPOSED V.I.A.	175,654 SF
LLA REQUIRED (2.3%)	13,174 SF
LLA PROVIDED	16,513 SF

**OPEN SPACE DATA**

TOTAL SITE AREA	17.28 ACRES
OPEN SPACE REQUIRED	2.59 ACRES (15%)
OPEN SPACE PROVIDED	4.76 ACRES (25%)

NOTE: 4.2 ACRES OF RECREATIONAL OPEN SPACE INCLUDED AT POOL / CLUBHOUSE, PLAYGROUND, DOG PARK, AND GREENSPACE AREAS WITH WALKING PATHS.

**MSD EASEMENTS (PROPOSED)**

- PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
- PROPOSED 20' SANITARY SEWER AND DRAINAGE EASEMENT
- PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT

NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE 'A', 'B', OR 'C' INDICATION AS SHOWN ABOVE FOR TYPE, FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

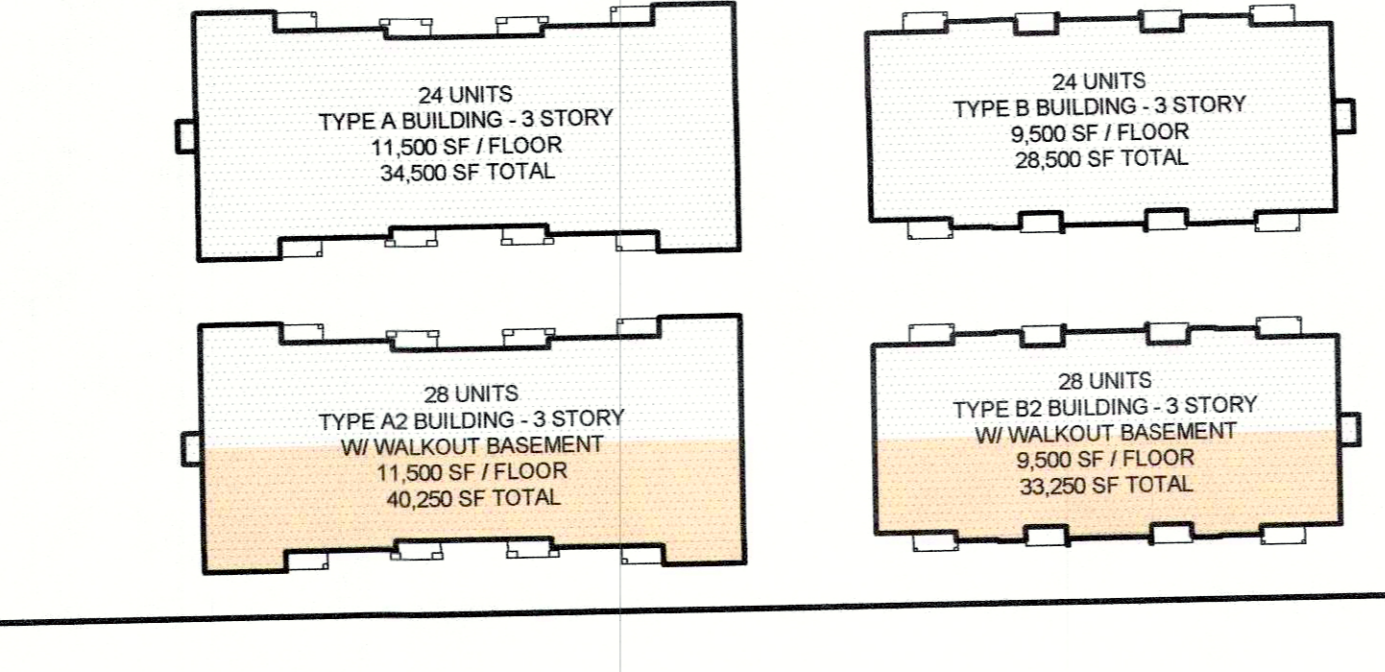
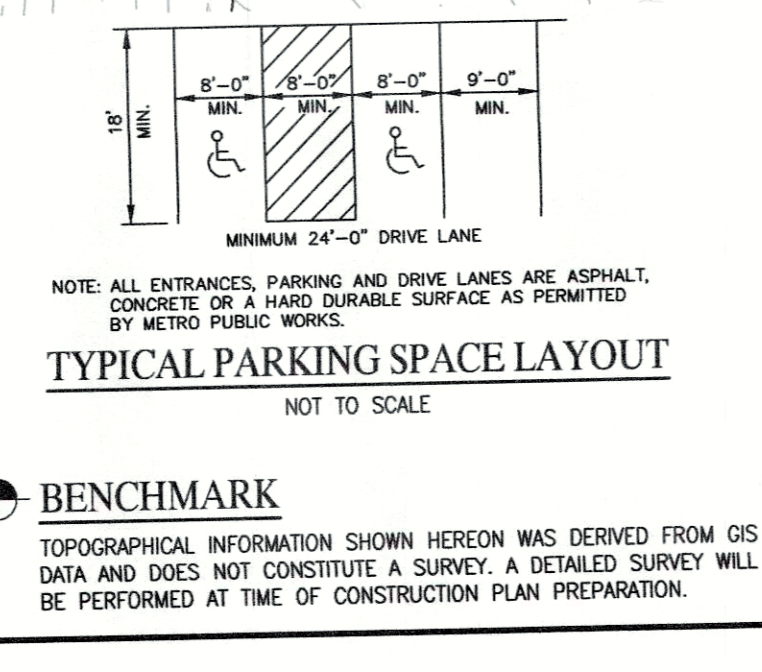
**VARIANCE REQUEST**

- 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 AN ADDITIONAL THREE (3) FEET FOR A TOTAL PERMITTED HEIGHT OF 38-FEET.

The New Look for Digging Safely in Kentucky  
**Kentucky 811**  
Call 811 Before You Dig

**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. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
6	2/2/21	PC COMMENTS (200+ UNITS WITH A SINGLE ACCESS)	JDC
5	11/30/20	3RD REVIEW COMMENTS	JDC
4	9/28/20	2ND REVIEW COMMENTS	JDC
3	8/28/20	1ST REVIEW COMMENTS	JDC
2	5/8/20	PRE-APP REVIEW COMMENTS (CASE# 20-ZONEPA-0033)	JDC
1	4/9/20	CLIENT LAYOUT CHANGES	JDC



CASE# 20-ZONE-0066 RELATED CASE# 20-ZONEPA-0033 WM# 12133

**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Louisville, KY 40202  
(502) 582-1412  
(502) 982-1413 Fax

**LDG Development**  
1469 SOUTH 4TH STREET  
LOUISVILLE, KY 40208  
PHONE: (502) 636-0684

**GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR LDG - COOPER CHAPEL 6600 & 6702 COOPER CHAPEL ROAD LOUISVILLE, KY 40229**

PROJECT:

JOB NO: 20015  
HORIZ. SCALE: 1"=60'  
VERT. SCALE: N/A  
DESIGNED BY: JDC  
DETAILED BY: JDC  
CHECKED BY: SWH  
DATE: MARCH 20, 2020

SHEET  
**C07**

20-ZONE-C040