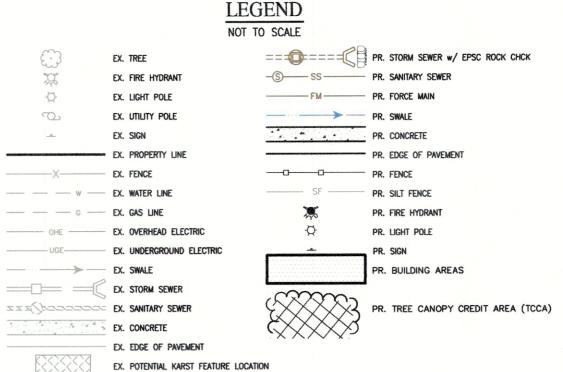


DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL

BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

4/9/20 | CLIENT LAYOUT CHANGES



6702 COOPER CHAPEL ROAD

LOUISVILLE, KY 40229

TAX BLOCK 663, LOT 26

D.B. 9843, PG. 717

-1.28 ACRES

17.28 ACRES

NEIGHBORHOOD

PRD & R-4

RESIDENTIAL

MULTI-FAMILY

17.42 D.U./Acre

16.7 D.U./Acre

50'/75' (PARKWAY BUFFER/SETBACK)

+12 SPACES

461 SPACES

752,859 SF (17.28 Ac.)

592,416 SF (79%)

263,501 SF (35%)

118,483 SF (20%)

175,654 SF

DEVELOPMENT PLAN BUT LABELED WITH THE A, A, OR A

METROPLOITAN SEWER DISTRICT

INDICATION AS SHOWN ABOVE FOR TYPE. FINAL LOCATIONS

13,174 SF

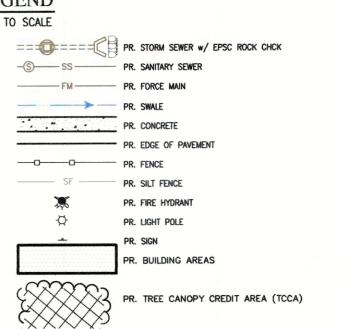
2.59 ACRES (15%)

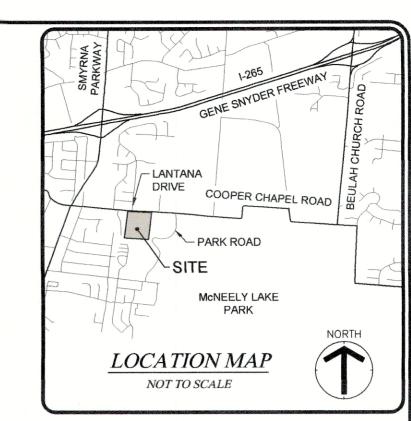
4.76 ACRES (25%)

288 UNITS

388,000 SF

____ 0.75 F.A.R.





GENERAL NOTES

- 1) 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 / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT. 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON
- TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 7) A KARST SURVEY/REPORT DATED NOVEMBER 6, 2020 WAS PERFORMED BY: GREENBAUM ASSOCIATES, INC. 994 LONGFIELD AVENUE LOUISVILLE, KY 40215.
- POTENTIAL KARST FEATURES (1-5) ARE IDENTIFIED ON THIS DRAWING AS NOTED IN REPORT. 8) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

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. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND
- DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS. 5) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN
- RIGHT-OF-WAY. 6) 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 PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION PLANS APPROVAL BY PUBLIC WORKS. THIS WILL BE DETERMINED BY MPW AT TIME OF CONSTRUCTION APPROVAL.

MSD NOTES

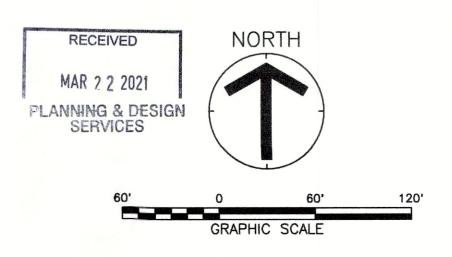
- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS. 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION (L.E.) AND GUTHRIE WATER QUALITY TREATMENT CENTER. DEVELOPER TO ELIMINATE THE LANTANA PUMP STATION, MSD EXCESS COST PARTICIPATION FOR UPSIZING OF PUMP STATION AND FORCE MAIN. PROPOSED PUMP STATION'S FORCE MAIN TO CONNECT TO TEH MT. WASHINGTON FORCE MAIN
- AT COOPER CHAPEL ROAD OR OTHER LOCATION ACCEPTABLE TO MSD. ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0112E REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION
- 6) 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 MY
- BE REQUIRED TO THE WALKING PATH DITCH CROSSING AT MCNEELY LAKE. 7) 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

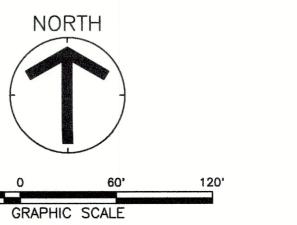
- $X = \triangle CRA/12$ $\triangle C = 0.75-0.30=0.45$
- A = 752.859 SFR = 2.8 INCHES
- X = (0.45)(752,859)(2.8)/12=79,050 CUBIC-FEET REQUIRED X = 79,050 CU.FT.
- BASIN AREA = 18,000 S.F. TOTAL = 26,500 S.F. **②** APPROX. 3 FT. DEPTH = 79,500 CU.FT. > 79,050 CU.FT.

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. 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.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED
- THROUGH USE OF SILT FENCE. 4) 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. 5) 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.



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



COOPER 02 COOPER (ISVILLE, KY

JOB NO: 1"=60" HORIZ. SCALE: VERT SCALE: DESIGNED BY: DETAILED BY: CHECKED BY: DATE: MARCH 20, 2020

20-20NE-00106