

GENERAL NOTES:
 1. A Waiver is requested from Section 7.3.30.E of The Louisville Metro Land Development Code to allow drainage assessments 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 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= APARTMENTS (TRACT 1)
TOTAL NO. OF UNITS	= 276
NET DENSITY	= 3.79 UNITS/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)
- # OF MULTI-FAMILY UNITS	= 128 (46%)	(2 POINTS)
% OF AFFORDABLE UNITS	= 13% (49%)	(1 POINT)*
* = 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)
AREA OF RIGHT-OF-WAY	= 8.38± Ac. (364,989 SF)
NET SITE AREA	= 54.12± Ac. (2,357,756 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL (TRACT 1)
NO. OF SINGLE FAMILY LOTS	= 148 LOTS

TRACT 2 DATA

TRACT 2 SITE AREA	= 10.04± Ac. (437,297 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,421 SF BUILDING
BUILDING AREA	= 190,522 SF
NO. OF APARTMENTS	= 128 UNITS
F.A.S.	= 0.44 (0.75 MAX. ALLOWED)

PARKING REQUIRED

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

OPEN SPACE REQUIRED (15%)

OPEN SPACE PROVIDED (MIN. 15%)	= 1.51± Ac.
RECREATIONAL OPEN SPACE PROVIDED	= 0.72± Ac. (50% OF OPEN SPACE REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 1.33± Ac.

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 88,464 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 6,635 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,963 SF

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD	= 15'
SIDE 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 drainage run off 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-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil systems of trees to be preserved. The fencing shall enclose the area beneath the dip 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 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 overtopping curbing/sidewalks, properties 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.
 - Gas leak 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.
 - No Jurisdictional Wetlands found per Redwing report dated 12/30/19.
 - If construction occurs over an identified Korst feature, the Planning Director or their designee will need to approve the construction technique (LDC4.5.5.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 (NDCBUS) 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 FIRM Map No. 21111 C 0113 dated December 5, 2006.
 - Drainage pattern depicted by arrows (====) is for conceptual purposes.
 - If the site has thru drainage an easement plan 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 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
 - Any required flow in the floodplain shall be compensated on site at a ratio of 1:1.
 - All drainage, EPSC 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.
 - ACE approval required prior to MSD construction plan approval.
 - ACE approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
 - The applicant shall provide an evaluation of the sewerized upstream of this property. Sewer alignment and assessment 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.
 - No rise storm water certificate shall be provided for the Lowm Creek watershed at the southwest property line.
 - All rooflines on lots 15-23 to drain towards the proposed street.

OWNER: GVP COOPER LLC
 13000 EQUITY PL STE 102
 LOUISVILLE, KY 40293

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

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

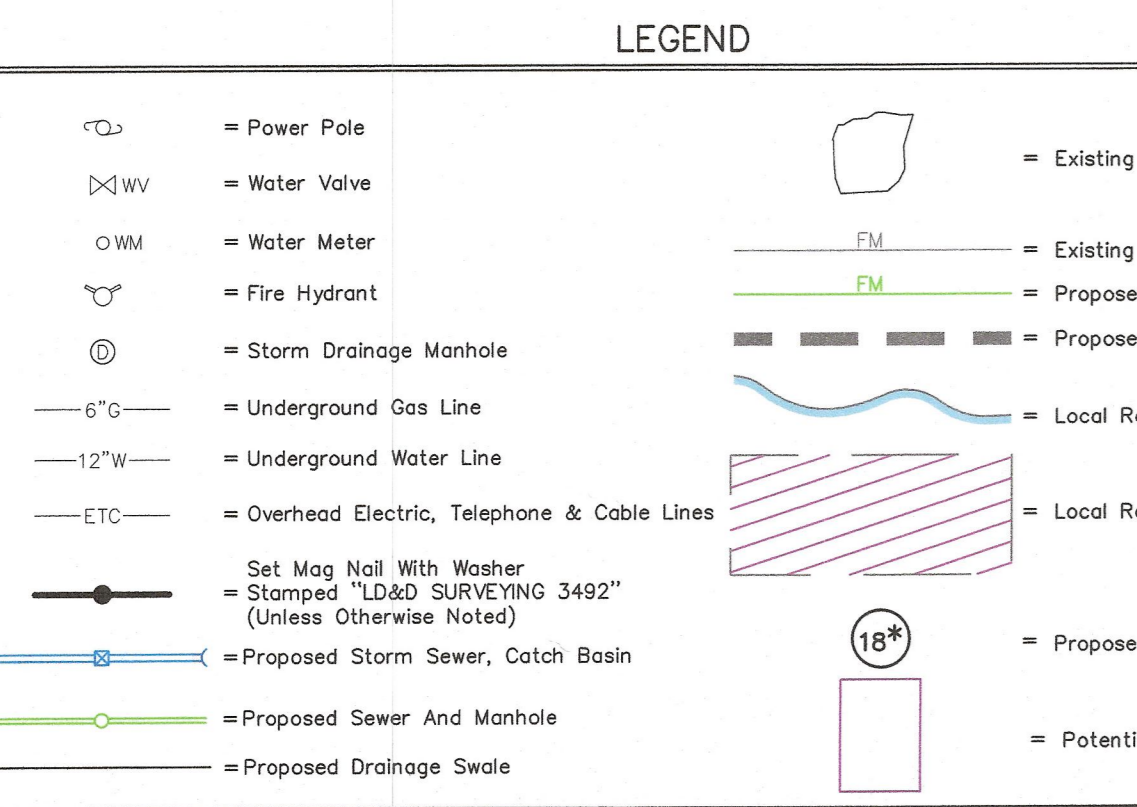
CASE #21-MSUB-0024
 WM #12140

Basin #1 DETENTION BASIN CALCULATIONS

PRE-DEVELOPED		POST-DEVELOPED	
X = Δ CRA/12		X = Δ CRA/12	
C = 0.25		C = 0.50	
A = 10.5 ACRES		A = 8.1 ACRES	
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 = 0.95 AC.-FT. - 0.61 AC.-FT. = 0.34 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.			

Basin #2 & #3 DETENTION BASIN CALCULATIONS COMPOSITE C

PRE-DEVELOPED		POST-DEVELOPED	
X = Δ CRA/12	C = 10.04/62.0(0.75) = 0.12	X = Δ CRA/12	
C = 0.25	+ 31.9/62.0(0.50) = 0.26	C = 0.46	
A = 62.0 ACRES	+ 20.06/62.0(0.25) = 0.08	A = 64.4 ACRES	
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 = 6.91 AC.-FT. - 3.62 AC.-FT. = 3.28 AC.-FT.			
BASIN REQUIRED = 142,880 CU. FT.			
BASIN 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.			



APPROVED
 Louisville Metro Planning Commission

- Chanel W. Stal* 6/13/22 date
 Louisville Metro Public Works
- M. Smith* 3-24-22 date
 Metropolitan Sewer District
- [Signature]* 5-12-22 date
 Louisville Metro Planning & Design Services
- [Signature]* 6/19/2022 date
 Louisville Metro Planning Commission

Checked if conditional approval
 See back of plan for conditions of approval
 Expiration date 5-12-26

FANTASY TRAIL 50'R/W

TREE CANOPY CALCULATIONS (ENTIRE SITE)

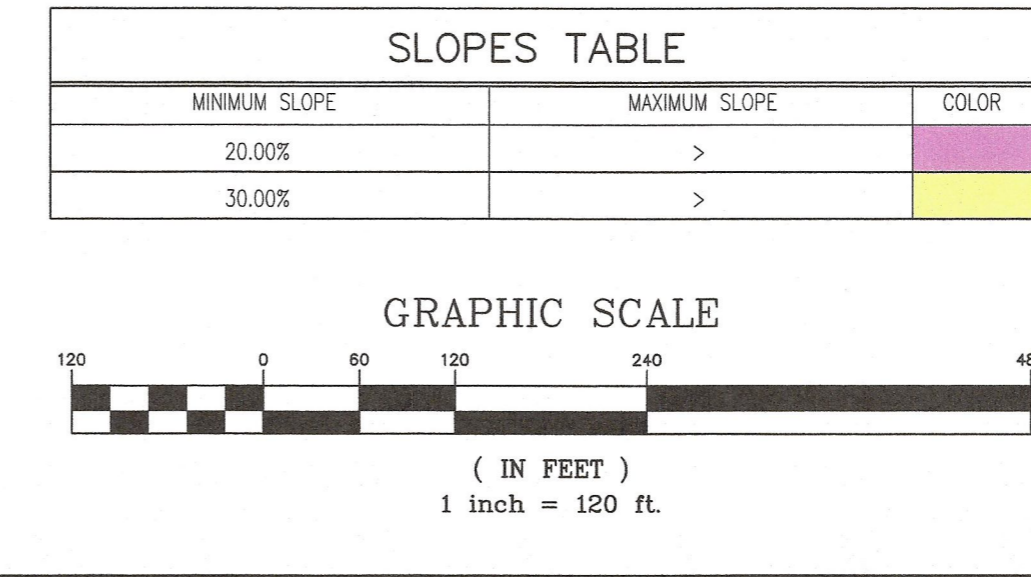
TOTAL SITE AREA	= 2,795,053 S.F.
EXISTING TREE CANOPY	= 55% (1,534,425 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (307,800 SF)

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
1	11/22/21	PER AGENCY COMMENTS
2	12/13/21	PER AGENCY COMMENTS
3	2/1/22	ADDED 20' COOPER CHAPEL LBA

PROJECT DATA
 FILE NAME: 1923P-DDPS.DWG
 DATE: 6/29/21
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: DT

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING & LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.261.1111 FAX: 502.261.1111
 WEB SITE: WWW.LD-D.COM

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

PRELIMINARY SUBMISSION & DETAILED DISTRICT DEVELOPMENT PLAN
 JOB NO. 1923P
 SHEET 1 OF 1

21-MSUB-0024