

LOCATION MAP  
NO SCALE

**SITE DATA**

FORM DISTRICT:	NEIGHBORHOOD
ZONING:	OTF
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI FAMILY RESIDENTIAL
GROSS SITE AREA:	519,148 SF OR 11.918 AC
NET SITE AREA:	519,148 SF OR 11.918 AC
<b>TOTAL UNITS:</b>	<b>310 UNITS</b>
1 BEDROOM UNITS:	159 UNITS
2 BEDROOM UNITS:	127 UNITS
3 BEDROOM UNITS:	24 UNITS
<b>GROSS DENSITY:</b>	<b>26 DU/AC</b>
<b>NET DENSITY:</b>	<b>26 DU/AC</b>
<b>GROSS BUILDING FOOTPRINT AREA:</b>	<b>31,355 SF</b>
BUILDING #1:	15,044 SF
BUILDING #2:	11,861 SF
BUILDING #3:	1,665 SF
BUILDING #4:	1,665 SF
MAINTENANCE BUILDING:	480 SF
PAVILION AT DOG PARK:	640 SF
<b>GROSS FLOOR AREA OF ALL BUILDINGS:</b>	<b>408,204 SF</b>
<b>TALLEST STRUCTURE HEIGHT:</b>	<b>50'-3"</b>
	FROM GRADE TO MIDPOINT OF ROOF

**PARKING CALCULATIONS**

MINIMUM REQUIRED PARKING (1.5/UNIT)	465 SPACES
MAXIMUM REQUIRED PARKING (3/UNIT)	930 SPACES
<b>PARKING PROVIDED:</b>	<b>475 SPACES</b>
GARAGE PARKING:	24 SPACES
TANDEM GARAGE PARKING:	24 SPACES
ADA / HANDICAPPED PARKING:	9 SPACES
(4 ARE VAN ACCESSIBLE)	
STANDARD PARKING:	418 SPACES

**OPEN SPACE CALCULATIONS**

MINIMUM REQUIRED OPEN SPACE (15%)	1.79 AC
RECREATIONAL OPEN SPACE REQUIRED:	.59 AC
<b>OPEN SPACE PROVIDED:</b>	<b>3.72 AC</b>
RECREATIONAL OPEN SPACE PROVIDED:	1.01 AC
(BUILDING 1 COURTYARD: .32 AC)	
(BUILDING 2 COURTYARD: .20 AC)	
(DOG PARK: .49 AC)	

**ILA/VUA CALCULATIONS**

VUA TOTAL:	188,001 SF
ILA REQUIRED: (7.5% OF VUA)	14,100 SF
ILA PROVIDED:	21,040 SF
TREES REQUIRED:	47 TREES

**TREE CANOPY CALCULATIONS**

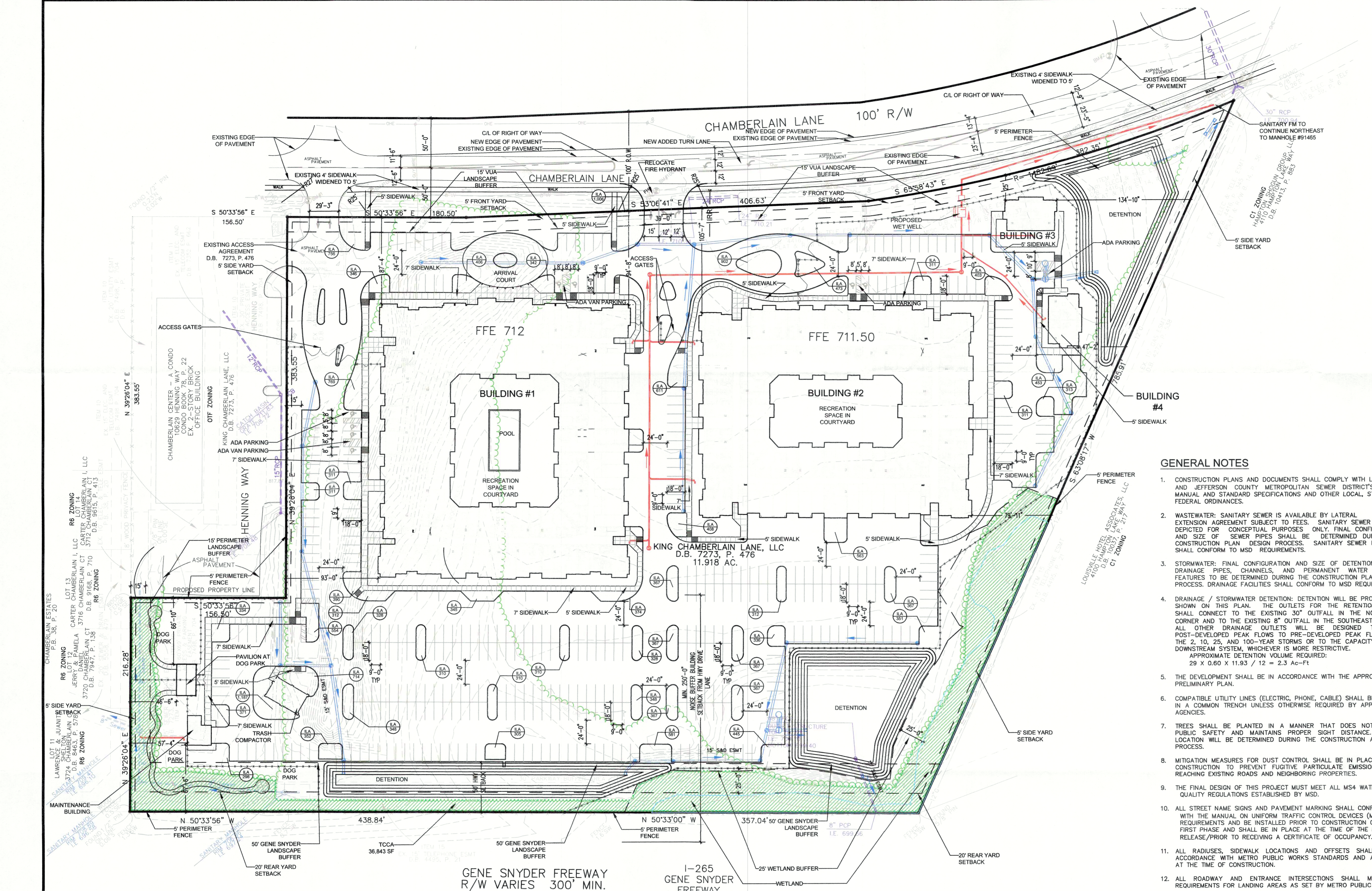
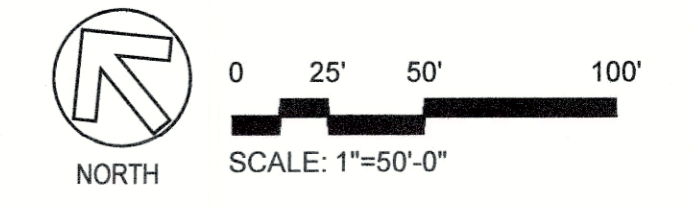
GROSS SITE AREA:	519,148 SF OR 11.918 AC
EXISTING TREE CANOPY:	183,161 SF (35.3%)
TREE CANOPY TO BE PRESERVED:	36,843 SF (7%)
<b>TOTAL TREE CANOPY REQUIRED (18%):</b>	<b>93,447 SF (18%)</b>
ADDITIONAL TREE CANOPY REQUIRED:	56,604 SF (11%)

CASE# 19-CAT3-0017  
 WM # 7896  
 TAX BLOCK 0801  
 PARCEL ID'S: 000801000000, 000801570000  
 SEWER TREATMENT PLANT: HITE CREEK  
 IMPERVIOUS INCREASE: 317,000+/- SF

**OWNER:**  
 KING CHAMBERLAIN LN LLC  
 609 MARYHILL LANE  
 LOUISVILLE, KY 40207-2119  
 D.B. 7273 PG. 476

**DEVELOPER**  
 LIV DEVELOPMENT  
 2204 LAKESHORE DRIVE, SUITE 450  
 BIRMINGHAM, AL 35209

**RECEIVED**  
 OCT 18 2014  
 PLANNING &  
 DESIGN SERVICES



**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL. EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE OUTLETS FOR THE RETENTION PONDS SHALL CONNECT TO THE EXISTING 30" OUTFALL IN THE NORTHEAST CORNER AND TO THE EXISTING 8" OUTFALL IN THE SOUTHEAST CORNER. ALL OTHER DRAINAGE OUTLETS WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. APPROXIMATE DETENTION VOLUME REQUIRED: 29 X 0.60 X 11.93 / 12 = 2.3 AC-Ft
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST PHASE AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ALL RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- TREE CANOPY CREDIT AREAS (TCCA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH THE RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
- US ARMY CORPS OF ENGINEERS CONCURRENCE REQUIRED PRIOR TO CONSTRUCTION.
- HYDRIC SOILS ARE PRESENT AT ISOLATED LOCATIONS ON THE SITE. ALL MSD AND ARMY CORPS PERMITS WILL BE OBTAINED.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CAPACITY OF DOWNSTREAM SYSTEM TO THE NORTH TO BE VERIFIED UP TO THE EXISTING 42" HEADWALL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL PARKING AND DRIVE AISLES TO BE HARD AND DURABLE SURFACE.

**LEGEND**

- JURISDICTIONAL WETLAND
- EXISTING STORM SEWER
- EXISTING STORM DIRECTIONAL FLOW ARROWS
- EXISTING SANITARY SEWER
- SCHEMATIC STORM SEWER
- SEWER DIRECTIONAL FLOW ARROWS
- HEADWALL
- DRAINAGE STRUCTURE
- WATER QUALITY UNIT
- SCHEMATIC SANITARY SEWER
- SANITARY DIRECTIONAL FLOW ARROWS
- EXISTING TREE CANOPY
- PROPOSED TCCA AREA
- FIRE HYDRANT
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- 8" WATER LINE
- LIGHT POLE
- PLASTIC PIPE
- REINFORCE CONC. PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- 12" GAS LINE
- UNDERGROUND TELE.
- WATER VALVE
- CATCH BASIN
- DOWN GUY
- UTILITY POLE
- DEED BOOK
- PAGE
- INVERT ELEVATION

**EROSION PREVENTION PLAN**

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

**UTILITY NOTES**  
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-752-6007) 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. WHEN CONTACTING THE "B.U.D." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

**SWPP 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.
- 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**BENCH MARKS (1983 NAVD)**

- BM#1062 X-CUT ON CONCRETE WALK 175' NORTHWEST OF THE EASTERMOST CORNER OF TRACT AND 34.5' FROM CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 709.30
- BM#1063 X-CUT ON CONCRETE WALK 345' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 23 FEET WEST OF CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 712.01
- BM#1064 X-CUT ON CONCRETE WALK 56' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 23 FEET WEST OF CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 713.50
- BM#1 X-CUT ON TOP OF CONCRETE CURB AT THE ENTRANCE OF CONDO'S ELEVATION 713.89
- BM#2 X-CUT ON BACK OF CONCRETE WALK ON CHARTER OAKS DRIVE. ELEVATION 706.52

GENE SNYDER FREEWAY  
R/W VARIES 300' MIN.

1-265  
GENE SNYDER  
FREEWAY