

**GENERAL NOTES:**

- TOPOGRAPHIC INFORMATION PROVIDED BY FIELD SURVEY BY BTM ENGINEERING, INC.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- THE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF PER CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
- ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- SITE MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- A GENERAL CROSSOVER ACCESS AGREEMENT FOR LOTS 1,2,3 AND THE CROWN COMMUNICATION TOWER SITE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL AREAS.
- ALL SIDEWALKS TO BE A MINIMUM OF 5' IN WIDTH.
- ALL PROPOSED PARKING AREAS AND DRIVES TO BE CONSTRUCTED OF ASPHALT OR CONCRETE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- A KARST SURVEY WAS PERFORMED BY ROBERT SHAW OF GEM ENGINEERING ON JULY 26, 2013 INCLUDING REVIEW OF GEOLOGIC MAP AND AVAILABLE AERIAL PHOTOS FOR EVIDENCE OF KARST ACTIVITY ON SITE. NO SINKHOLES OR KARST FEATURES WERE OBSERVED ON SITE OR IN DOCUMENTS REVIEWED AT THE TIME OF THIS PRELIMINARY EXPLORATION. HOWEVER, THE UNDERLYING LIMESTONES UNDER THIS SITE HAVE A MEDIUM TO HIGH SUSCEPTIBILITY TO KARST ACTIVITY. IF KARST FEATURES ARE DISCOVERED DURING ON-SITE EARTHWORK ACTIVITIES, GEM ENGINEERING SHOULD PROVIDE TREATMENT AND CONSTRUCTION RECOMMENDATIONS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- AN ARCHEOLOGICAL REPORT PREPARED BY M. JAY STOTTMAN, FEBRUARY 2021, CONCLUDED THAT THE PROPOSED DEVELOPMENT DOES NOT IMPACT SUSPECTED INACTIVE CEMETERIES THAT MAY BE PRESENT NEARBY. IF HUMAN REMAINS ARE DISCOVERED DURING THE EXCAVATION OR DEVELOPMENT OF THE SITE, THE APPLICANT SHALL IMMEDIATELY CEASE EXCAVATION ACTIVITIES AND NOTIFY THE LOUISVILLE METRO CORNER AND THE JEFFERSON COUNTY HISTORIC LANDMARKS COMMISSION. ALL EXISTING CEMETERIES AND BURIAL GROUNDS SHALL BE PRESERVED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE KENTUCKY REVISED STATUTES, KENTUCKY ADMINISTRATIVE REGULATIONS, AND FEDERAL LAWS AND REGULATIONS STATE LAW, RELOCATION OR REMOVAL OF GRAVE SITES SHALL OCCUR ONLY AS SPECIFIED IN APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS. THE LOUISVILLE METRO OFFICE OF HISTORIC PRESERVATION AND ARCHIVES SHALL BE NOTIFIED IN WRITING BY SUPPLYING TO THE OFFICE COPIES OF ALL STATE AND LOCAL APPLICATIONS AND PERMITS PRIOR TO THE RELOCATION PROCEDURE.
- EMERGENCY ACCESS DRIVE TO BE GATED AND SECURED BY SIREN ACTIVATED AND "KNOX BOX" DEVICES PER FIRE DEPARTMENT RECOMMENDATION. GATE TO BE LOCATED A MINIMUM OF 40' FROM RIGHT-OF-WAY.

**SITE DATA**

GROSS SITE AREA	33.79 ACRES (1,471,960 SQ.FT.)
NET SITE AREA	33.25 ACRES (1,448,466 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT/RESIDENTIAL
LOT 1	10.44 ACRES
PROPOSED USE	OFFICE
PROPOSED ZONING	OR-3
BUILDING AREA	113,200 SQ.FT.
5 STORES-25,300 SQ.FT./FLOORS 1-4	
F.A.R.	0.24
LOT 2	10.57 ACRES
PROPOSED USE	OFFICE
PROPOSED ZONING	OR-3
BUILDING AREA	84,000 SQ.FT.
2 STORES-42,000 SQ.FT./FL.	
F.A.R.	0.18
LOT 3	8.80 ACRES
PROPOSED USE	OFFICE
PROPOSED ZONING	OR-3
BUILDING AREA	84,000 SQ.FT.
2 STORES-42,000 SQ.FT./FL.	
F.A.R.	0.22
LOT 4	3.44 ACRES
PROPOSED USE	RESIDENTIAL
EXISTING ZONING	R-4*
*TO REMAIN R-4, NOT PART OF THIS REZONING.	
OR-3	MAX. F.A.R. 0.75 - MAX. BLDG. HT. 35' FRONT/STREET SIDE YARD SETBACK - 15' SIDE YARD SETBACK - 3' REAR YARD SETBACK - 25'

**APPROXIMATE DETENTION CALCULATION:**

PRE-DEVELOPED PERVIOUS AREA	32.66 X 0.20 = 0.19	POST-DEVELOPED PERVIOUS AREA	23.92 X 0.20 = 0.14
IMPERVIOUS AREA	1.13 X 0.95 = 0.03	IMPERVIOUS AREA	9.87 X 0.95 = 0.28
PRE-DEVELOPED C	0.22	POST-DEVELOPED C	0.42
REQUIRED VOLUME: (0.42-0.22) X 2.9/12 X 33.79 = 1.63 AC-FT			
APPROXIMATE PROVIDED VOLUME: 3.08 AC-FT			

**PARKING REQUIREMENTS**

MIN. PARKING REQUIRED (1 SP/400 SQ.FT. - 101,200 OFFICE/BASEMENT NON-LEASED SPACE)	703 SPACES
BUILDING 1	283 SPACES
BUILDING 2	210 SPACES
BUILDING 3	210 SPACES
R-4	210 SPACES
MAX. PARKING ALLOWED (1 SP/200 SQ.FT.)	1,406 SPACES
BUILDING 1	566 SPACES
BUILDING 2	420 SPACES
BUILDING 3	420 SPACES

PARKING PROVIDED	853 SPACES
BUILDING 1	302 SPACES (INC. 10 HANDICAP SPACES)
BUILDING 2	278 SPACES (INC. 8 HANDICAP SPACES)
BUILDING 3	273 SPACES (INC. 8 HANDICAP SPACES)

**BICYCLE PARKING REQUIREMENTS**

SHORT TERM SPACES REQUIRED	PROVIDED
BUILDING 1	2
BUILDING 2	4
BUILDING 3	4
*LONG TERM SPACES REQUIRED	PROVIDED
BUILDING 1	2
BUILDING 2	2
BUILDING 3	2
* LONG TERM SPACES LOCATED WITHIN EACH BUILDING.	

**OUTDOOR AMENITIES REQUIREMENT**

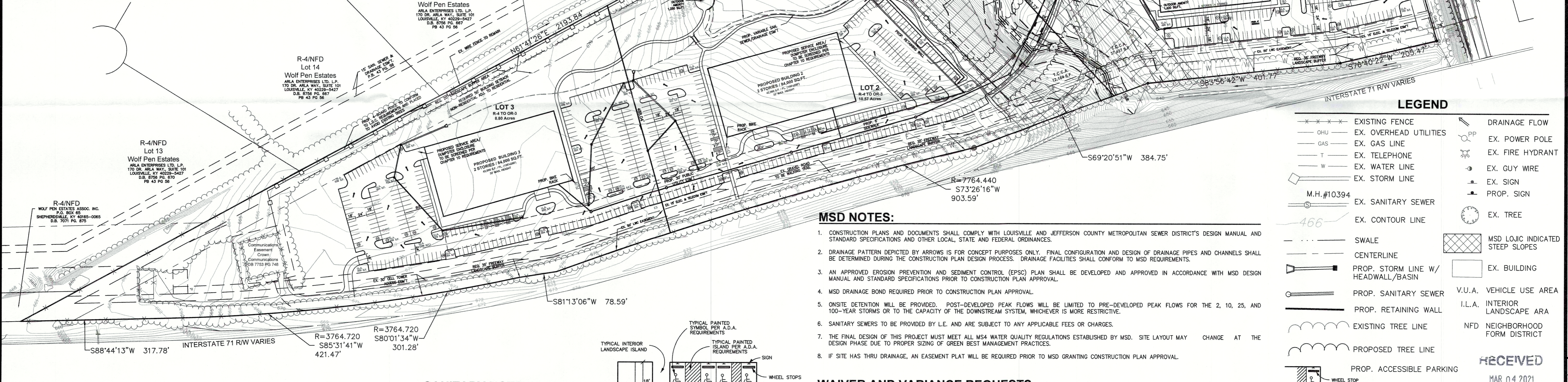
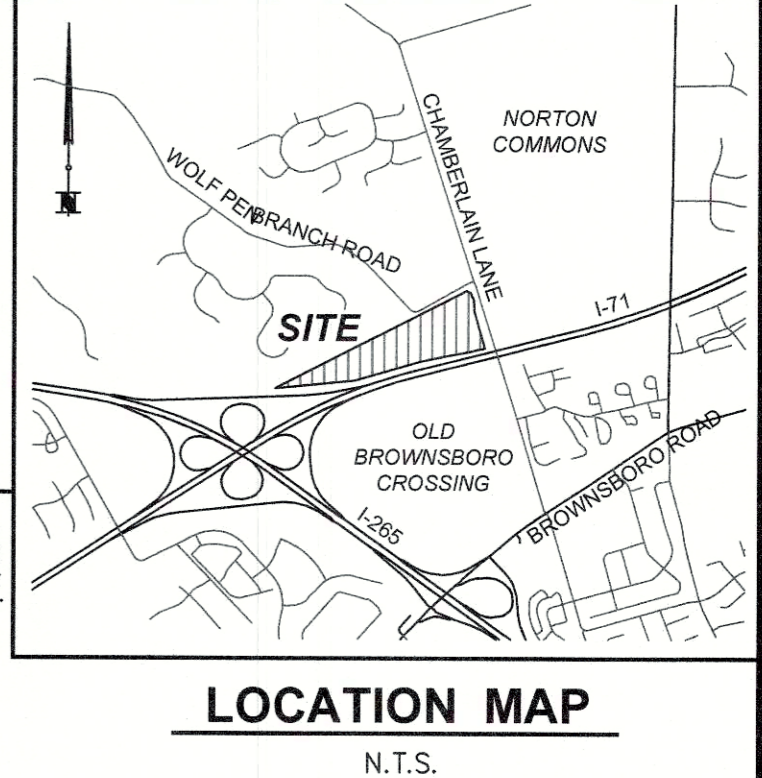
REQ. 10% OF TOTAL BLDG. AREA	26,920 SQ.FT.
OUTDOOR AMENITIES PROVIDED	97,345 SQ.FT.
WATER FEATURE	32,400 SQ.FT.
LANDSCAPED GREEN SPACE	47,325 SQ.FT.
OUTDOOR SEATING AREA	2,870 SQ.FT.
MULTI-USE WALKWAYS (5' WIDE X 2.991 LF.)	14,850 SQ.FT.

**SITE TREE CANOPY CALCULATIONS**

LOTS 1-3 ONLY. LOT 4 IS NOT PART OF THIS REZONING.	
TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	1,298,524 S.F.
TOTAL EXISTING TREE AREA	327,689 S.F. (25.2%)
EX. TREE CANOPY TO BE PRESERVED	278,285 S.F. (21.4%)
ADDITIONAL TREE CANOPY REQUIRED	454,483 S.F. (35%)
ADDITIONAL TREE CANOPY PROVIDED	176,198 S.F. (13.6%)
ADDITIONAL TREE CANOPY TO BE PRESERVED	278,285 S.F. (21.4%)
245 2" CAL. TYPE A I.L.A. TREES @ 720 S.F. EA.	
TOTAL TREE CANOPY PROVIDED (MIN.)	454,685 S.F. (35.0%)

**LANDSCAPE REQUIREMENTS**

LOT 1	V.U.A.	114,492 SQ.FT.	7.5% REQUIREMENT	8,587 SQ.FT.	ILL.A. PROVIDED	14,415 SQ.FT.
LOT 2	V.U.A.	91,345 SQ.FT.	7.5% REQUIREMENT	6,851 SQ.FT.	ILL.A. PROVIDED	6,971 SQ.FT.
LOT 3	V.U.A.	91,363 SQ.FT.	7.5% REQUIREMENT	6,852 SQ.FT.	ILL.A. PROVIDED	6,931 SQ.FT.
INTERIOR TREES REQUIRED		29	INTERIOR TREES PROVIDED	29		
INTERIOR TREES PROVIDED		29	INTERIOR TREES REQUIRED	23		
INTERIOR TREES PROVIDED		23	INTERIOR TREES REQUIRED	23		



**DETAILED DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

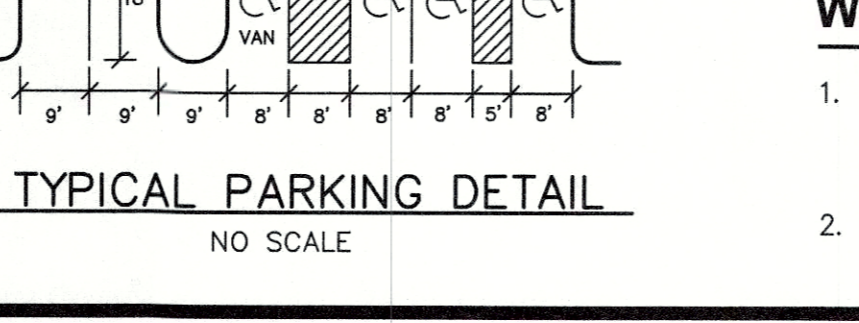
0 50' 100' 200'

SCALE: 1" = 100'

TRUE NORTH

**SANITARY NOTE**

SANITARY WQTC: HITE CREEK  
EXISTING SANITARY TIE-IN RECORD NUMBER: 14894-3  
EXISTING SANITARY MANHOLE NUMBER: 110231



**MSD 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.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. 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 SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SANITARY SEWERS TO BE PROVIDED BY L.E. AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

**WAIVER AND VARIANCE REQUESTS:**

- WAIVER OF CHAPTER 10.2.4.B TO ALLOW MORE THAN 50% OF A PROPERTY PERIMETER LANDSCAPE BUFFER AREA (LBA) TO CONTAIN UTILITY EASEMENTS.
- VARIANCE TO ALLOW BUILDING 1 HEIGHT TO EXCEED THE 35' MAXIMUM HEIGHT.
- VARIANCE OF TABLE 5.3.2-NON-RESIDENTIAL USE TO ALLOW BUILDING 1 TO EXCEED 80' MAXIMUM REQUIRED SETBACK.

**LEGEND**

EXISTING FENCE	EXISTING OVERHEAD UTILITIES	DRAINAGE FLOW
EX. OVERHEAD UTILITIES	EX. GAS LINE	EX. POWER POLE
EX. TELEPHONE	EX. WATER LINE	EX. FIRE HYDRANT
EX. STORM LINE	EX. SANITARY SEWER	EX. GUY WIRE
EX. CONTOUR LINE	EX. CONTOUR LINE	EX. SIGN
PROP. STORM LINE W/ HEADWALL/BASIN	PROP. SANITARY SEWER	PROP. SIGN
PROP. RETAINING WALL	EXISTING TREE LINE	EX. TREE
EXISTING TREE LINE	PROPOSED TREE LINE	MSD LOJIC INDICATED STEEP SLOPES
PROP. ACCESSIBLE PARKING	PROP. ACCESSIBLE PARKING	EX. BUILDING
WHEEL STOP	WHEEL STOP	V.U.A. VEHICLE USE AREA
		I.L.A. INTERIOR LANDSCAPE AREA
		NFD NEIGHBORHOOD FORM DISTRICT

**RECEIVED**

MAR 04 2021

PLANNING & DESIGN SERVICES

**CASE # 20-ZONE-0078**  
**MSD WM #10942**

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	DHS	REVISIONS PER AGENCY COMMENTS	9/4/20
2	DHS	REVISIONS BLDG 1 & CLIENT COMMENTS	10/19/20
3	DHS	REVISIONS BLDG 1	11/16/20
4	DHS	RESUBMITTAL	1/4/21
5	DHS	ADD'L AGENCY COMMENT REVISIONS	1/14/21
6	DHS	ADD'L AGENCY COMMENT REVISIONS	3/5/21

**BTM Engineering, Inc.**

Consulting Engineers, Landscape Architects, Planners & Surveyors

3001 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 459-8402 (502) 459-8427 Fax

DATE

SIGNATURE

DATE

SIGNATURE

**DETAILED DEVELOPMENT PLAN**  
**CHAMBERLAIN WOODS OFFICE PARK**  
**5220 CHAMBERLAIN LANE, LOUISVILLE, KY 40241**

BTM PROJECT NO.: 120628

OWNER: MAMAHAN HOLDINGS LLC  
3034R HUNSENGER LANE  
LOUISVILLE, KY 40220-2233

DEVELOPER: MAMAHAN III  
ROY F. MAMAHAN III  
3034R HUNSENGER LANE  
LOUISVILLE, KY 40220-2233

DATE: AUGUST 3, 2020

DRAWING: 120628-DDP-2020-OFFICE

SCALE: 1" = 100'

SHEET: 1.00