



**LEGEND:**

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- PROPOSED MULCH PATH
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED DITCH
- PROPOSED FLOW ARROW
- PROPOSED INTERIOR LANDSCAPE AREA
- INTERIOR LANDSCAPE AREA (I.L.A.)
- LANDSCAPE BUFFER AREA (L.B.A.)

**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC. (SEE VARIANCE OF TABLE 5.3.1)
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED EXCEPT FOR A PORTION OF THE EXISTING DRIVEWAY WHICH MAY BE USED FOR THE PROPOSED WALKING TRAIL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- PAVED WALKS TO BE CONSTRUCTED WITHIN THE DETENTION BASIN SHALL NOT BE INSTALLED UNTIL THE BASIN'S WATERSHED IS FULLY DEVELOPED.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION ON SITE AS DEPICTED ON THE PLAN IN EXISTING BASIN CONSTRUCTED WITH NORTON COMMONS SECTION 'A'. A DETAILED ANALYSIS IS REQUIRED FOR THIS DEVELOPMENT TO ENSURE BASIN MEETS MSD REQUIREMENTS. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL: A SCD CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100000).
- AN MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- A DETAILED STUDY OF THE PROPOSED RETENTION/DETENTION BASIN MODIFICATIONS SHALL BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL TO ENSURE THE BASIN MEETS MSD REQUIREMENT.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- ALL ROADWAY AND ENTRANCE 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 AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIRED PRIOR TO CONSTRUCTION OF THE CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL PUBLIC STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10% GRADES ON CHAMBERLAIN LANE ENTRANCE MAY EXCEED 10% OUTSIDE THE PUBLIC RIGHT OF WAY.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- SIDEWALK SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE LAND DEVELOPMENT CODE EXCEPT SOUTH OF PROPERTY ENTRANCE FOR WHICH THE FEE IN-LIEU OF OPTION IS BEING USED.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY" STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR THE SIDEWALK REQUIREMENT ALONG CHAMBERLAIN LANE SOUTH OF THE PROPOSED ENTRANCE. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS WITH CREDIT BEING APPLIED FOR ADDITIONAL SIDEWALKS BEING CONSTRUCTED NORTH OF PROPERTY ALONG CHAMBERLAIN LANE AND MUST BE PAID PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- NO GATES SHALL BE INSTALLED ON ANY OF THE INTERNAL OR CONNECTOR ROADS.

**LANDSCAPE DATA:**

V.I.A.	204,269± S.F.
I.L.A. REQUIRED (7.5% X VJA)	15,320 S.F.
I.L.A. PROVIDED	18,968± S.F.

**PROJECT DATA:**

FORM DISTRICT	NFD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY
TOTAL LAND AREA	15,06± AC.
NO. OF DWELLING UNITS	256 UNITS
BUILDING HEIGHT	44'
IMPERVIOUS AREA	324,807± S.F.
PARKING SPACES REQUIRED (MIN. 1.5 SP./UNIT, MAX. 3 SP./UNIT)	384 MIN. / 768 MAX.
PARKING SPACES PROVIDED	515 SPACES (INCLUDES 84 GARAGE SPACES & 10 ACCESSIBLE SPACES)
DENSITY (D.U./AC.)	17.0/AC.
FLOOR AREA RATIO	0.51
OPEN SPACE REQUIRED	1.51 ± AC. (10% NET LAND AREA)
OPEN SPACE PROPOSED	6.20 ± AC.
RECREATIONAL OPEN SPACE REQUIRED	0.75 ± AC. (50% OF REQ'D OPEN SPACE)
RECREATIONAL OPEN SPACE PROPOSED	3.65 ± AC.

**DETENTION CALCULATIONS**

2.9/12 (0.83-0.35) (15.06 ACRES) = 1.75 AC.FT.

**REQUESTED VARIANCE:**

1. REQUEST TO ALLOW THE BUILDING HEIGHT TO INCREASE FROM 35' TO 44' PER LDC TABLE 5.3.1.

**REQUESTED WAIVERS:**

1. A WAIVER OF SECTION 10.2.A.B.3 OF THE LDC TO ALLOW A GREATER THAN 50% OVERLAP OF THE EXISTING SEWER AND DRAINAGE EASEMENT AND THE PROPOSED 15' LBA ALONG THE RETENTION/DETENTION BASIN.

**Mindel, Scott & Associates, Inc.**  
 Planning - Engineering - Surveying - Landscape Architecture  
 Utility Consulting - Property Management  
 511 Jefferson Boulevard, Louisville, KY 40219  
 Phone: (502) 452-5250 Fax: (502) 452-5256 Email: mindel@msa.com

**MSA**

**OWNER**  
**CHAMBERLAIN, LLC.** HILLS LAND & DEVELOPMENT COMPANY  
 4800 SPRINGDALE ROAD, SUITE 300  
 LOUISVILLE, KY. 40241

**DEVELOPER**  
**CHAMBERLAIN GLEN**  
 5217 CHAMBERLAIN LANE  
 PROSPECT, KY. 40059  
 TAX BLOCK W006, LG. 26 & 53  
 D.B. # 8749, P.C. # 992

**GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN**  
**CHAMBERLAIN GLEN**  
 5217 CHAMBERLAIN LANE  
 PROSPECT, KY. 40059  
 TAX BLOCK W006, LG. 26 & 53  
 D.B. # 8749, P.C. # 992

07/20/11	AGENCY SUBMITTAL
07/25/11	REVISED PER AGENCY COMMENTS
10/10/11	REVISED PER AGENCY COMMENTS
07/15/13	ADDED FORCE MAIN

Vertical Scale: N/A  
 Horizontal Scale: 1"=60'  
 Date: 06/13/11  
 Job Number: 2966

Sheet  
**1**  
 of 1

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Development Review  
 Date

**RECEIVED**  
 JUL 15 2013  
 PLANNING & DESIGN SERVICES

**GRAPHIC SCALE 1"=60'**  
 0 15 30 60 120

CASE # 15792  
 MSD WM # 10419