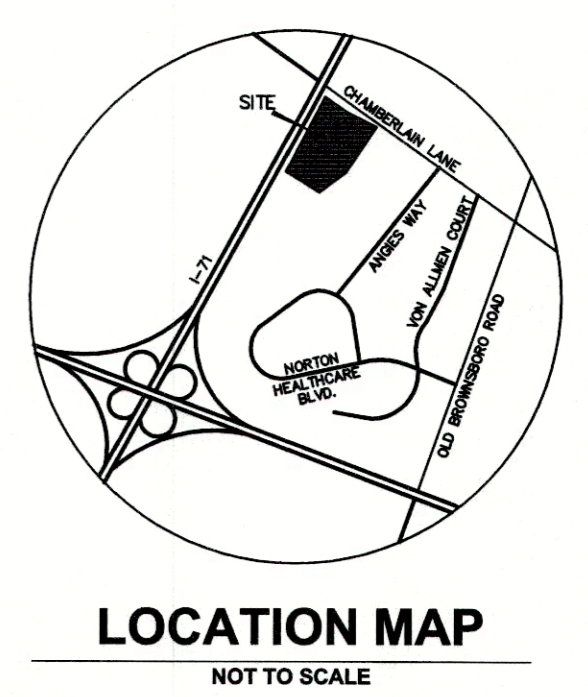


GENERAL NOTES

- 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.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DROPLINE 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 REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE BUILDING LOCATION COMPLIES WITH THE SECTION 4.2.39.A REQUIREMENTS "ALL BUILDINGS SHALL BE LOCATED 30 FT FROM ANY PROPERTY LINE."
- A RECIPROCAL ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT.
- ALL CONCRETE USED FOR CURB, GUTTER, AND SIDEWALK WITHIN CHAMBERLAIN RIGHT-OF-WAY SHALL BE THE METRO OLD LOUISVILLE CONCRETE MIX.
- ALL PLANT MATERIALS SHALL BE NATIVE WHEN POSSIBLE.
- THERE WILL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED, OR TURNED OFF. PARKING LOT LIGHTING SHALL BE "DARK SKY" COMPLIANT. LIGHT POLES/STANCHIONS SHALL NOT EXCEED 27' IN HEIGHT AND THE LAMPS WILL BE FULLY SHIELDED WITH A 90° CUTOFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS. SIDEWALKS ALONG CHAMBERLAIN LANE SHALL USE OLD LOUISVILLE MIX.
- PRIOR TO GROUND DISTURBANCE AND THE ISSUANCE OF A BUILDING PERMIT A CULTURAL HISTORICAL SITE REPORT PREPARED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST IN ACCORDANCE WITH KHC SPECIFICATIONS SHALL BE SUBMITTED TO THE STATE HISTORIC PRESERVATION OFFICER (SHPO) FOR REVIEW, COMMENT AND APPROVAL.
- DUMPSTER AREA TO BE SCREENED PER LDC REQUIREMENTS.

MSD NOTES

- SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION AND SUBJECT TO APPLICABLE FEES. FLOW WILL BE TREATED AT HITE CREEK TREATMENT PLANT.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0008 E DATED DECEMBER 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS () IS FOR CONCEPTUAL PURPOSES. 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: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ON-SITE DETENTION WILL BE REQUIRED POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAKS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICHEVER IS MORE RESTRICTIVE.
- A DOWNSTREAM FACILITIES CAPACITY REQUEST WAS APPROVED MAY 22, 2014 BY MSD.
- 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 MANAGEMENT PRACTICES.
- EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- SILT CHECKS INSTALLED IN PROPOSED DRAINAGE SWALES AS REQUIRED BY MSD.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD 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. SOIL 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 FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- ANY DEVIATIONS FROM THE GENERAL KY100 PERMIT, INCLUDING STEAM BUFFER REQUIREMENTS, WILL REQUIRE KDOW APPROVAL.
- ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



PROJECT DATA

TOTAL SITE AREA	= 8.86 AC
LOT 1	= 4.97
LOT 2	= 3.89
EXISTING ZONING	= OR-3
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= NURSING HOME
LOT 1	= OPEN SPACE
LOT 2	= OPEN SPACE
TOTAL BUILDING AREA	= 82,000
F.A.R.	= 0.38 (4.0 MAX ALLOWED)
BUILDING HEIGHT	= 4 STORIES (150' MAX ALLOWED)
NO. OF ROOMS	= 114 ROOMS
PARKING REQUIRED	MIN MAX
	114 ROOMS/0.5 SP MIN. = 57 SP
	114 ROOMS/1.5 SP MAX. = 171 SP
	75 EMPLOYEES/2 SP MIN. = 37 SP
	75 EMPLOYEES/1 SP MAX. = 75 SP
TOTAL PARKING REQUIRED	= 94 SP
TOTAL PARKING PROVIDED	= 175 SPACES
	(6 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM
TOTAL VEHICULAR USE AREA	= 80,172 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,013 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,554 SF

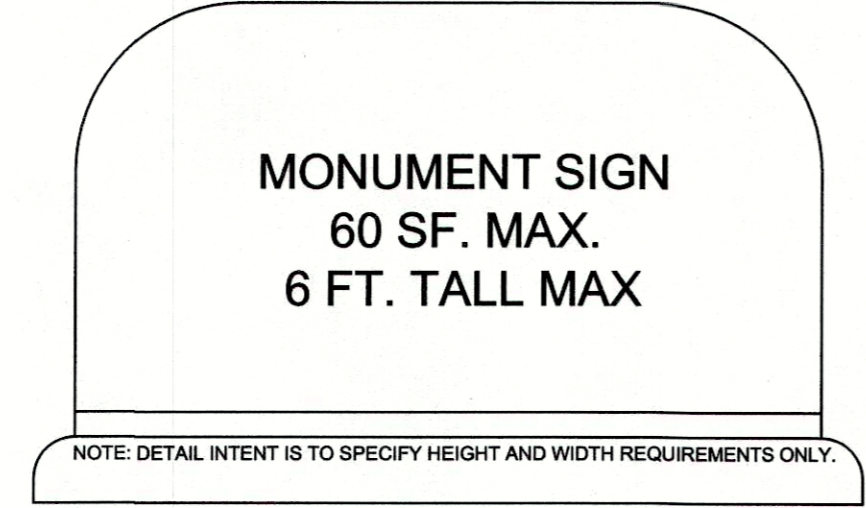
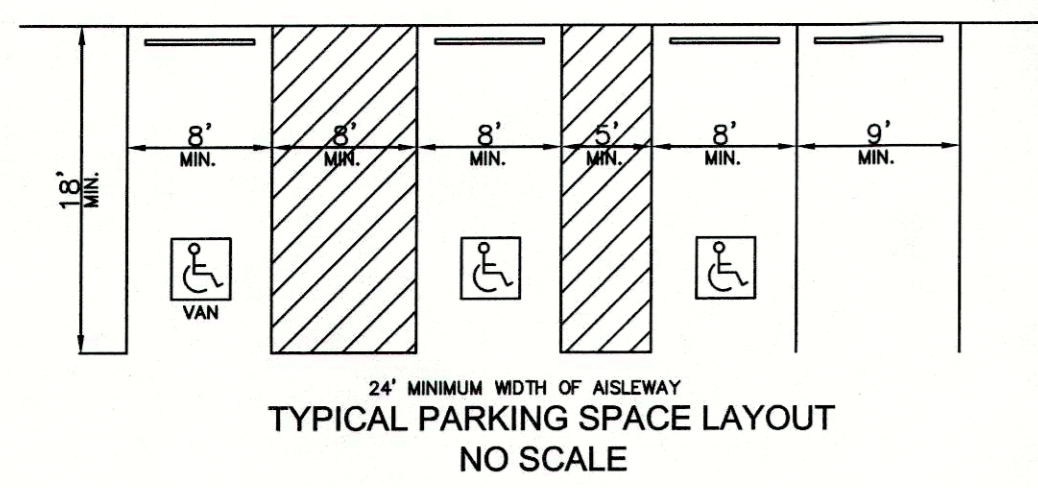
TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	= 216,493 S.F.
EXISTING TREE CANOPY COVERAGE	= 20%
TOTAL TREE CANOPY ARE REQUIRED	= 20% (43,299 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (43,299 S.F.)

BASIN VOLUME COMPARISON

TOTAL EXISTING BASIN VOLUME	
1. **CHAMBERLAIN LANE TRANSITIONAL CARE BASIN	0.69 ACRES
2. OLD BROWNSBORO CROSSING BASIN	10.80 ACRES
3. KOSAIR BASIN	2.29 ACRES
TOTAL PROPOSED BASIN VOLUME	
1. **CHAMBERLAIN LANE TRANSITIONAL CARE BASIN	0.69 ACRES
2. OLD BROWNSBORO CROSSING BASIN	11.50 ACRES
3. KOSAIR BASIN	2.30 ACRES
4. PROPOSED REGIONAL BASIN	4.65 ACRES
INCREASE IN BASIN VOLUME (POST-DEVELOPMENT)	
1. **CHAMBERLAIN LANE TRANSITIONAL CARE BASIN	0.00 ACRES
2. OLD BROWNSBORO CROSSING BASIN	+0.70 ACRES
3. KOSAIR BASIN	+0.01 ACRES
4. PROPOSED REGIONAL BASIN	+4.65 ACRES
TOTAL BASIN VOLUME INCREASE	5.36 ACRES

**NOTE: THE VALUES FOR THE CHAMBERLAIN LANE TRANSITIONAL CARE BASIN COME FROM A REPORT PREVIOUSLY APPROVED. THE BASIN DOES NOT CURRENTLY EXIST BUT WILL BE AN EXISTING ATTRIBUTE AT THE TIME OF THE PROPOSED DEVELOPMENT CONCERNED IN THIS PLAN.



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *Tony Kelly*
DATE: 9-7-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

CONDITIONAL USE PERMIT - GRANTED BY 14CUP1014 (9-3-2014)

- A CONDITIONAL USE PERMIT BY SECTION 4.2.39 OF THE LOUISVILLE METRO DEVELOPMENT CODE GRANTED BY CASE NO. 14CUP1014 DATED 9-3-2014.

RECEIVED

SEP 08 2016

PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 9-7-16
Date

CASE NO. 14CUP1014
CASE NO. 14DEVPLAN1090
MSD NUMBER # 9790

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-18-16	CRB
2	DHS	REVISIONS PER AGENCY COMMENTS	8-15-16	CRB

BTM Engineering, Inc.
Consulting Engineers, Architects, Planners, & Surveyors
Serving the Bluegrass and Beyond
3001 Taylor Springs Drive, Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

DATE: _____
SIGNATURE: _____

REV: REV DETAILED DISTRICT DEV PLAN
CHAMBERLAIN LANE TRANSITIONAL CARE CENTER
OLD BROWNSBORO CROSSING
JEFFERSON COUNTY, KY 40241

OWNER: KNO REAL ESTATE 33, LLC
680 S. 4TH STREET
LOUISVILLE, KY 40202

DRAWN BY: FMB
CHECKED BY: CRB
DATE: 2-08-16
DRAWING: 100291-RDP-KINDRED
SCALE: 1" = 50'

SHEET: 1.00

NOT FOR CONSTRUCTION