

LEGEND:

- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- PROPOSED SEDIMENT BASIN
- PROPOSED STORM (CONCEPT)
- PROPOSED SILT FENCE
- PROPOSED SANITARY (CONCEPT)
- PROPOSED DITCH
- PROPOSED FLOW ARROW
- PROPOSED TPCA
- PROPOSED INTERIOR LANDSCAPE AREA
- LANDSCAPE BUFFER AREA
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
- PROPOSED TREE CANOPY PROTECTION AREA

GENERAL NOTES:

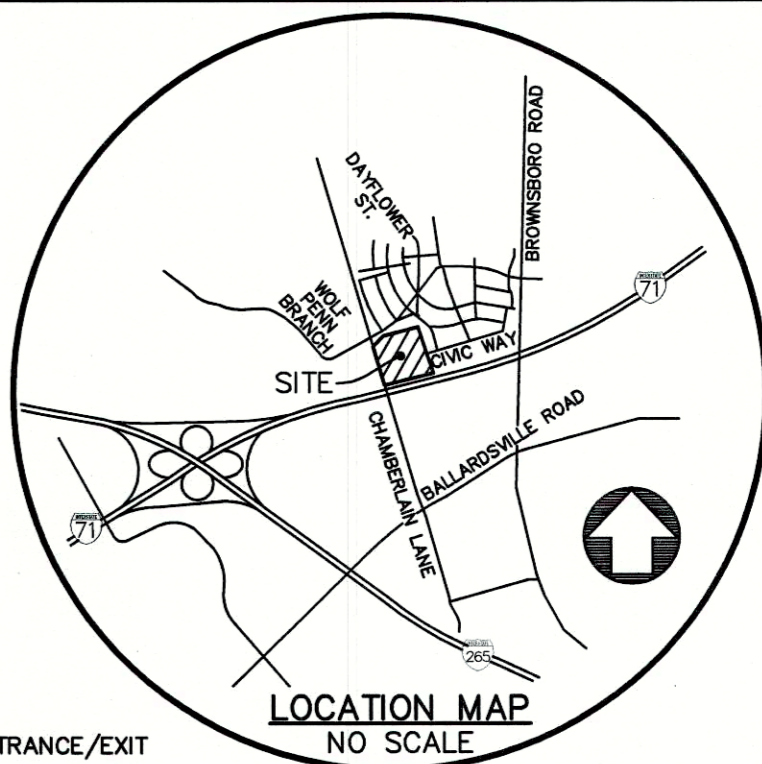
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY 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 CLARE 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 5.6 OF THE LDC.
- 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE PROPOSED LANDSCAPE AND STREET PLANTINGS FOR THIS DEVELOPMENT SHALL UTILIZE NORTON COMMONS LANDSCAPE PLANT PALETTE/MATERIALS.

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 TO BE PROVIDED ON SITE. 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 SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD 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, (2111C0008E).
- AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- NO STORM RUNOFF FROM PROPOSED DEVELOPMENT SHALL BE TAKEN TO THE EXISTING ON-SITE RETENTION BASIN.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

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) REQUIREMENTS AND BE INSTALLED PRIOR TO 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% GRADPS 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 ON CHAMBERLAIN LANE FOR WHICH THE FEE-IN-LIEU OF OPTION IS BEING USED. (SEE NOTE #14 BELOW).
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" 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 PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- THE SIDEWALK FEE-IN-LIEU OPTION IS BEING REQUESTED FOR THE SIDEWALK REQUIREMENT ALONG THE CHAMBERLAIN LANE FRONTAGE, SOUTH OF THE PROPOSED ENTRANCE. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS WITH CREDIT BEING APPLIED FOR ANY ADDITIONAL SIDEWALKS CONSTRUCTED NORTH OF THIS DEVELOPMENT'S PROPERTY ALONG CHAMBERLAIN LANE.
- ANY ENTRANCES TO THE DEVELOPMENT ALONG CHAMBERLAIN LANE SHALL BE REVIEWED AND APPROVED BY METRO WORKS FOR PROPER SIGHT DISTANCE PRIOR TO CONSTRUCTION APPROVAL.



PROJECT DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT HOME FOR THE INFIRMED/AGED
PROPOSED LAND USE	14,82± AC.
TOTAL LAND AREA	220 UNITS
TOTAL NO. OF UNITS	0.43
BUILDING HEIGHT	3.5
FLOOR AREA RATIO	0.43
PARKING REQUIRED	110-330 SPACES
PER UNIT (MIN 0.5 - MAX 1.5 / PER UNIT)	18-35 SPACES
PER EMPLOYEE (MIN 0.5 - MAX 1 / EMP.)	128-365 SPACES
TOTAL	265 SPACES

TOTAL PARKING PROPOSED (INCLUDES 90 GARAGES AND 7 HDOP)

DETENTION CALCULATIONS
 2.9/12 (0.83-0.35) (15.06 ACRES) = 1.75 AC.FT.
 WATER QUALITY VOLUME: (656,014/12)(0.06)(0.05+0.009(32.87))=0.26 AC.FT.

TREE CANOPY DATA:

GROSS SITE AREA	656,014± S.F.
TREE CANOPY CATEGORY	CLASS C
EX. TREE CANOPY	62,740± S.F. (10%)
EX. TREE CANOPY TO BE PRESERVED	17,635± S.F. (3%)
TOTAL TREE CANOPY REQUIRED	124,643± S.F. (19%)
TREE CANOPY TO BE PLANTED	107,008± S.F. (16%)
TOTAL TREE CANOPY TO BE PROVIDED	124,643± S.F. (19%)

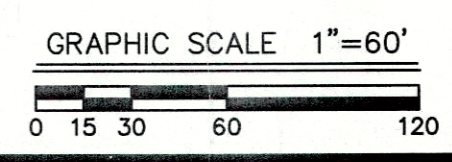
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

STORMWATER POLLUTION PREVENTION PLAN NOTE:
 THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PLUMBED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

LANDSCAPE DATA:

V.U.A.	101,857 ±S.F.
I.L.A. REQUIRED (7.5 X VUA)	7,639 ±S.F.
I.L.A. PROVIDED	8,336 ±S.F.

APPROVED NOISE MITIGATION
 NOISE MITIGATION FOR CONDITIONAL USE PERMIT WAS APPROVED AT THE JULY 16, 2015 PLANNING COMMISSION HEARING.



RECEIVED
 DEC 1 2015
 DESIGN SERVICES

CASE # 16DEVPLAN1049
 RELATED CASE # 15CUP1012
 PREV. CASE # 15792
 MSD WM # 10419

DEVELOPER
 GUTMAN DEVELOPMENT GROUP, LLC.
 9545 KENWOOD ROAD, SUITE 402
 CINCINNATI, OH 45242

OWNER
 CHAMBERLAIN SENIOR CARE, LLC.
 9545 KENWOOD ROAD, SUITE 402
 CINCINNATI, OH 45242

REVISED CONDITIONAL USE PLAN
CHAMBERLAIN SENIOR CARE
 5217 CHAMBERLAIN LANE
 PROSPECT, KY 40059
 TAX BLOCK W006, LOTS 26 & 53
 D.B. 8749, P.G. 992

Revisions:
 2/27/15 Pre-Application Filing
 3/16/15 FORMAL SUBMITTAL
 7/7/15 ADDED 250' SETBACK
 8/24/15 UPDATED BUILDING LAYOUT
 12/19/15 LAYOUT REVISIONS

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 1/27/15
 Job Number: 2966
 Sheet

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