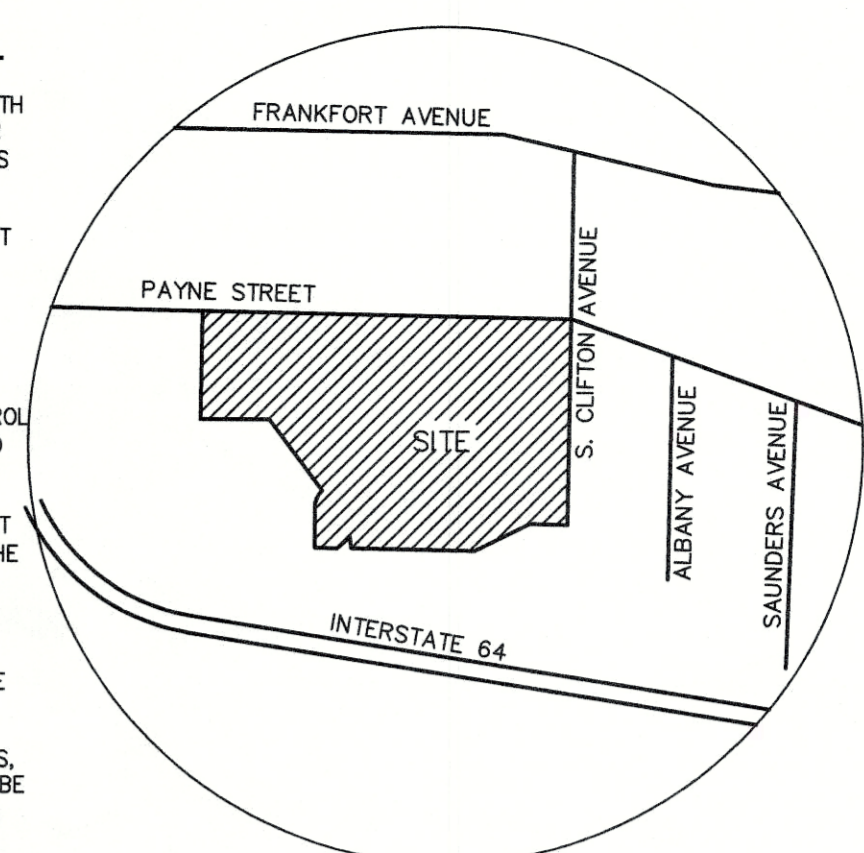


GENERAL NOTES

- 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.
- 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 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 PRE THE PLAN AND MSD STANDARDS.
- 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.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM 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 SHALL 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.
- 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.
- 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.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A LIMITED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- SANITARY SEWERS TO BE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. EXISTING SEWER LINES TO BE RELOCATED AS REQUIRED TO ALLOW THE PROPOSED BUILDING FOOTPRINT.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- LOT CONSOLIDATION BY DEED OR MINOR PLAT TO OCCUR PRIOR TO CONSTRUCTION APPROVAL.
- KENTUCKY DIVISION OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
- LOWEST FINISHED FLOOR AND MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL AND REGIONAL FACILITY FEE DUE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. IF KYTC APPROVAL CAN NOT BE ACQUIRED, MODIFICATIONS WILL BE REQUIRED TO THE LAYOUT INCLUDING BUT NOT LIMITED TO PROVIDING DETENTION.
- ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS IN CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
- A CROSS-OVER ACCESS AGREEMENT SHALL CONFORM TO ORDINANCE 187, SERIES 2003 AS AMENDED AND BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL REQUIRED FILLING IN THE FLOODPLAIN SHALL BE COMPENSATED AT A RATIO OF 1.5:1 IN THE DESIGNATED LOCATION ON THE PLAN.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



LOCATION MAP
NOT TO SCALE

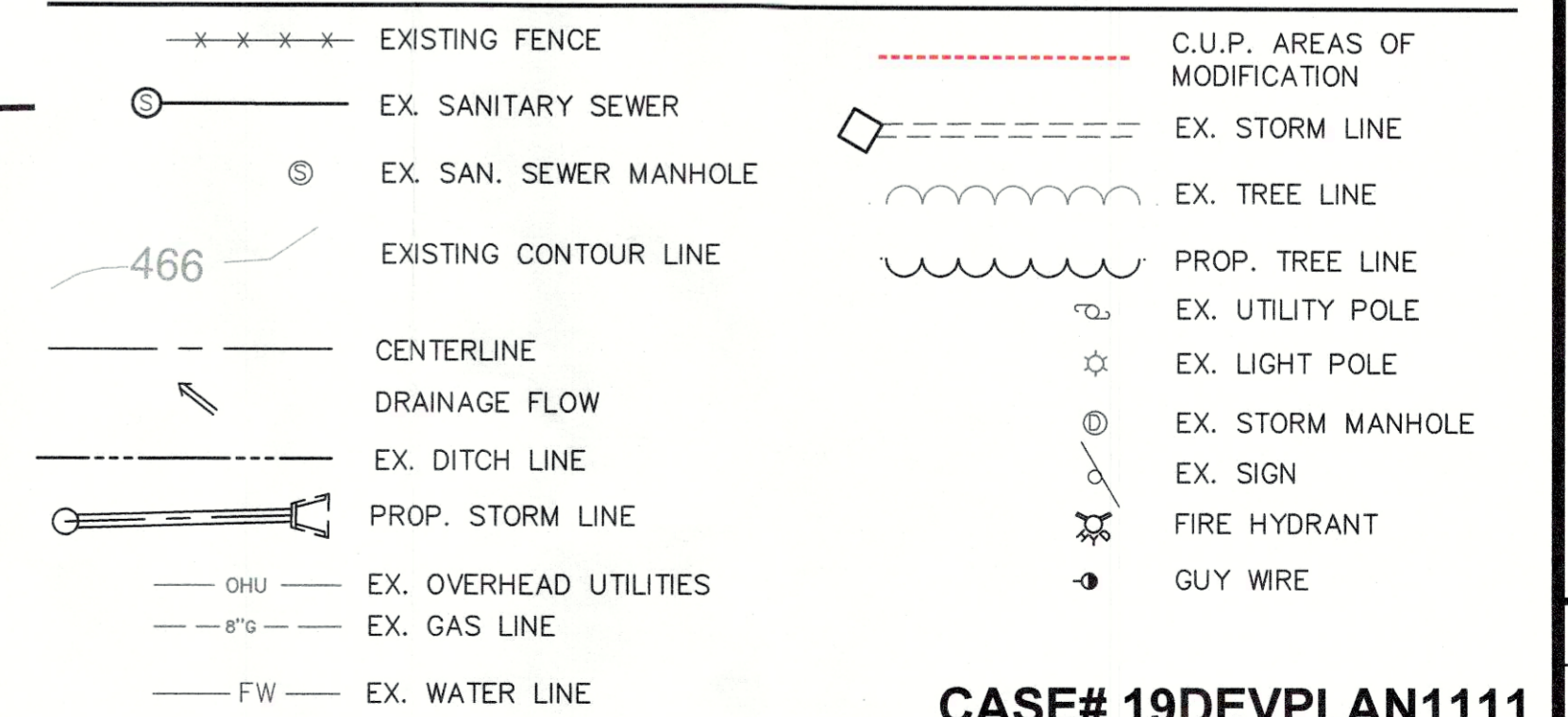
SITE DATA

TOTAL SITE AREA	15.94 ACRES (694,346 S.F.)
EXISTING ZONING	R-6 w/C.U.P.
EXISTING FORM DISTRICT	TNFD
EXISTING USE	SENIOR LIVING CENTER
EXISTING BUILDING AREA	226,931 SQ.FT.
NUMBER OF EXISTING BEDS	90
NUMBER OF EMPLOYEES MAX. SHIFT	45
EXISTING F.A.R.	0.33
PROPOSED BUILDING AREA	322,978 SQ.FT.
NUMBER OF PROPOSED BEDS	200
NUMBER OF PROPOSED EMPLOYEES MAX. SHIFT	65
PROPOSED F.A.R.	0.47
MAXIMUM BUILDING HEIGHT	45'
FRONT YARD SETBACK	15'
STREET SIDE YARD SETBACK	15'
SIDE YARD SETBACK	3'
REAR YARD SETBACK	20'

PARKING CALCULATIONS

EX. INDEPENDENT LIVING		100 BEDS & 4 EMPLOYEES MAX. SHIFT	52 SPACES
MINIMUM REQUIRED	0.5 SP./BED	50 SPACES	
MAXIMUM ALLOWED	1 SP./2 EMPLOYEES	2 SPACES	104 SPACES
MINIMUM REQUIRED	1 SP./BED	100 SPACES	
MAXIMUM ALLOWED	1 SP./EMPLOYEE	4 SPACES	
EX. ASSISTED LIVING & NURSING FACILITY		90 BEDS & 45 EMPLOYEES MAX. SHIFT	68 SPACES
MINIMUM REQUIRED	0.5 SP./BED	45 SPACES	
MAXIMUM ALLOWED	1 SP./2 EMPLOYEES	23 SPACES	180 SPACES
MINIMUM REQUIRED	1.5 SP./BED	135 SPACES	
MAXIMUM ALLOWED	1 SP./EMPLOYEE	45 SPACES	
PROPOSED ASSISTED LIVING FACILITY		110 DWELLING UNITS & 20 EMPLOYEES MAX. SHIFT	65 SPACES
MINIMUM REQUIRED	0.5 SP./D.U.	55 SPACES	
MAXIMUM ALLOWED	1 SP./2 EMPLOYEES	10 SPACES	185 SPACES
MINIMUM REQUIRED	1.5 SP./D.U.	165 SPACES	
MAXIMUM ALLOWED	1 SP./EMPLOYEE	20 SPACES	
TOTAL REQUIRED PARKING		MINIMUM PARKING REQUIRED	185 SPACES
		MAXIMUM PARKING ALLOWED	469 SPACES
EXISTING PARKING PROVIDED		(INC. 13 ACCESSIBLE SPACES)	116 SPACES
PROPOSED PARKING PROVIDED		(INC. 20 ACCESSIBLE SPACES)	262 SPACES

LEGEND



PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: [Signature]
DATE: 09/04/19
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

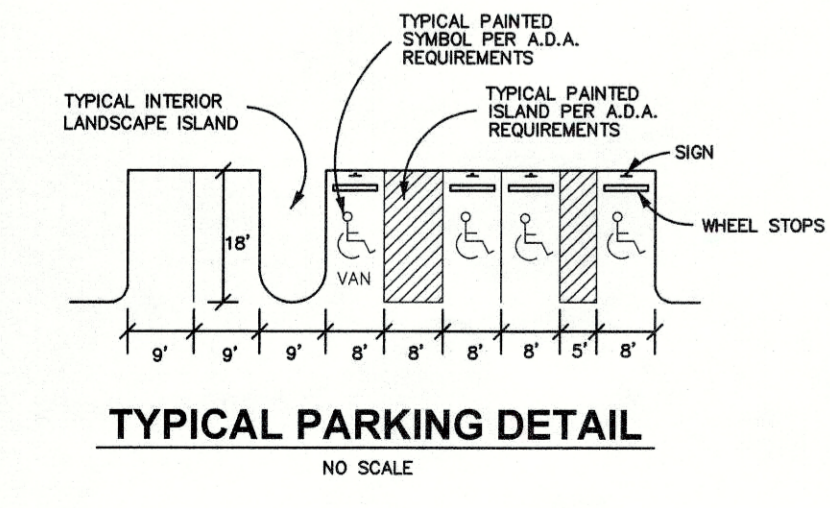
PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 9/4/19
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LANDSCAPE REQUIREMENTS

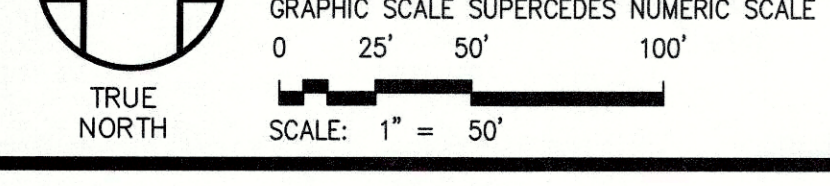
EXISTING V.U.A.	87,005 SQ.FT.
EXISTING I.L.A.	5,568 SQ.FT.
PROPOSED V.U.A.	131,906 SQ.FT.
7.5% I.L.A. REQUIRED	9,893 SQ.FT.
I.L.A. PROVIDED	13,893 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS B	
SITE AREA	694,346 S.F.
EX. TREE CANOPY ON SITE	159,669 S.F. (23%)
EX. TREE CANOPY TO BE PRESERVED	116,153 S.F. (16.7%)
TREE CANOPY REQUIRED	69,436 S.F. (10%)
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.



MODIFIED CONDITIONAL USE PERMIT CATEGORY 3 DEVELOPMENT PLAN



VARIANCES GRANTED:

- VARIANCE TO ALLOW PARKING TO ENCOACH INTO THE REQUIRED REAR YARD AND THE RETAINING WALL TO EXCEED THE MAXIMUM HEIGHT APPROVED BY CASE NO. 10640, MAY 19, 2008.
- VARIANCE TO ALLOW EXISTING STRUCTURE TO ENCOACH INTO THE RESULTANT REQUIRED YARDS APPROVED BY CASE NO. B-293-99, DECEMBER 20, 1999.
- VARIANCE TO ALLOW STRUCTURE AND OFF-STREET PARKING TO ENCOACH INTO THE REQUIRED YARD AND TO ALLOW THE STRUCTURE TO EXCEED THE 35' MAXIMUM HEIGHT REQUIREMENT APPROVED BY CASE NO. B-114-99, AUGUST 16, 1999.
- VARIANCE TO ALLOW STRUCTURE TO BE 3 STORIES IN HEIGHT AND OFF-STREET PARKING TO ENCOACH INTO THE REQUIRED CLIFTON AVENUE STREET SIDE-YARD APPROVED BY CASE NO. B-41-95, APRIL 3, 1995.
- MODIFICATION OF CONDITIONAL USE PERMIT FOR ADDITION APPROVED BY CASE NO. B-125-81, AUGUST 16, 1999.

VARIANCES REQUEST:

- VARIANCE TO ALLOW BUILDING CANOPY TO ENCOACH INTO THE REQUIRED INFILL FRONT YARD SETBACK.

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DHS	REVISIONS PER AGENCY COMMENTS	7-1-19
2	DHS	REVISIONS PER AGENCY COMMENTS	7-29-19
3	DHS	REVISIONS PER ADD'L MSD COMMENTS	8-21-19

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
3300 Taylor Mill Road, Suite 100, Taylor Mill, KY 40370
(502) 459-8402 Fax: (502) 459-8427
www.btmeng.com

FOR REVIEW ONLY

BTM PROJECT NO.: 180210
DEVELOPER: NAZARETH HOME, INC.
2002-2118 PAYNE ST.
LOUISVILLE, KY 40206-1803

RECEIVED
AUG 29 2019
DESIGN SERVICES

MODIFIED C.U.P. AND CATEGORY 3 PLAN
NAZARETH HOME, INC.
2002-2118 PAYNE ST.
LOUISVILLE, KY 40206

DRAWN BY: DHS
CHECKED BY: CRB
DATE: 5-24-19
DRAWING: 180210-MCUP
SCALE: 1" = 50'
SHEET: 1.00

NOT FOR CONSTRUCTION