

**LEGEND**

- EXISTING CONTOUR
- EXISTING SANITARY PIPE & MANHOLE
- EXISTING STORM PIPE & STRUCTURE
- EXISTING TREE LINE
- EXISTING SWALE
- EXISTING FENCE
- XXX EXISTING LOT NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED SILT FENCE
- PROPOSED FLOW ARROW
- PROPOSED BUILDING SETBACKS
- PROPOSED LANDSCAPE BUFFER AREA
- CONCEPTUAL BENCH LOCATION
- T.C.P.A.—TREE CANOPY PROTECTION AREA
- COMMON/RECREATIONAL AREA
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED TEMPORARY SEDIMENT BASIN

**PROJECT DATA:**

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	RSA
EXISTING LAND USE	VACANT
PROPOSED LAND USE	ASSISTED LIVING RESIDENCE/RETIREMENT COMMUNITY
TOTAL LAND AREA	10.84± AC.
BUILDING AREA	
GROSS AREA	197,730 ± S.F.
FOOTPRINT	65,910 ± S.F.
BUILDING HEIGHT	37' WINGS, 42' CENTER
NO. OF DWELLING UNITS	130
DENSITY (ALLOWED 12.01 D.U./AC.)	11.99 D.U./AC.
PARKING REQUIRED	65-195 SP.
MIN. 1/2 EMP. - MAX. 1.5/DU.	18-38 SP.
MIN. 1/2 EMP. - MAX. 1/1 EMP.	83-231 SP.
TOTAL REQUIRED	152 SPACES
PARKING PROVIDED	
(INCLUDES 40 GARAGE & 6 HDOP. SP.)	
OPEN SPACE REQUIRED:	
OVERALL OPEN SPACE (15% LAND AREA)	70,857 ± S.F.
RECREATIONAL OPEN SPACE (50% OVERALL OPEN SPACE)	35,429 ± S.F.
OPEN SPACE PROVIDED:	
OVERALL OPEN SPACE	229,224 ± S.F.
RECREATIONAL OPEN SPACE (CLUBHOUSE, FITNESS, THEATRE, WALKING TRAIL)	65,005 ± S.F.

**LANDSCAPE DATA:**

V.U.A.	90,988 ± S.F.
L.L.A. REQUIRED (7.5% X VUA)	6,823 S.F.
L.L.A. PROVIDED	10,361 ± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	472,379± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	147,567± S.F. (31%)
EXISTING TREE CANOPY TO BE PRESERVED	5,031± S.F. (1%)
TREE CANOPY PROPOSED	89,445± S.F. (19%)
TOTAL TREE CANOPY REQUIRED	94,476± S.F. (20%)

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

**MSD NOTES:**

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WQTC BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE: STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. 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.
3. VERIFICATION OF THE CAPACITY FOR THE DOWNSTREAM DRAINAGE SYSTEM WILL BE REQUIRED FOR FLOWS BYPASSING THE PROPOSED DETENTION BASIN. UNDETAINED RUNOFF FROM THIS DEVELOPMENT MAY BE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
4. 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'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0034E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. AN MSD DRAINAGE BOND WILL BE REQUIRED.

**PUBLIC WORKS AND KTC NOTES:**

1. NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. 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.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY. COMPATIBLE UTILITY LINE (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
6. NO DIRECT ACCESS TO OLD HENRY ROAD SHALL BE ALLOWED.
7. A BLANKET CROSSOVER & SHARED ACCESS AGREEMENT BETWEEN THE 2 LOTS SHOWN SHALL BE PROVIDED WHEN THE LOTS ARE CREATED.
8. FINAL LANE GEOMETRICS FOR BUSH FARM ROAD IMPROVEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**GENERAL NOTES:**

1. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTMENT 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.
4. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
5. IDENTIFICATION SIGNAGE SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
6. 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 (OR CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAY PER CHAPTER 4.1.3 OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING & GARAGE ARCHITECTURE TO COMPLY WITH CHAPTER 5.6.3 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES, P.E., ON APRIL 19, 2015 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

**SIDEWALK WAIVERS**

1. A WAIVER OF 5.8.1 & 6.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG THE BUSH FARM ROAD FRONTAGE. (PREVIOUSLY GRANTED BY #10-13-95)
2. A WAIVER OF 5.8.1 & 6.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG OLD HENRY RD. FRONTAGE WHICH IS TO BE CONSTRUCTED UNDER KYTC PROJECT #JL040563084 001-002.

**DETENTION CALCULATIONS**

2.9/12 (0.75-0.23) (14.09) = 1.78 AC.FT.  
 -TRACT 1 VOLUME 1.36 AC.FT.  
 -TRACT 2 VOLUME 0.41 AC.FT.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

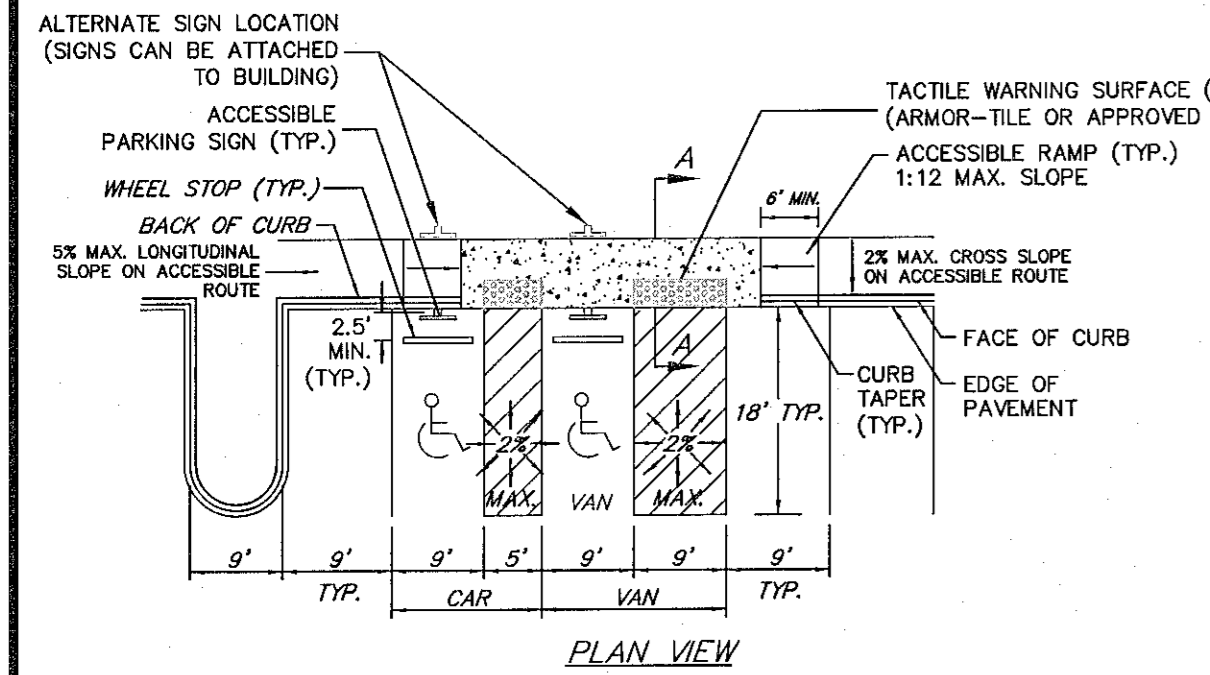
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED 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.

**VARIANCE REQUEST:**

1. A VARIANCE OF 5.3.1.C.4 (TABLE 5.3.1) OF THE LDC TO ALLOW THE PROPOSED BUILDING HEIGHT TO EXCEED 35'.



TYPICAL ACCESSIBLE PARKING SPACES  
NO SCALE

RECEIVED  
JUL 31 2015  
PLANNING & DESIGN SERVICES

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

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 Utility Consulting · Property Management  
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 CAMERON GENERAL CONTRACTORS  
 8040 EIGER DRIVE  
 LINCOLN, NE 68516

OWNER  
 LF LAND COMPANY LLC  
 600 N. HURSTBOURNE PKY. STE. 300  
 LOUISVILLE, KY 40222

REVISED DETAILED DISTRICT  
 DEVELOPMENT & VARIANCE PLAN  
**BUSH FARM RETIREMENT COMMUNITY**  
 2400 ARNOLD PALMER BLVD  
 LOUISVILLE, KENTUCKY 40245  
 TAX BLOCK: 16 LOT: 93; D.B. 9381 PG. 857

4/27/15	PER AGENCY COMMENTS
4/27/15	UPDATED GARAGE FOOTPRINT
5/7/15	CORRECTED SIDEWALK & LABELS
5/7/15	SIDEWALK WAIVER, ENTRANCE & CONNECTION
6/2/15	UPDATE MPN NOTE & ENTRANCE SIGNS
7/20/15	VARIANCE & BUSH FARM RD. IMPROVEMENTS

Vertical Scale: N/A  
 Horizontal Scale: 1"=60'  
 Date: 3/16/15  
 Job Number: 3246  
 Sheet: 1  
 of 1

15VARIANCE1057