

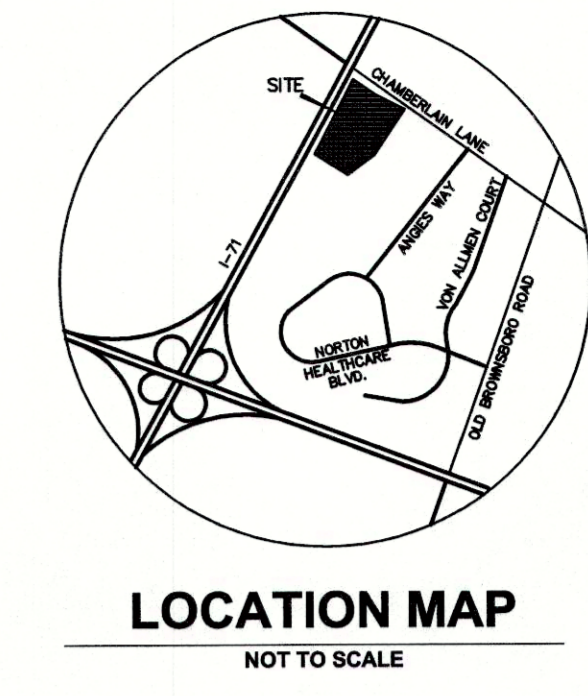
- R-4/N CHARLES N & SHARON A MILES  
5214 TELFORD LN  
LOUISVILLE, KY 40241-5210  
D.B. 9150 PG. 0381
- R-4/N GLEN E & SALLY M MOCKE  
5208 TELFORD LN  
LOUISVILLE, KY 40241-5210  
D.B. 7741 PG. 0289
- R-4/N MARY JO ADREE  
5208 TELFORD LN  
LOUISVILLE, KY 40241-5210  
D.B. 7707 PG. 0763
- R-4/N MARIAN LENTY FORD  
5200 TELFORD LN  
LOUISVILLE, KY 40241-5210  
D.B. 7702 PG. 0288
- R-4/N DOROTHEA S MULLER  
5114 TELFORD LN  
LOUISVILLE, KY 40241-5208  
D.B. 8190 PG. 0291
- R-4/N MARY LINDA OESHEM  
5114 TELFORD LN  
LOUISVILLE, KY 40241-5208  
D.B. 7675 PG. 0748
- R-4/N EUGENE A & CAROL M DAY  
5108 TELFORD LN  
LOUISVILLE, KY 40241-5208  
D.B. 7754 PG. 0282
- R-4/N LAWRENCE J & JOYCE J DAUENHAUER  
5108 TELFORD LN  
LOUISVILLE, KY 40241-5208  
D.B. 7681 PG. 0847
- R-4/N THE HINDS LIVING TRUST  
5100 TELFORD LN  
LOUISVILLE, KY 40241-5208  
D.B. 8012 PG. 0450
- R-4/N COBBLESTONE HOMEOWNERS ASSOCIATION  
7420 MONTGOMERY RD  
OHMSVILLE, OH 45236  
D.B. 7692 PG. 0807

**GENERAL NOTES**

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTATION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. THE BUILDING LOCATION COMPLIES WITH THE SECTION 4.2.39.A REQUIREMENTS "ALL BUILDINGS SHALL BE LOCATED 30 FT FROM ANY PROPERTY LINE."
6. 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.
7. ALL CONCRETE USED FOR CURB, GUTTER, AND SIDEWALK WITHIN CHAMBERLAIN RIGHT-OF-WAY SHALL BE THE METRO OLD LOUISVILLE CONCRETE MIX.
8. ALL PLANT MATERIALS SHALL BE NATIVE WHEN POSSIBLE.
9. THERE WILL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
10. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
11. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, 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.
12. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
13. 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.
14. 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.
15. DUMPSTER AREA TO BE SCREENED PER LDC REQUIREMENTS.

**MSD NOTES**

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION AND SUBJECT TO APPLICABLE FEES. FLOW WILL BE TREATED AT HITE CREEK TREATMENT PLANT.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0008 E DATED DECEMBER 5, 2006.
3. 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.
4. EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
5. THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
6. 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.
7. A DOWNSTREAM FACILITIES CAPACITY REQUEST WAS APPROVED MAY 22, 2014 BY MSD.
8. 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.
9. 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.
10. SILT CHECKS INSTALLED IN PROPOSED DRAINAGE SWALES AS REQUIRED BY MSD.
11. AN MSD DRAINAGE BOND WILL BE REQUIRED.
12. 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.
13. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
14. 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.
15. 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.
16. 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.
17. ANY DEVIATIONS FROM THE GENERAL KYRID PERMIT, INCLUDING STEAM BUFFER REQUIREMENTS WILL REQUIRE KDOV APPROVAL.
18. ACCE 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	= LOT 1
LOT 2	= NURSING HOME
TOTAL BUILDING AREA	= OPEN SPACE
F.A.R.	= 62,000
BUILDING HEIGHT	= 0.38 (4.0 MAX ALLOWED)
NO. OF ROOMS	= 4 STORIES (150' MAX ALLOWED)
PARKING REQUIRED	= 114 ROOMS
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	= 246 SP
	= 175 SPACES
	= (6 HC SP INCLUDED)
BIKE PARKING PROVIDED	= 2 SHORT TERM
INTERNAL LANDSCAPE AREA PROVIDED	= 80,172 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 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% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (43,299 S.F.)

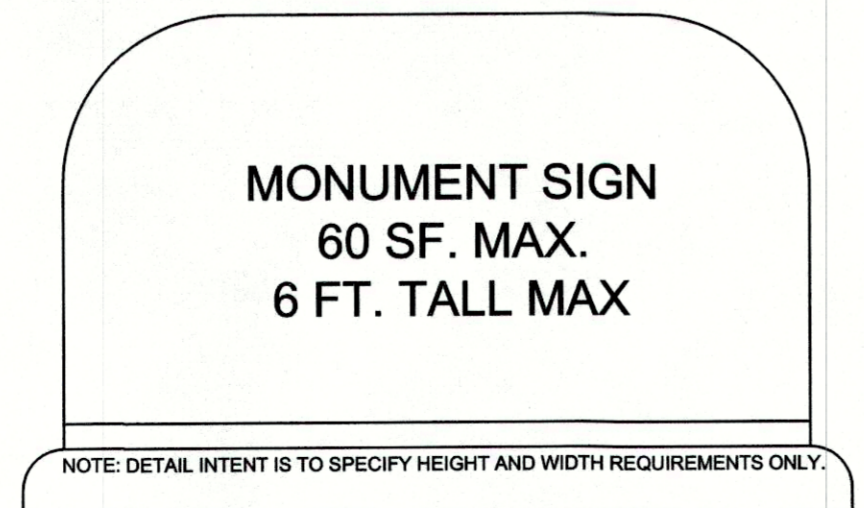
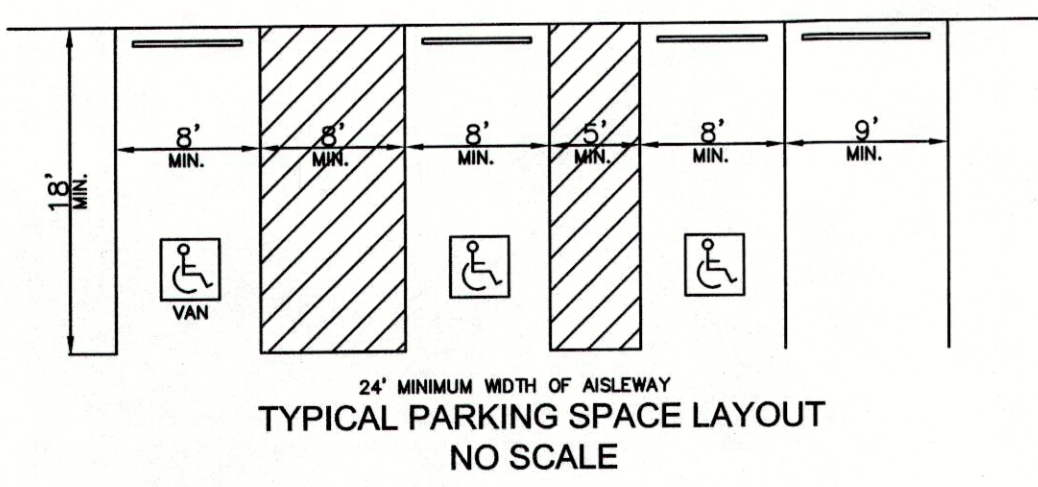
**BASIN VOLUME COMPARISON**

EXISTING BASIN VOLUMES	
1. **CHAMBERLAIN LANE TRANSITIONAL CARE BASIN	0.69 AC-FI
2. OLD BROWNSBORO CROSSING BASIN	11.50 AC-FI
3. KOSAIR BASIN	2.29 AC-FI
TOTAL	14.48 AC-FI

THE EXISTING BASINS LISTED ABOVE WILL BE CONSOLIDATED INTO ONE LARGER BASIN LOCATED ON LOT 2.

PROPOSED REGIONAL BASIN VOLUME	19.14 AC-FI
TOTAL BASIN VOLUME INCREASE	4.66 ACRES

\*\*NOTE: THE VALUES FOR THE CHAMBERLAIN LANE TRANSITIONAL CARE BASIN DO NOT CURRENTLY EXIST BUT WILL BE AN EXISTING ATTRIBUTE AT THE TIME OF THE PROPOSED DEVELOPMENT CONCERNED IN THIS PLAN.



MONUMENT SIGN DETAIL (NOT TO SCALE)

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

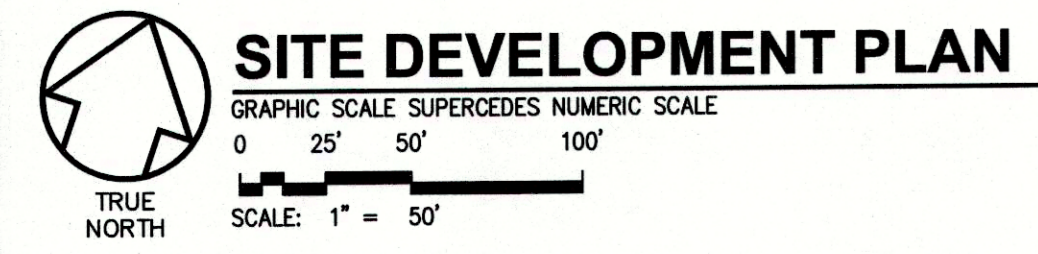
BY: Amy Nohlet  
DATE: 9-28-16  
LOUISVILLE, JEFFERSON COUNTY METRO PUBLIC WORKS

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

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

PRELIMINARY APPROVAL  
Condition of Approval:  
  
Tanya Kelly 9-28-16  
Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED  
SEP 28 2016  
PLANNING & DESIGN SERVICES



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

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

**BTM Engineering, Inc.**  
Consulting Engineers, Architects & Surveyors  
Serving the Bluegrass and Beyond!  
3000 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 459-8402 (502) 459-8427 Fax  
www.btmeng.com

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

BTM PROJECT NO.: 100291  
SITE INFORMATION:  
114X BLDG 3712 LOTS 0001, 0011, 0014  
8400 CHAMBERLAIN LANE  
LOUISVILLE, KY 40220  
DEED BOOK 6254 PAGE 896

OWNER:  
MAMAHAN GROUP VENTURES  
114X BLDG 3712 LOTS 0001, 0011, 0014  
LOUISVILLE, KY 40220

DRAWN BY: PMB  
CHECKED BY: CRB  
DATE: 2-08-16  
DRAWING: 100291-RDDP-KINDRED  
SCALE: 1" = 50'  
SHEET: 1.00

NOT FOR CONSTRUCTION