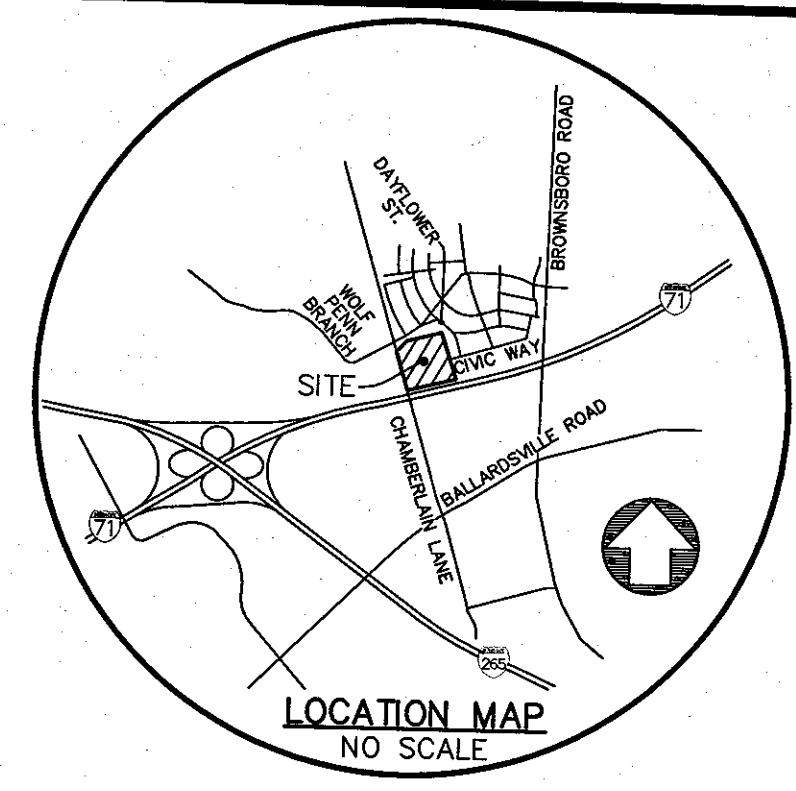


LEGEND:

- 660 --- EXISTING CONTOUR
- - - - - EXISTING FENCE
- - - - - EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- SB PROPOSED SEDIMENT BASIN
- SF PROPOSED STORM (CONCEPT)
- SF PROPOSED SILT FENCE
- SF PROPOSED SANITARY (CONCEPT)
- SF PROPOSED DITCH
- PROPOSED FLOW ARROW
- L.A. PROPOSED TOPA
- L.A. PROPOSED INTERIOR LANDSCAPE AREA
- LBA LANDSCAPE BUFFER AREA



GENERAL NOTES:

1. 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.
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. PREVENTIVE ROOT PROTECTION OF TREES TO BE PRESERVED 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 WORTHINGTON FIRE DISTRICT.
5. ALL LUMINARIES 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 GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAY'S PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO CONFORM WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 6' WIDE MINIMUM.
10. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ASSUANCE OF BUILDING PERMIT.
11. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. THE PROPOSED LANDSCAPE AND STREET PLANTINGS FOR THIS DEVELOPMENT SHALL UTILIZE NORTON COMMONS LANDSCAPE PLANT PALETTE/MATERIALS.

MSD NOTES:

1. 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.
2. 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.
3. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCE CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING.
5. AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. NO STORM RUNOFF FROM PROPOSED DEVELOPMENT SHALL BE TAKEN TO THE EXISTING ON-SITE RETENTION BASIN.
7. 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:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. 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.
6. 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.
7. THE MINIMUM GRADE OF ALL PUBLIC STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. SIDEWALK SHALL BE PROVIDED FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. EXCEPT SOUTH OF PROPERTY ENTRANCE ON CHAMBERLAIN LANE FOR WHICH THE FEE IN-LIEU OF OPTION IS BEING USED. (SEE NOTE #14 BELOW).
11. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
12. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
13. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
14. CONSTRUCTION FEES, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
15. 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 SIDEWALK CONSTRUCTION NORTH OF THIS DEVELOPMENT'S PROPERTY ALONG CHAMBERLAIN LANE. ANY ADDITIONAL SIDEWALK CONSTRUCTION ON THE WEST SIDE OF CHAMBERLAIN LANE OPPOSITE THIS DEVELOPMENT, INCLUDING 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 |
| PROPOSED LAND USE | HOME FOR THE INFIRMED/AGED |
| TOTAL LAND AREA | 14.82± AC. |
| TOTAL NO. OF UNITS | 168 UNITS |
| BUILDING HEIGHT | 35' |
| FLOOR AREA RATIO | 0.35 |
| PARKING REQUIRED | |
| PER UNIT (MIN 0.5 - MAX 1.5/ PER UNIT) | 84-252 SPACES |
| PER EMPLOYEE (MIN 0.5 - MAX 1/ EMP.) | 22-44 SPACES |
| TOTAL | 106-296 SPACES |
| TOTAL PARKING PROPOSED (INCLUDES 36 GARAGES AND 10 HDOP) | 195 SPACES |

DETENTION CALCULATIONS

2.9/12 (0.83-0.35) (15.06 ACRES) = 1.75 AC.FT.
 WATER QUALITY VOLUME: 7.84 AC/0.6" = 0.39 AC.FT.

TREE CANOPY DATA:

| | |
|---|---------------------|
| GROSS SITE AREA | 656,014± S.F. |
| TREE CANOPY CATEGORY | CLASS C |
| EXISTING TREE CANOPY | 62,740± S.F. (10%) |
| EX. TREE CANOPY TO BE PRESERVED | 18,438± S.F. (3%) |
| TOTAL TREE CANOPY REQUIRED | 118,740± S.F. (18%) |
| TREE CANOPY TO BE PLANTED | 100,302± S.F. (15%) |
| 93 TYPE A TREES @ 1 3/4" CAL (720 S.F. CREDIT EACH) | 66,960± S.F. |
| 30 TYPE B TREES @ 1 3/4" CAL (432 S.F. CREDIT EACH) | 12,960± S.F. |
| TOTAL TREE CANOPY PROVIDED | 118,660± S.F. (18%) |

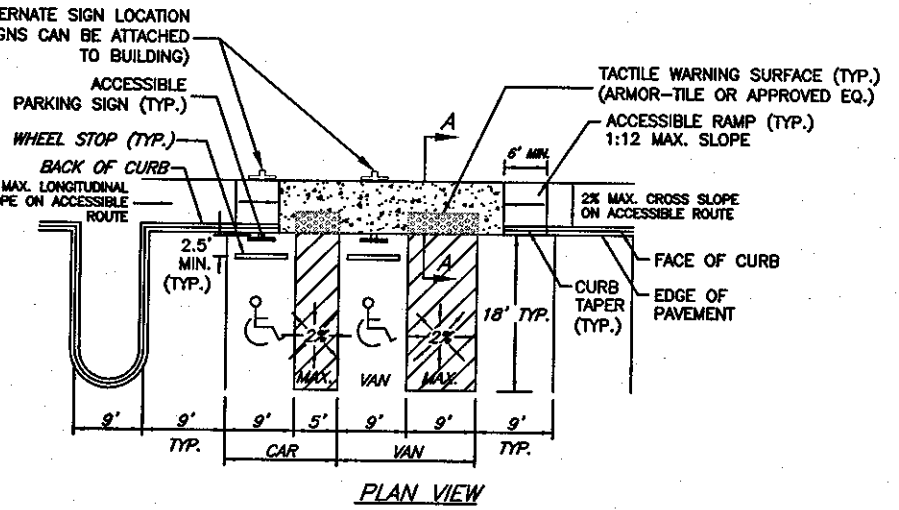
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY THE LOCAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

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, 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 THROUGHOUT 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 CONSTRAINED BY 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.L.A. | 112,168 ±S.F. |
| I.L.A. REQUIRED (7.5 X VUA) | 8,412 ±S.F. |
| I.L.A. PROVIDED | 8,555 ±S.F. |



CONDITIONAL USE PLAN

CHAMBERLAIN SENIOR CARE

5217 CHAMBERLAIN LANE
PROSPECT, KY 40059
TAX BLOCK W006, LOTS 26 & 53
D.B. 8749, PG. 992

OWNER
CHAMBERLAIN, LLC

DEVELOPER
CHAMBERLAIN SENIOR CARE, LLC
4901 HUNT ROAD, SUITE 300
CINCINNATI, OH

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
Phone: (502) 482-1232 Fax: (502) 482-1232 Website: mindelusa.com

MSA

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PLANNING & DESIGN SERVICES

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 1/27/15
Job Number: 2966
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GRAPHIC SCALE 1"=60'
0 15 30 60 120

CASE # 15CUP1012
PREV. CASE # 15792
MSD WM # 10419