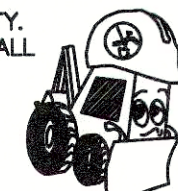


THE EXISTING FEATURES, UNDERLYING TOPOGRAPHY, SITE BOUNDARY AND EASEMENT DATA, ETC SHOWN ON THIS PLAN SHEET ARE PROVIDED BY OTHERS, CHRIS SCHIPPER ENGINEERING MAKES NO REPRESENTATION TO THE ACCURACY OF THAT BASELINE DATA. THEREFORE, THE CONTRACTOR SHALL VERIFY THAT EXISTING FEATURES ARE AS SHOWN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SUBURBAN DESIGN GROUP PRIOR TO STARTING CONSTRUCTION.

UTILITY NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK BEING DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.



CALL 2 WORKING DAYS BEFORE YOU DIG!!!
1-800-752-6007

PROJECT DATA

EXISTING FORM DISTRICT / ZONING ----- N / R-4
PROP. FORM DISTRICT / ZONING ----- N / R-4
EXISTING LAND USE ----- HEALTH CARE CAMPUS
PROP. LAND USE ----- (NURSING HOME AND HOME FOR THE INFIRMED OR AGED)
TOTAL LAND AREA ----- 223,027 S.F. / 5.12 AC.
BUILDING SIZE ----- EXISTING 49,107± S.F. PROPOSED 54,137± 10% INCREASE
BUILDING HEIGHT ----- 25±
NUMBER OF BEDS ----- EXISTING 67 BEDS PROPOSED 82 BEDS
FLOOR AREA RATIO ----- 0.24 (1.0 MAX.)
FIRE PROTECTION DISTRICT ----- JEFFERSONTOWN
METRO COUNCIL DISTRICT ----- 20

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: _____

DATE: 8/13/17

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PARKING DATA

MAX. NUMBER OF EMPLOYEES PER SHIFT ----- 20
MIN. PARKING REQUIRED ----- 51 SPACES
(0.5 SP. * 82 D.U. + 0.5 SP. * 20 EMPLOYEE LARGEST SHIFT)
MAX. PARKING ALLOWED ----- 143 SPACES
(1.5 SP. * 82 D.U. + 1 SP. * 20 EMPLOYEE LARGEST SHIFT)
PARKING PROVIDED (ONSITE) ----- 97 SPACES INCLUDING 4 H.C. SPACES
BICYCLE PARKING PROVIDED ----- NONE

LANDSCAPE DATA

EXISTING VEHICLE USE AREA (VUA) ----- 76,664± S.F.
PROPOSED VEHICLE USE AREA (VUA) ----- 74,887± S.F.
REQ. INTERIOR LANDSCAPE AREA (ILA) ----- 5,616 S.F. (7.5% MIN.)
PROVIDED INTERIOR LANDSCAPE AREA (ILA) ----- 7,216 S.F. (9.6%)

TREE CANOPY DATA:

GROSS SITE AREA ----- 223,027 S.F. / 5.12 AC.
TREE CANOPY CATEGORY ----- CLASS C
EXISTING TREE CANOPY ----- 35,000 S.F. (15.6%)
EXISTING TREE CANOPY TO BE PRESERVED ----- 30,000 S.F. (13.5%)
TOTAL TREE CANOPY REQUIRED ----- 35,885 S.F. (16%)
TREE CANOPY TO BE PLANTED ----- 5,780 S.F. (2.6%)
4 TYPE 'A' TREES @ 1 3/4" CAL. ----- 5,780 S.F.
(720 S.F. CREDIT EACH)
TOTAL TREE CANOPY PROVIDED ----- 35,760 S.F. (16.1%)

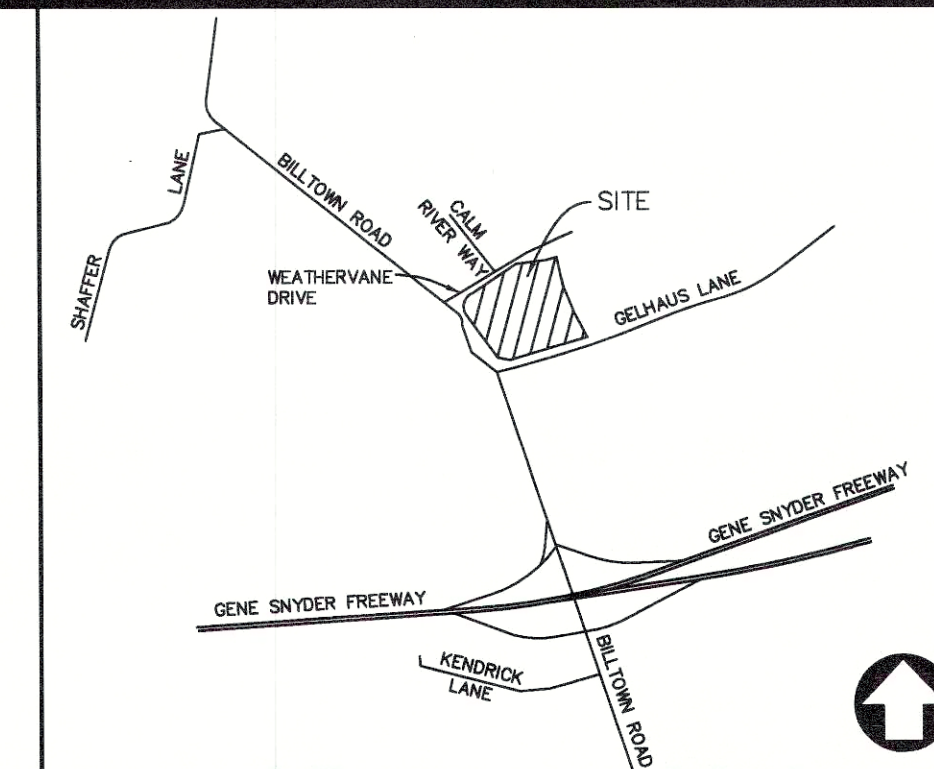
STORM WATER RUN-OFF CALCULATIONS:

TOTAL SITE AREA = 5.12 AC. (223,027 S.F.)
EXISTING IMPERVIOUS SURFACE = 3.19 AC. (138,855 S.F.)
PROPOSED IMPERVIOUS SURFACE = 3.28 AC. (142,099 S.F.)
PROPOSED PERVIOUS SURFACE = 1.86 AC. (80,928 S.F.)
X= CRA/12 FOR 1 HOUR 100 YEAR STORM
= (0.72-0.71)/(2.9)(5.12)/12
= 0.01 ACRE-FOOT
= 0.01 ACRE-FOOT * 43560 FT/ACRE * \$0.50
= \$280 RFF
DETENTION PROVIDED IN EXISTING DEVELOPMENT

SITE DESCRIPTION:

ACCORDING TO THE USDA WEB SOIL SURVEY, THE SITE CONSISTS OF Urban land-Affix Udaerents complex,

AREA OF DISTURBANCE: 0.53 ACRES



LOCATION MAP

NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTE
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC 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.

WAIVER/VARIANCE REQUEST(S)

WAIVER OF LDC CHAPTER 6 TABLE 6.2.1 TO ALLOW A REDUCTION OF THE RIGHT OF WAY FROM THE CENTER LINE FROM 65' TO 50'

LEGEND:

- EX. CONTOUR
- EX. TREE LINE
- EX. RAIL ROAD TRACK
- EX. WATER LINE
- EX. WATER METER
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. UTILITY POLE/GUY WIRE
- EX. OVERHEAD ELECTRIC
- EX. LIGHTPOLE
- EX. FENCE
- EX. OVERHEAD TELEPHONE
- EX. GAS LINE
- EX. SANITARY SEWER / MANHOLE
- EX. CATCH BASIN W/ PIPE
- EX. DITCH / CREEK
- EDGE OF PAVEMENT
- BACK OF CURB
- PROP. DITCH / DETENTION BASIN
- PROP. HEADWALL, CATCH BASIN / YARD DRAIN W/ PIPE
- PROP. HDML / C.B. / Y.D. & PIPE DENOTES THRU DRAINAGE
- DRAINAGE FLOW ARROW
- PROP. HANDICAP PARKING SYMBOL
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROP. SANITARY LINE / MANHOLE
- PROPOSED CONCRETE
- EX. P.W.T., CURB, WALK TO BE REMOVED

RECEIVED
JUL 31 2017
DESIGN SERVICES

MSD NOTES

- WASTEWATER:
MSD SANITARY SEWERS AVAILABLE BY EXISTING PSC, SEWAGE TO BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION:
STORM WATER TO BE DIRECTED TO PROPOSED STORM STRUCTURES ON THE SITE AND CONNECTED WITH THE DITCH ALONG WESTPORT ROAD (DEPICTED BY FLOW ARROWS), ON-SITE DETENTION PROVIDED WITHIN THE DEVELOPMENT. NEWLY CONSTRUCTED 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'S 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, (21111C00098E)
- PROPOSED DETENTION BASINS AND THRU DRAINAGE SYSTEMS AND OUTLET SYSTEMS WILL BE PLACED IN A DEDICATED MSD SANITARY SEWER AND DRAINAGE EASEMENT PRIOR TO CONSTRUCTION APPROVAL.

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.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES OR SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS
- ALL EXISTING AND PROPOSED SIDEWALKS & 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.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.

SITE PLAN NOTES

- ALL PAVEMENT WIDTH DIMENSIONS ARE FROM THE FACE OF CURB/ EDGE OF PAVEMENT UNLESS NOTED.
- SAW CUT EXISTING PAVEMENT TO CREATE A SMOOTH UNDAMAGED EDGE AGAINST WHICH NEW PAVEMENT SHALL BE CONSTRUCTED.
- ALL UN-LABELED RADII 4.5'

- LIGHT DUTY BITUMINOUS PAVING FOR PARKING LOT / ACCESS DRIVES (SEE DETAIL SHT.)
1-1/2"~ ASPHALT SURFACE over
3" ASPHALT BASE over
4" DENSE GRADED AGGREGATE BASE over
4" KY NO. 3 STONE COMPACTED TO 95% STD PROCTOR

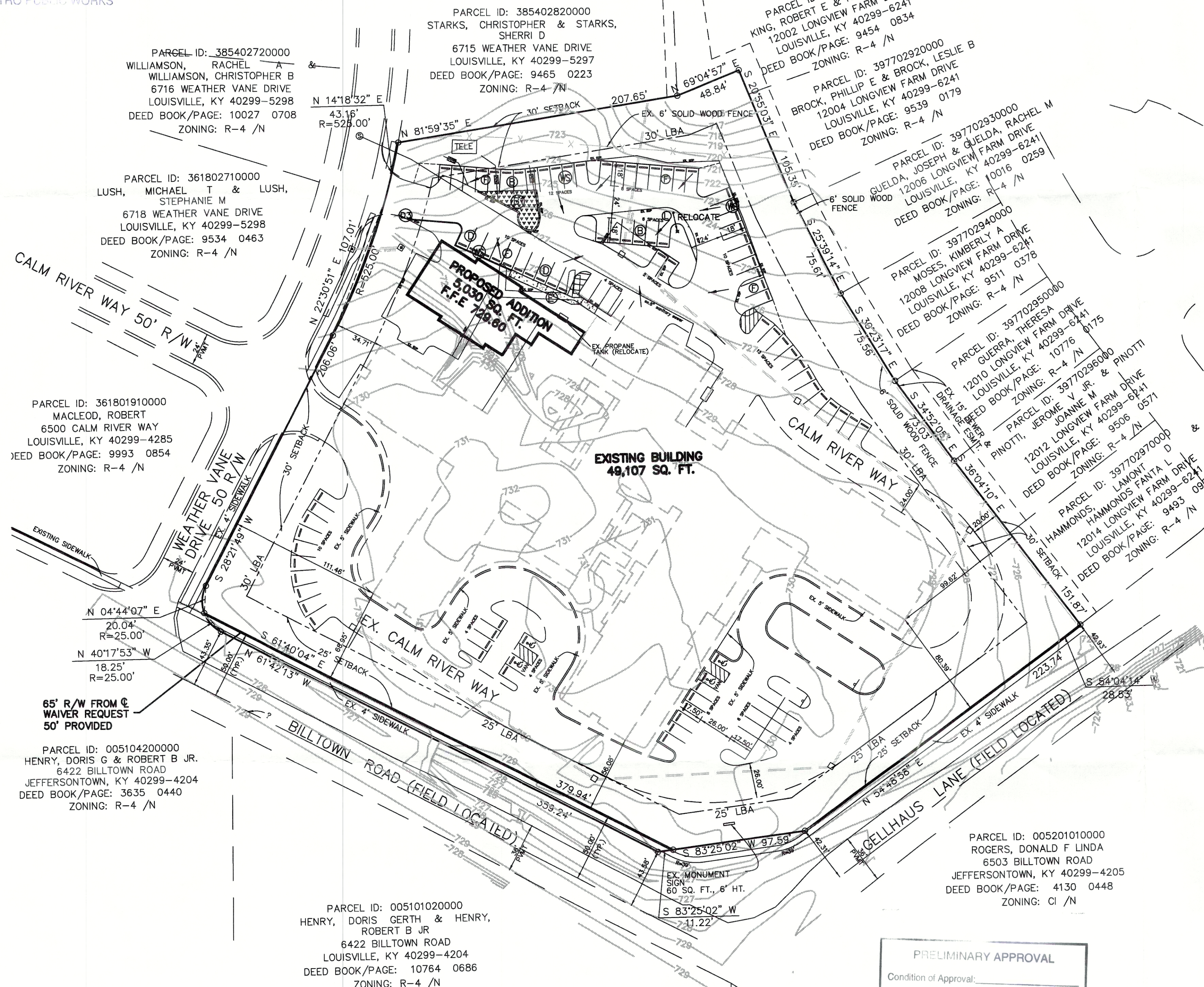
- HEAVY DUTY BITUMINOUS PAVING FOR PARKING LOT / ACCESS DRIVES (SEE DETAIL SHT.)
1-1/2"~ ASPHALT SURFACE over
3" ASPHALT BASE over
4" DENSE GRADED AGGREGATE BASE over
6" KY NO. 3 STONE COMPACTED TO 95% STD PROCTOR

- MEDIAN CURB (SEE DETAIL SHT.)
- 2' CURB TAPER (SEE DETAIL SHT.)
- TIE INTO EX CURB
- 5" THICK x 4.5' CONCRETE SIDEWALK (SEE DETAIL SHT.)

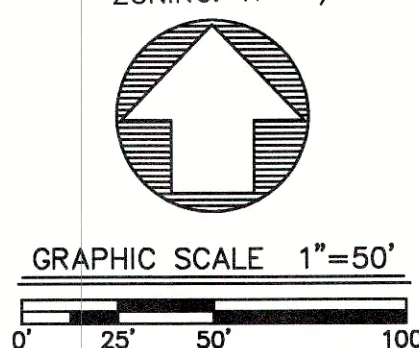
- 9' x 18' @ 90° ACCESSIBLE PARKING SPACE MARKED WITH 4" WIDE WHITE PAINT STRIPE
- 9' x 18' @ 90° ACCESSIBLE PARKING SPACE MARKED WITH BLUE PAINT HANDICAP GRAPHIC AND 4" WIDE BLUE PAINT STRIPE W/6" WHEEL STOP WITH 4" BLUE PAINT STRIPE

- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SIGN w/VAN ACCESSIBLE PLACARD
- LIGHT POLE (SEE DETAIL SHT.)

- WHEEL STOPS - RubberForm Recycled Products # SRF-PWS38Y1W
4" H x 6" W x 72" L - with Blue strips

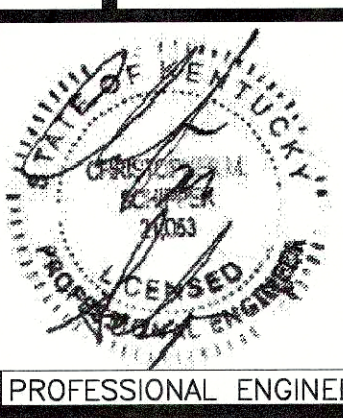


PARCEL ID: 005101020000
HENRY, DORIS G & HENRY,
ROBERT B JR
6422 BILLTOWN ROAD
LOUISVILLE, KY 40299-4204
DEED BOOK/PAGE: 10764 0686
ZONING: R-4 /N



PRELIMINARY APPROVAL
Condition of Approval: _____
Date: 8-9-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PARCEL ID: 005200860000
GLENN D HAMMONS REVOCABLE TRUST
FUND
310 N. MAIN ST.



PROJECT
GLEN RIDGE HEALTHCARE CAMPUS
EXPANSION
6415 CALM RIVER WAY
LOUISVILLE, KY 40299
T.B. 52, LOT 101 DB. 9610 PG. 53

MODIFIED CONDITIONAL USE
PERMIT

DATE
6/10/17
SHEET NO.
DV.01
OF
DV.01