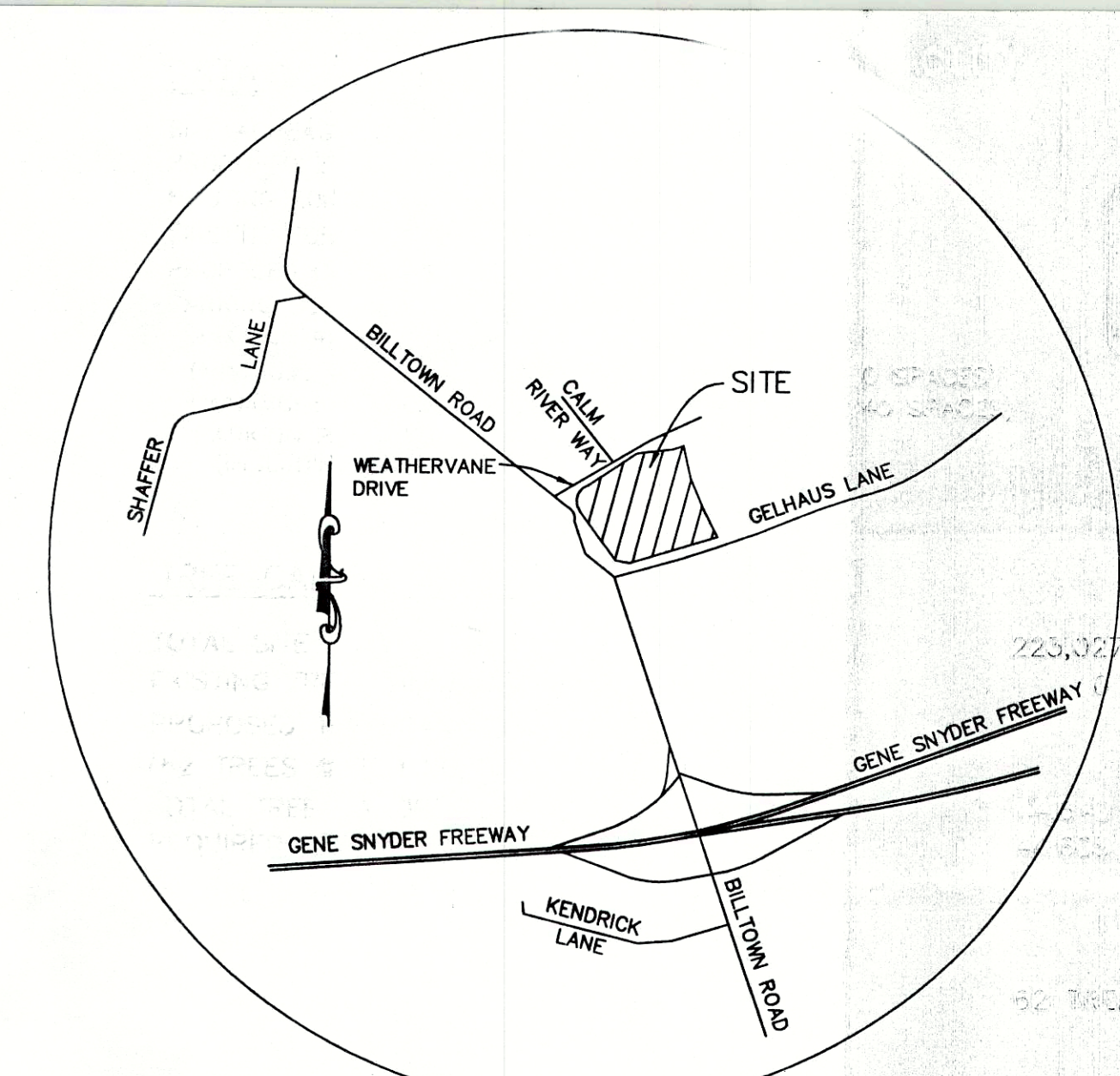


TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 ☐ 3 ☐ 4 ☒
CONDITIONS:
BY: *[Signature]*
DATE: 1/16/08



LOCATION MAP
NO SCALE

GENERAL NOTES

- MSD WM #8689
- DRAINAGE PATTERN DEPICTED BY 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 M.S.D. REQUIREMENTS.
- SANITARY SEWERS ARE BY LATERAL EXTENSION CONTRACT
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS FOR ALL WORK WITHIN THE RIGHT-OF-WAYS.

DATA

SITE ACREAGE: 5.12 AC.
PROPOSED ZONING: R-4
EXISTING ZONING: R-4
EXISTING FORM DISTRICT: NEIGHBORHOOD
PROPOSED USE: ASSISTED LIVING FACILITY
PARKING SUMMARY:
PARKING REQUIRED (MIN.-MAX.) 50-140 SPACES
(MINIMUM: 80 BEDS X 0.5 + 20 EMPLOYEES/2 = 50 SPACES)
(MAXIMUM: 80 BEDS X 1.5 + 20 EMPLOYEES/1 = 140 SPACES)
PARKING PROVIDED 101 SPACES
(INCLUDING 4 H.C. SPACES)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	223,027 SQ. FT.
EXISTING TREE CANOPY TO REMAIN (0%)	0 SQ. FT.
PROPOSED TREE CANOPY (SEE BELOW) (62 TREES @ 720 SQ. FT. EACH)	44,640 SQ. FT.
TOTAL TREE CANOPY PROVIDED (20%)	44,605 SQ. FT.
REQUIRED TREE CANOPY (20%)	44,605 SQ. FT.

TREE CALCULATIONS

ADDITIONAL TREES REQUIRED (MIN.) (62 TYPE A TREES @ 1 3/4" CAL.)	62 TREES
---	----------

EXISTING LANDSCAPE REQUIREMENTS

V.U.A. (SQ. FT.)	76,664 SQ. FT.
7.5% REQUIREMENT	5,750 SQ. FT.
I.L.A. PROVIDED	11,663 SQ. FT.

SILT SACK NOTE

DRAINAGE INLETS SHALL BE PROTECTED WITH SILT SACK INLET PROTECTION OR SHALL BE INTENTIONALLY INSTALLED 1-FOOT ABOVE FINISH GRADE TO FACILITATE PONDING AROUND THE INLETS AND TO PREVENT SEDIMENT LADEN FLOW FROM ENTERING THE DRAINAGE SYSTEM.

RECEIVED

JAN 04 2007

PLANNING &
DESIGN SERVICES

REVISED CONDITIONAL USE PLAN

TAX BLOCK 51, LOT 675
BILLOW ROAD ASSISTED LIVING FACILITY
6415 CALM RIVER WAY
LOUISVILLE, KENTUCKY 40299

OWNER/DEVELOPER
G & L PARTNERSHIP LP
804 7TH STREET
TELL CITY, INDIANA 47586

Scale: 1"=40'
Date: 1/1/08
Rev: 10/13/08
Rev: 1/4/07

File: 2375-DDP
1
Sheets in Set: 1

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

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.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADS. SOILS 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 THROUGH THE USE OF SILT FENCING.

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

WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

EMIL & SOPHIA G. GERTH
6422 BILLOW ROAD
JEFFERSTOWN, KENTUCKY 40299
D.B. 4286 PG. 124

GRAPHIC SCALE
0 10 20 40 80



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271