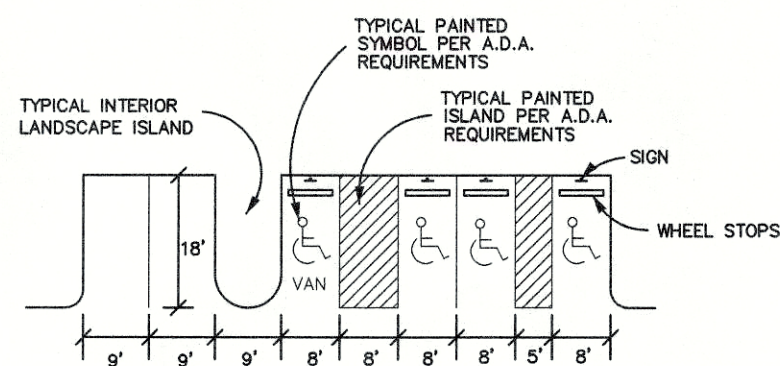


MODIFIED CONDITIONAL USE PERMIT CATEGORY 3 DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 25' 50' 100'
SCALE: 1" = 50'



TYPICAL PARKING DETAIL
NO SCALE

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS B

SITE AREA	694,346 S.F.
EX. TREE CANOPY ON SITE	159,669 S.F. (23%)
EX. TREE CANOPY TO BE PRESERVED	116,153 S.F. (16.7%)
TREE CANOPY REQUIRED	69,436 S.F. (10%)
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.

LANDSCAPE REQUIREMENTS

EXISTING V.U.A.	87,005 SQ.FT.
EXISTING I.L.A.	5,568 SQ.FT.
PROPOSED V.U.A.	131,906 SQ.FT.
7.5% I.L.A. REQUIRED	9,893 SQ.FT.
I.L.A. PROVIDED	13,893 SQ.FT.

GENERAL NOTES

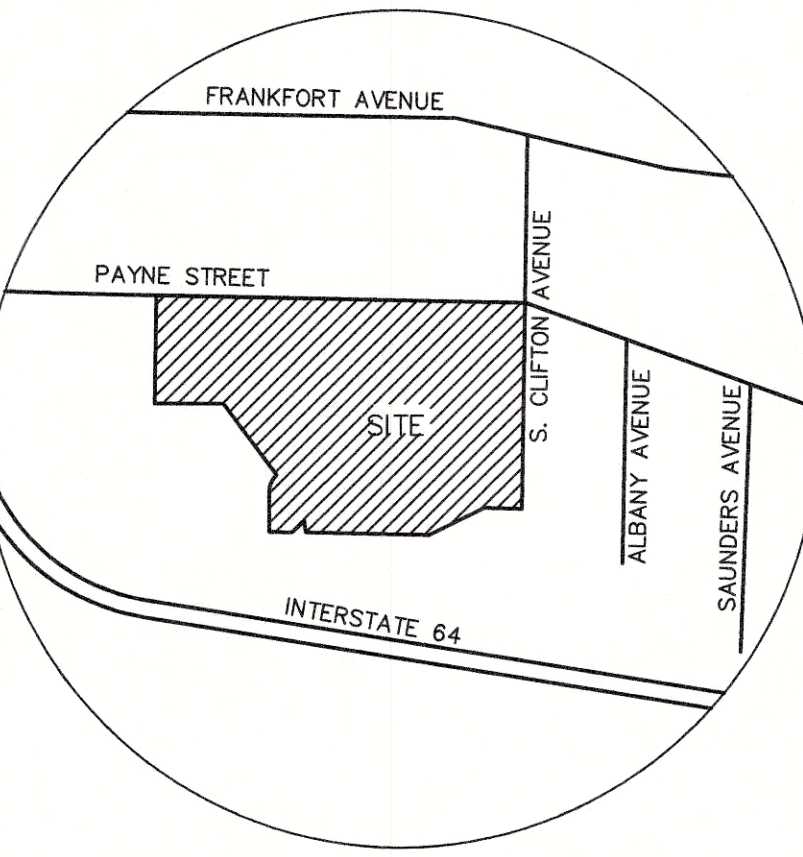
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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 PRE THE PLAN AND MSD STANDARDS.
- 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY BTM ENGINEERING, INC.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- SANITARY SEWERS TO BE PROVIDED BY CONNECTION.

LEGEND

- EXISTING FENCE
- EX. SANITARY SEWER
- EX. SAN. SEWER MANHOLE
- EXISTING CONTOUR LINE
- CENTERLINE
- DRAINAGE FLOW
- EX. DITCH LINE
- PROP. STORM LINE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. WATER LINE
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. STORM MANHOLE
- EX. SIGN
- FIRE HYDRANT
- GUY WIRE
- EX. STORM LINE
- EX. TREE LINE
- PROP. TREE LINE

CASE# 19
19

RELATED CASES:
B-125-81, B-41-95
B-114-99, B-293-99
MSD WM #XXXX



LOCATION MAP

NOT TO SCALE

SITE DATA

TOTAL SITE AREA	15.94 ACRES (694,346.4 SQ.FT.)
EXISTING ZONING	R-6 w/C.U.P.
EXISTING FORM DISTRICT	TNFD
EXISTING USE	SENIOR LIVING CENTER
EXISTING BUILDING AREA	226,931 SQ.FT.
NUMBER OF EXISTING BEDS	90
NUMBER OF EMPLOYEES MAX. SHIFT	45
EXISTING F.A.R.	0.33
PROPOSED BUILDING AREA	306,600 SQ.FT.
NUMBER OF PROPOSED BEDS	192
NUMBER OF PROPOSED EMPLOYEES MAX. SHIFT	65
PROPOSED F.A.R.	0.44
MAXIMUM BUILDING HEIGHT	45'
FRONT YARD SETBACK	15'
STREET SIDE YARD SETBACK	15'
SIDE YARD SETBACK	3'
REAR YARD SETBACK	20'

PARKING CALCULATIONS

EX. INDEPENDENT LIVING	100 BEDS & 4 EMPLOYEES MAX. SHIFT	52 SPACES
MINIMUM REQUIRED	0.5 SP./BED	50 SPACES
MAXIMUM ALLOWED	1 SP./2 EMPLOYEES	2 SPACES
EX. ASSISTED LIVING & NURSING FACILITY	90 BEDS & 45 EMPLOYEES MAX. SHIFT	104 SPACES
MINIMUM REQUIRED	1 SP./BED	100 SPACES
MAXIMUM ALLOWED	1 SP./EMPLOYEE	4 SPACES
EX. INDEPENDENT LIVING	100 BEDS & 4 EMPLOYEES MAX. SHIFT	68 SPACES
MINIMUM REQUIRED	0.5 SP./BED	45 SPACES
MAXIMUM ALLOWED	1 SP./2 EMPLOYEES	23 SPACES
EX. ASSISTED LIVING & NURSING FACILITY	90 BEDS & 45 EMPLOYEES MAX. SHIFT	180 SPACES
MINIMUM REQUIRED	1.5 SP./BED	135 SPACES
MAXIMUM ALLOWED	1 SP./EMPLOYEE	45 SPACES
PROPOSED ASSISTED LIVING FACILITY	102 DWELLING UNITS & 20 EMPLOYEES MAX. SHIFT	61 SPACES
MINIMUM REQUIRED	0.5 SP./D.U.	51 SPACES
MAXIMUM ALLOWED	1 SP./2 EMPLOYEES	10 SPACES
EX. INDEPENDENT LIVING	100 BEDS & 4 EMPLOYEES MAX. SHIFT	173 SPACES
MINIMUM REQUIRED	1.5 SP./D.U.	153 SPACES
MAXIMUM ALLOWED	1 SP./EMPLOYEE	20 SPACES
TOTAL REQUIRED PARKING	MINIMUM PARKING REQUIRED	181 SPACES
MAXIMUM PARKING ALLOWED	457 SPACES	
EXISTING PARKING PROVIDED (INC. 13 ACCESSIBLE SPACES)	116 SPACES	
PROPOSED PARKING PROVIDED (INC. 20 ACCESSIBLE SPACES)	262 SPACES	

MODIFIED C.U.P. AND CATEGORY 3 PLAN
NAZARETH HOME, INC.
2002-2118 PAYNE ST.
LOUISVILLE, KY 40206

TITLE: 5-24-19
DRAWN BY: DHS
CHECKED BY: CRB
DATE: 180210-MCUP
SCALE: 1" = 50'
SHEET: 1.00

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

FOR REVIEW ONLY

SIGNATURE

BTM PROJECT NO.: 180210
NAZARETH HOME, INC.
2002 NEWBURG ROAD
LOUISVILLE, KY 40206-1803

DEVELOPER: NAZARETH HOME, INC.
2002 NEWBURG ROAD
LOUISVILLE, KY 40206-1803

OWNER: NAZARETH HOME, INC.
2002 NEWBURG ROAD
LOUISVILLE, KY 40206-1803

TRACT 1 - 1.00 ACRES, 100 LOT 10
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TRACT 4 - 1.00 ACRES, 100 LOT 10
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