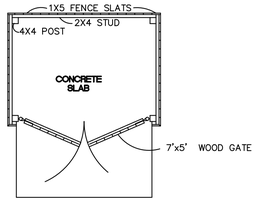
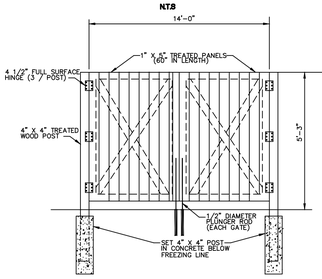
GENERAL NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
2. WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY ON-SITE SEPTIC TANK AND LATERAL FIELD.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMAS FIRM MAPPING 2111C0112F, ZONE X, DATED 2/26/2021.
4. ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10, SECTION 4.4.9.B.
7. ALL ROOFTOP EQUIPMENT SHALL BE CONCEALED BEHIND PARAPETS OR SCREENED FROM VIEW BY PEDESTRIANS.
8. PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
9. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
10. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
11. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
12. STREET TREES ARE REQUIRED.
13. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. THE FIRE DEPARTMENT CONNECTION SHALL BE ON THE NEW BUILDING, EASILY ACCESSIBLE BY A FIRE ENGINE AND MUST BE A 5-INCH STORZ CONNECTION.
15. A KNOX BOX WILL BE REQUIRED FOR AFTER-HOURS ACCESS.



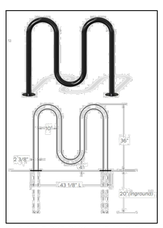
DUMPSTER SITE PLAN

NTS



DUMPSTER GATE DETAIL

N.T.S



WAVE STYLE BIKE RACK - HEAVY DUTY MODEL 543-1002 (PARKS 5 BIKES) THE PARK CATALOG AND FACILITIES (OR EQUIVALENT)

BICYCLE PARKING SPACE CALCULATIONS

REQUIRED;3 OR 1/50 EMPLOYEES=1

SEPTIC SYSTEM PRELIMINARY DESIGN

CRIDER SILT LOAM - SOIL GROUP II

FLOW QUANTITIES
RESIDENTIAL UNITS - 18 UNITS * 90 GPD = 1620 GPD
EMPLOYEES - 30 EMPLOYEES * 15 GPD = 450 GPD

SEPTIC TANK SIZE = 2070 GALLONS
SPECIFY 2-1000 GALLON NORWESCO LOW PROFILE SINGLE COMPARTMENT SEPTIC TANK OR EQUAL.

LATERAL FIELD
AREA = 2070 GALLONS * 0.70 = 1449 SQ. FT.
LENGTH = 2070 GALLONS * 0.72 = 1490 L.F.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	335,229 S.F.
EXISTING TREE CANOPY = 179,374 S.F.=	53.51%
MINIMUM TREE CANOPY TO BE PROTECTED (20%)=	35,867 S.F.
TOTAL TREE CANOPY REQUIRED	35.00% 117,330 S.F.
TREE CANOPY TO BE PROVIDED:	
PROPOSED TREE PROTECTION AREA =	95,297 S.F. (28.43%)
31 TYPE A TREES @ 1-1/2" TO LESS THAN 6" CAL. (1200 S.F. EACH)=	37,200 S.F. (11.10%)
TOTAL TREE CANOPY =	132,497 S.F. (39.52%)

STREET TREE NOTES

EXISTING STREET TREES WILL BE PRESERVED ALONG THE RIGHT-OF-WAY OF PENNSYLVANIA RUN ROAD.
5 ADDITIONAL STREET TREES WILL BE PLANTED ALONG THE RIGHT-OF-WAY WHERE EXISTING TREES ARE NON-EXISTENT. AT APPROXIMATELY 50 FEET INTERVALS. FINAL SPACING OF THESE TREES WILL BE BASED ON THE TOPOGRAPHY OF THE RIGHT-OF-WAYS.
STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.

KARST TERRAIN OBSERVATIONS:

A SITE OBSERVATION WAS CONDUCTED ON JANUARY 12, 2025 TO DETERMINE IF ANY KARST FEATURES WERE PRESENT ON THE SITE. THIS OBSERVATION DID NOT REVEAL ANY EVIDENCE THAT KARST FEATURES ARE ON THE SITE IN QUESTION.

Michael S. Evans, PE, PLS

DETENTION CALCULATIONS

S = Cm*R*A/12

PROPOSED IMPERVIOUS AREA = 57,708 S.F. @ Ci = 0.95
PROPOSED PERVIOUS AREA = 277,521 S.F. @ Ci = 0.25
R = 2.8 INCHES (1 HOUR - 100 YEAR RAINFALL)

S = (57708*0.95)+(277521*0.25)*2.8/12 = 28,981 C.F.

PRELIMINARY DETENTION VOLUME PROVIDED

ELEVATION	AREA
650	3,109
651	4,102
652	5,216
653	6,451
654	7,807
655	9,284
656	10,882

VOLUME= 46,851*

* BASIN WILL BE A SOURCE OF EARTHFILL

FIRE DEPARTMENT NOTES

1. A FIRE HYDRANT WILL BE REQUIRED FOR THE PROPERTY.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FERN CREEK FIRE AND EMS DISTRICT.
3. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: MAJOR JOSEPH ELSTONE, INFO@FERNCREEKFIRE.COM, 502.239.7075.
4. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 04.81).
5. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
6. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
7. REQUIREMENTS FOR THE SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
8. THE FIRE DEPARTMENT CONNECTION SHALL BE ON THE NEW BUILDING, EASILY ACCESSABLE BY A FIRE ENGINE AND MUST BE A 5-INCH STORZCONNECTION.
9. A KNOX BOX WILL BE REQUIRED FOR AFTER-HOURS ACCESS.
10. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARDS FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

NOTE: A SEPARATE LANDSCAPE PLAN APPLICATION IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.

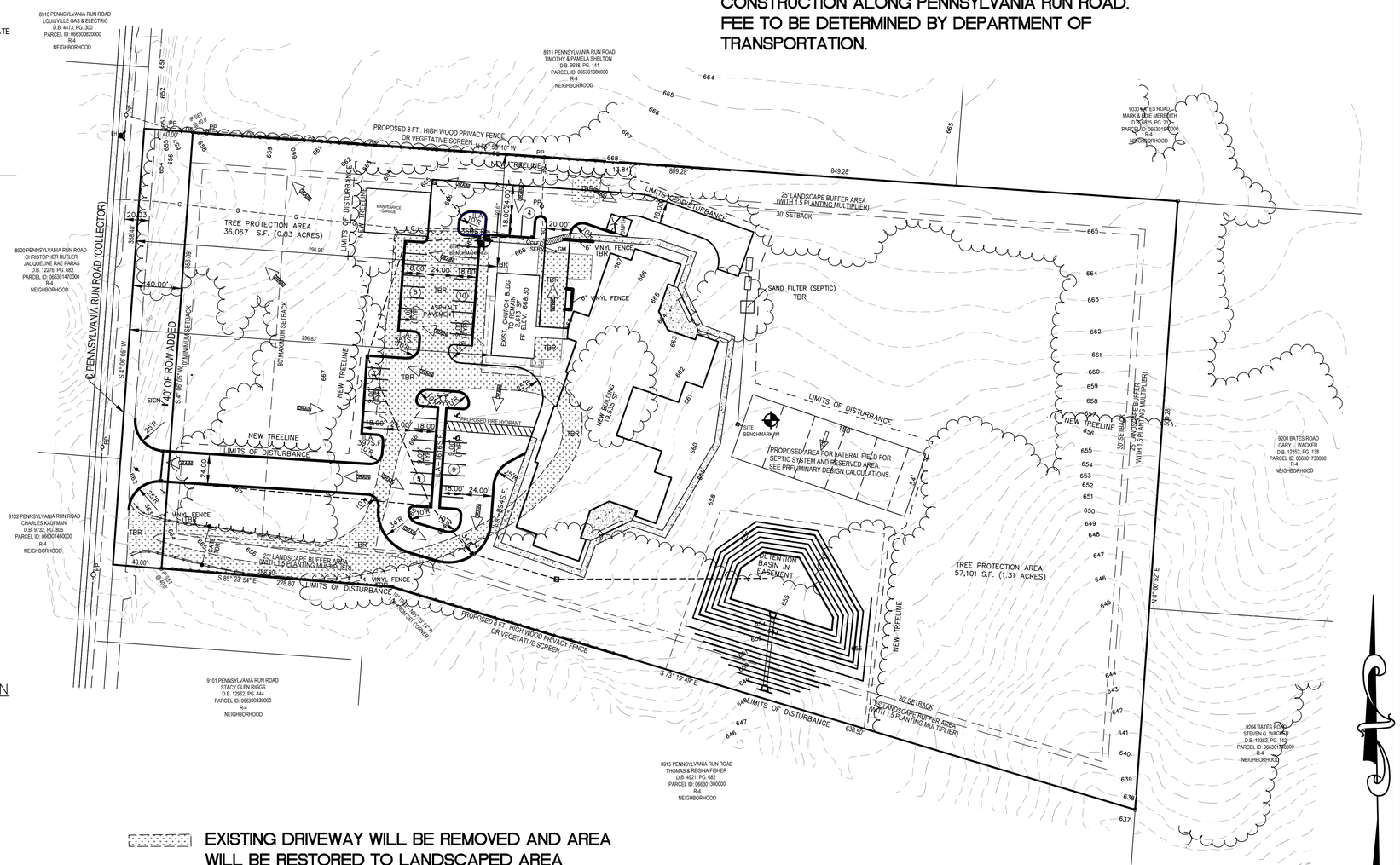
MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
2. WASTEWATER: NO PUBLIC SEWERS AVAILABLE FOR THIS SITE. SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMAS FIRM MAPPING 2111C0112F, ZONE X, DATED 2/26/2021.
4. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOW WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
5. 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.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.

DEPARTMENT OF PUBLIC HEALTH AND WELLNESS NOTES

1. DOCUMENTATION OF LOCATION OF ONSITE SEWAGE DISPOSAL SYSTEM BY A CERTIFIED INSTALLER MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. SEPTIC SYSTEM MUST MEET CHAPTER 3, 902KAR 10.085 OF THE KENTUCKY ONSITE AND SEPTIC REGULATIONS.
3. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
4. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
5. ANY FOOD SERVICE AND/OR FOOD SERVICE EQUIPMENT MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
6. PROPERTY MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDIANACES.
7. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION AND/OR FACILITY OPENING.

NOTE: A FEE IN-LIEU WILL BE PROVIDED FOR SIDEWALK CONSTRUCTION ALONG PENNSYLVANIA RUN ROAD. FEE TO BE DETERMINED BY DEPARTMENT OF TRANSPORTATION.



EXISTING DRIVEWAY WILL BE REMOVED AND AREA WILL BE RESTORED TO LANDSCAPED AREA

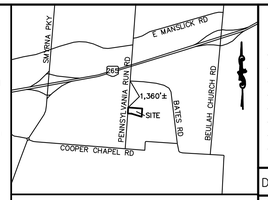
EXISTING IMPERVIOUS AREA = 27,436 S.F.
PROPOSED IMPERVIOUS AREA = 57,708 S.F.

AREA OF DISTURBANCE = 3.80 Acres

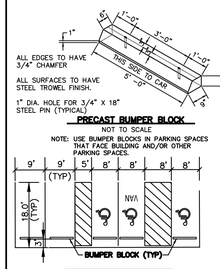
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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 construction site. Any modifications 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.
Detention basins, if applicable, shall be constructed first and shall perform as a sediment basin 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 seeded, 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.
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.
The Contractor shall be responsible for inspection and if necessary, cleaning the Temporary Sediment Basin located at the detention facility. The required inspections shall accomplished in a timely manner every thirty (30) calendar days after construction begins and shall continue until vegetation is established.



VICINITY MAP



PRECAST BUMPER BLOCK

NOT TO SCALE

NOTE: USE BUMPER BLOCKS IN PARKING SPACES THAT FACE BUILDING AND/OR OTHER PARKING SPACES.

TYPICAL PARKING SPACE DIMENSIONS DETAIL

NOT TO SCALE

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for

UTILITY NOTE

All utilities shown on this plan are approximate. The Contractor or Subcontractor shall notify "CALL BEFORE YOU DIG" (phone 1-800-382-5544, this is a tool free number), 48 hrs. in advance of any construction on this project. This number was established to provide accurate locations of below ground utilities such as cables, electric wires and gas and water lines. The Contractor shall familiarize himself with all utility requirements as set out in the plans, specifications, and special provisions.

RECAPITULATION

1. EXISTING ZONING		R-4
PROPOSED ZONING		R-4
FORM DISTRICT:		NEIGHBORHOOD
EXISTING USE -		CHURCH
PROPOSED USE -		NURSING HOMES & HOMES FOR THE INFIRM AGED
2. LAND AREA:	GROSS-8.025 ACRES	-349,576 SQ.FT.
	NET -7.696 ACRES	-335,229 SQ.FT.
3. BUILDING DATA		
EX. FLOOR AREA TO REMAIN-		2,613 SQ.FT.
NEW FLOOR AREA-		19,535 SQ.FT.
TOTAL FLOOR AREA-		22,148 SQ.FT.
HEIGHT		25 FT.
4. F.A.R	GROSS	0.0634
	NET	0.0661
5. VEHICLE PARKING (30 EMPLOYEES)		
MAXIMUM (1SP./RES.+1SP/EMP.)		48
MINIMUM (1SP./ARES.+1SP/EMP.)		33
PROVIDED		47 (2 HANDICAP INCLUDED)
6. VEHICULAR USE AREA		34,522 SQ.FT.
7. INTERIOR LANDSCAPE AREA		
REQUIRED (7.5%)		2589 SQ.FT.
PROVIDED (10.51%)		3628 SQ.FT.

LEGEND

M.H.	EXISTING SEWER LINE AND MANHOLE
EX. 8" SEWER	EXISTING WATER VALVE
WV	EXISTING GUY WIRE
GW	EXISTING GUY POLE
GUY POLE	EXISTING CATCH BASIN
C.B.	FIRE HYDRANT
FH	EXISTING TREELINE
WM	WATER METER
GM	GAS METER
GV	GAS VALVE
SP	SERVICE POLE
LP	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
100	EXISTING CONTOUR LINE
+100.00	EXISTING SPOT ELEVATION
8"G	EXISTING GAS LINE WITH PIPE SIZE
8"W	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
	PROPOSED DRAINAGE FLOW DIRECTION
TBR	TO BE REMOVED

OWNER/DEVELOPER

CEDAR LAKE, INC.
9901 LINN STATION ROAD
LOUISVILLE, KY 40223
D.B. 13119, PG. 721
(502) 495-4946

METRO COUNCIL DISTRICT 23

CASE NO. _____ | TAX BLOCK 663, LOT 50 | WM # 12994

REVISIONS:

DRWN BY: MSE

DRAWING NAME: 8913CUPA.DWG

PLOT NAME: PLAN

Professional's Seal

Michael S. Evans, P.E., P.L.S.
Civil Engineer & Land Surveyor
6625 Colonial Avenue
Evansville, Indiana 47725
(502) 593-9430 (Cell)
mikeevans5939430@yahoo.com

CEDAR LAKE, INC. INTERMEDIATE CARE FACILITY
8913 PENNSYLVIA RUN ROAD, LOUISVILLE, KY 40228

CONDITIONAL USE PERMIT
CATEGORY 2b DEVELOPMENT PLAN

DATE: 11/19/25

PROJECT NO.: 8913_PENN_RUN_RD

Sheet 1 1

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Planning and Design
26-CUP-0033