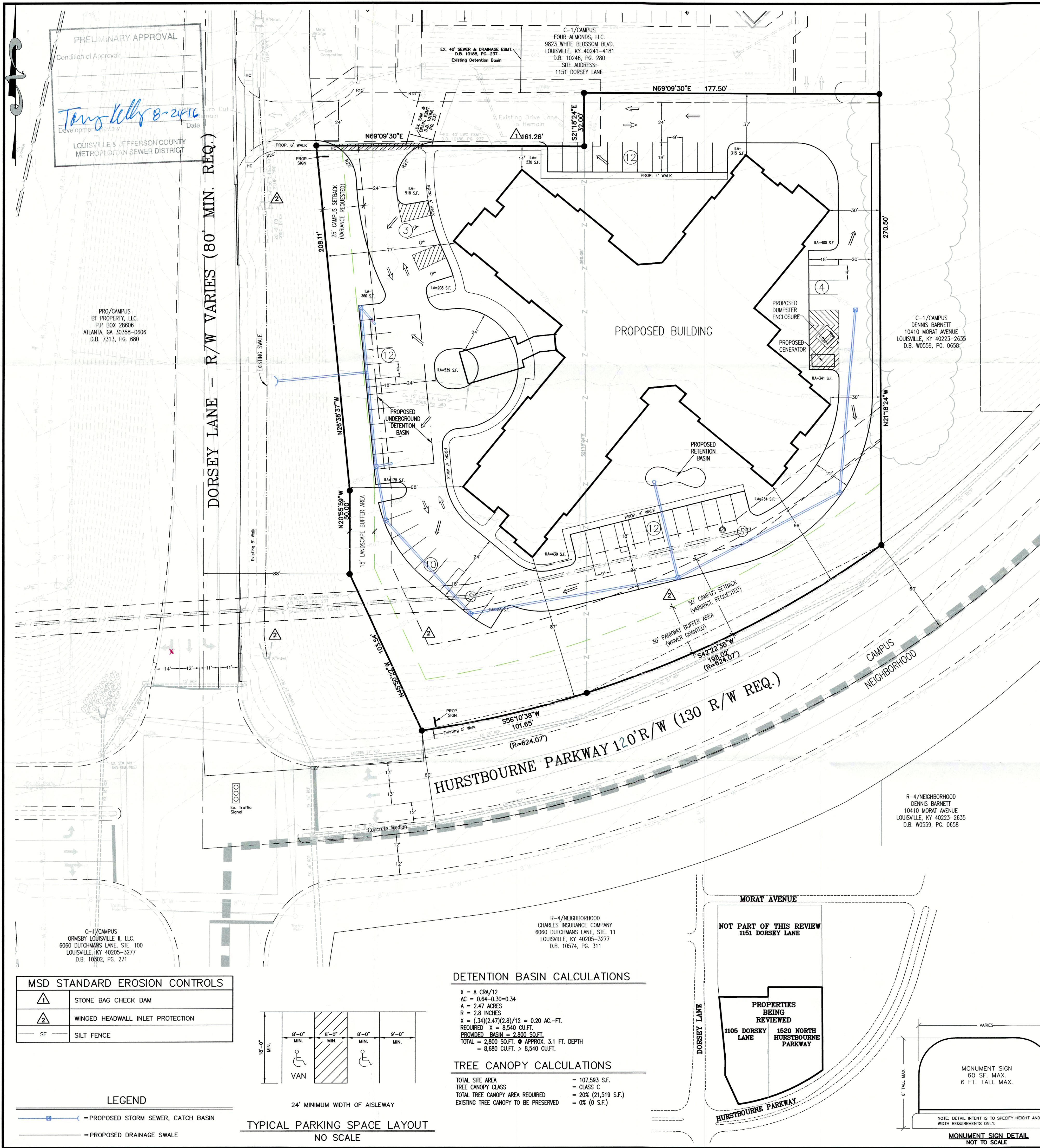




CONDITIONAL USE PERMIT REQUESTED:

A Conditional Use Permit is requested from the Land Development Code by Section 4.2.38.A for a home for the Infirm and Aged.

RELIEF REQUESTED:

- Relief is requested from Section 4.2.38.A of the Louisville Metro Land Development Code for the proposed building to be closer than 30 ft. to the north property line.
- Relief is requested from Section 4.2.38.B of the Louisville Metro Land Development Code to permit a monument business identification sign on the subject site at Hurstbourne Parkway and Dorsey Lane.

VARIANCE REQUESTED:

- A Variance is requested from the Land Development Code from Section 5.3.5.C.3.a., to vary the 50' Campus Form District, North Hurstbourne Parkway setback for the proposed pavement encroachment.
- A Variance is requested from the Land Development Code from Section 5.3.5.C.3.a., to vary the 25' Campus Form District, Dorsey Lane setback for the proposed pavement encroachment.

WAIVERS GRANTED:

- DEVELOPMENT PLAN 18806
APPROVED MAY 9, 2013
- A Waiver was granted from Section 10.3.5.A.8 of the Louisville Metro Land Development Code to waive the encroachment of the Proposed Detention Basin #2 into the Hurstbourne Parkway 30' Parkway Buffer by more than 50% and to waive the required berm.
 - A Waiver was granted from Section 5.5.2.C.2.a of the Louisville Metro Land Development Code Campus Form District Suburban Form District Specific Design Standards to waive the proposed parking in the rear setbacks for 1151, 1105 Dorsey Lane & 1520 Hurstbourne Parkway.
 - A Waiver was granted from Section 5.9.2.A.1.b.i of the Louisville Metro Land Development Code to waive the pedestrian connection from the Hurstbourne Parkway sidewalk to the building entrance on 1520 Hurstbourne Parkway.
 - A Waiver was granted from Section 5.6.1.C of the Louisville Metro Land Development Code to waive 50% of the wall surfaces at street level consisting of clear windows and doors for the Dorsey Lane building facade. For 1151 Dorsey Lane.

VARIANCE GRANTED:

- DEVELOPMENT PLAN 18806
APPROVED MAY 9, 2013
- Variances were granted for 1151, 1105 Dorsey Lane & 1520 Hurstbourne Parkway, from Section 5.3.5.C.3.c of the Louisville Metro Land Development Code to vary the 20 ft. Rear setback for the proposed drive lane and parking spaces.

THE SUBJECT SITE IS LOCATED IN THE CITY OF LYNDON AND IS SUBJECT TO THE FEBRUARY 2016 LAND DEVELOPMENT CODE.

PROJECT DATA

TOTAL SITE AREA	= 2.47± ACRES
EXISTING ZONING	= C-1 (CUP REQUESTED)
FORM DISTRICT	= CAMPUS
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= HOME FOR THE INFIRM AND AGED
PROPOSED BUILDING AREA	= 80,000 S.F. (FOOTPRINT 25,640 S.F.)
PROPOSED BUILDING HEIGHT	= 3 FLOORS - 143' (150' MAXIMUM CAMPUS SEC. 5.3.5.C.3.d)
F.A.R.	= 0.7 (1.0 MAXIMUM ALLOWED)
PARKING REQUIRED	MIN REQUIRED MAX ALLOWED
84 ROOMS	
84 ROOMS/0.5 SP MIN; 84 ROOMS/1.5 SP MAX=	42 SPACES 126 SPACES
28 EMPLOYEES	
1 SP FOR EACH 2 EMP MIN; 1 SP EACH EMP MAX=	14 SPACES 28 SPACES
PARKING REQUIRED	= 56 SPACES 154 SPACES
-10% TARC REDUCTION	= -6 SPACES
TOTAL PARKING REQUIRED	= 50 SPACES 154 SPACES
TOTAL PARKING PROVIDED	= 53 (3 ACCESSIBLE SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 33,297 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,497 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,148 S.F.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- 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.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- KTC permit will be required prior to construction plan approval.
- A Reciprocal Easement for Access between the subject site and Primrose School 1151 Dorsey Lane has been recorded by D.B. 10180, Page 240.
- A Cross Access Agreement to provide access to the Dennis Barnett property will be recorded prior to Metro Public Works granting Construction Plan approval.
- Outdoor lighting shall comply with Section 4.1.3 outdoor lighting regulations of the Louisville Metro Land Development Code.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0031E D dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request was submitted to MSD on July 26, 2016.
- 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 siting of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Onsite detention will be provided. Post-developed peak flows 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.
- Underground detention basins must meet the requirements of Sec. 10.3.8.4 of the MSD Design Manual.

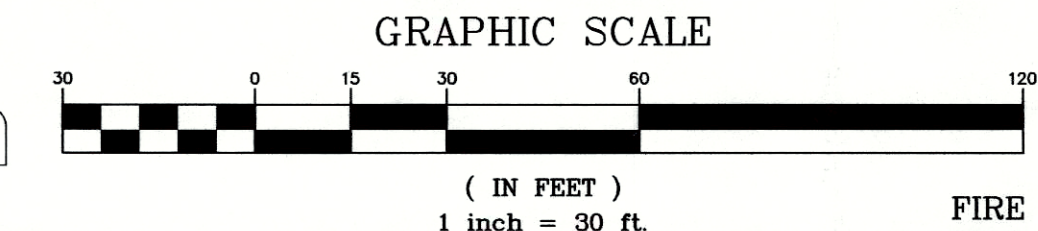
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 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 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 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

SITE ADDRESS:
1105 Dorsey Lane
Louisville, KY 40223
Tax Block: 0306, Lot: 038
D.B. 10198, PG. 723

SITE ADDRESSES:
1520 Hurstbourne Pkwy
Louisville, KY 40223
Tax Block: 0306, Lot: 054
D.B.: 10198, PG. 723

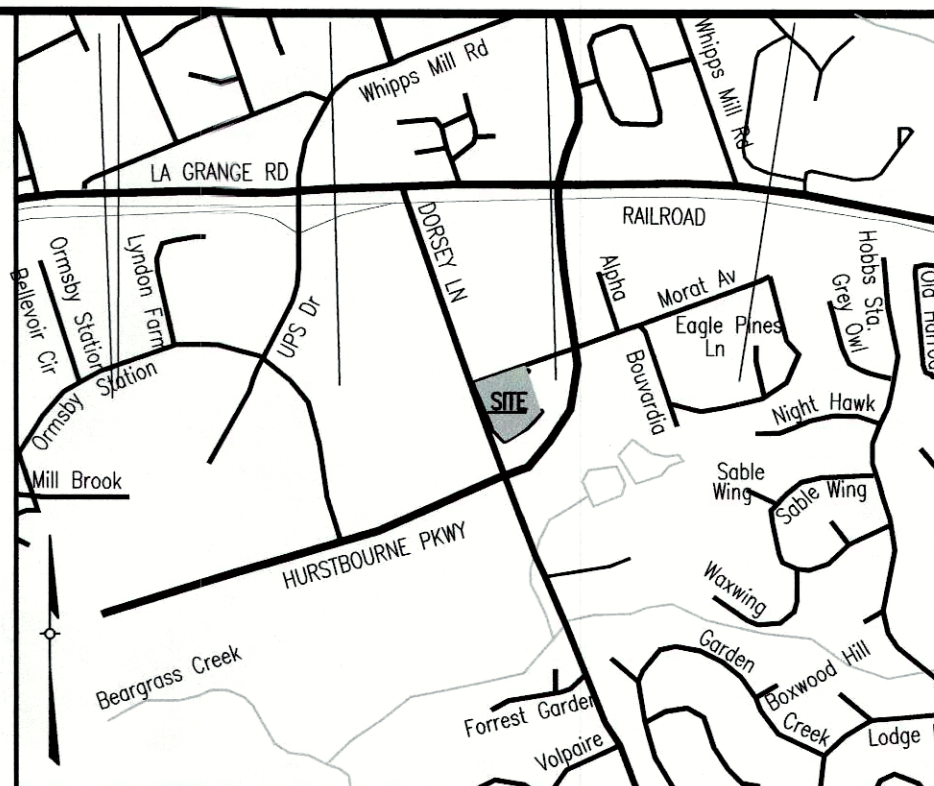
OWNER:
Hogan Holdings 42, LLC.
9300 Shelbyville Road
Suite 1300
Louisville, KY 40222-5170



RECEIVED

AUG 22 2016
PLANNING & DESIGN SERVICES
COUNCIL DISTRICT - 18
FIRE PROTECTION DISTRICT - MIDDLETOWN
WM#9577

CASES:
1603PLM1160 & 1603PLM1029
RELATED CASES:
B-18807-13 & 18806



LOCATION MAP
PRELIMINARY NOT TO SCALE
DEVELOPMENT PLAN

CONDITIONS:

BY: *Ermy Marklet*
DATE: *8-29-16*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

REVISIONS	
NO.	DESCRIPTION

PROJECT DATA	
FILE NAME: 16111_RDDDP.dwg	SCALE: AS SHOWN
DATE: 8-22-16	CHECKED BY: AER

CONDITIONAL USE PERMIT & REVISED DETAILED DISTRICT DEVELOPMENT PLAN	
JOB NO. 16111	
STONECREST OF LOUISVILLE SENIOR LIVING FACILITY	
DEVELOPER: NP SENIOR LIVING DEVELOPMENT, LLC. 5015 NW CANAL STREET SUITE 200 RIVERSIDE, MO 64150	
SHEET 1 OF 1	

PROFESSIONAL'S SEAL	