

**PRELIMINARY APPROVAL**  
 Conditions of Approval:  
 Date: 9/27/17  
 Signature: Tony Kelly  
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**LOUISVILLE METRO**  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 17ZONE1025  
 APPROVAL DATE: 9/27/17  
 EXPIRATION DATE:  
 SIGNATURE OF PLANNING COMMISSION: Kand M...  
 PLANNING COMMISSION

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 9/27/17  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA / 12$   
 $AC = 0.75 - 0.40 = 0.35$   
 $A = 6.6 \text{ ACRES}$   
 $R = 2.9 \text{ INCHES}$   
 $X = (0.35)(6.6)(2.9) / 12 = 0.56 \text{ AC.} - \text{FT.}$   
 REQUIRED  $X = 24,394 \text{ CU.FT.}$

TOTAL PROVIDED BASIN AREA = 12,630 SQ.FT.

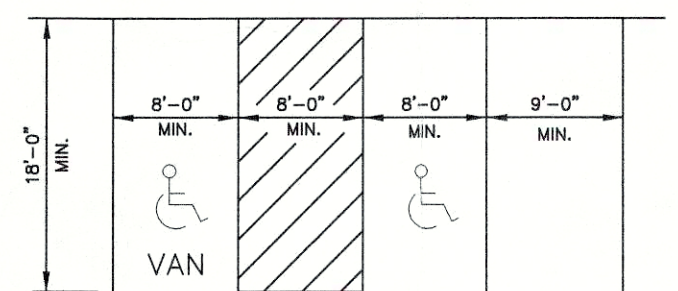
TOTAL = 12,630 SQ.FT. @ APPROX. 2 FT. DEPTH  
 = 25,260 CU.FT. > 24,394 CU.FT.

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

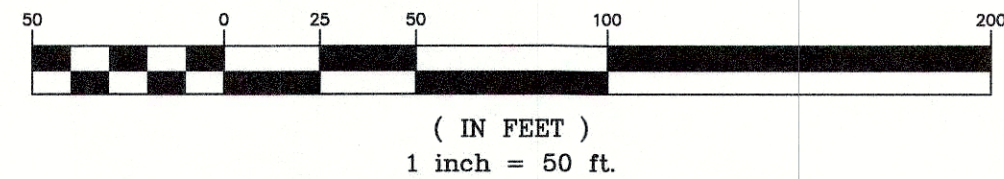
**LEGEND**

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = CONDITIONAL USE PERMIT AREA

**TYPICAL PARKING SPACE LAYOUT**  
 NO SCALE



**GRAPHIC SCALE**



**TREE CANOPY CALCULATIONS (EX. TREE CANOPY = 35%)**

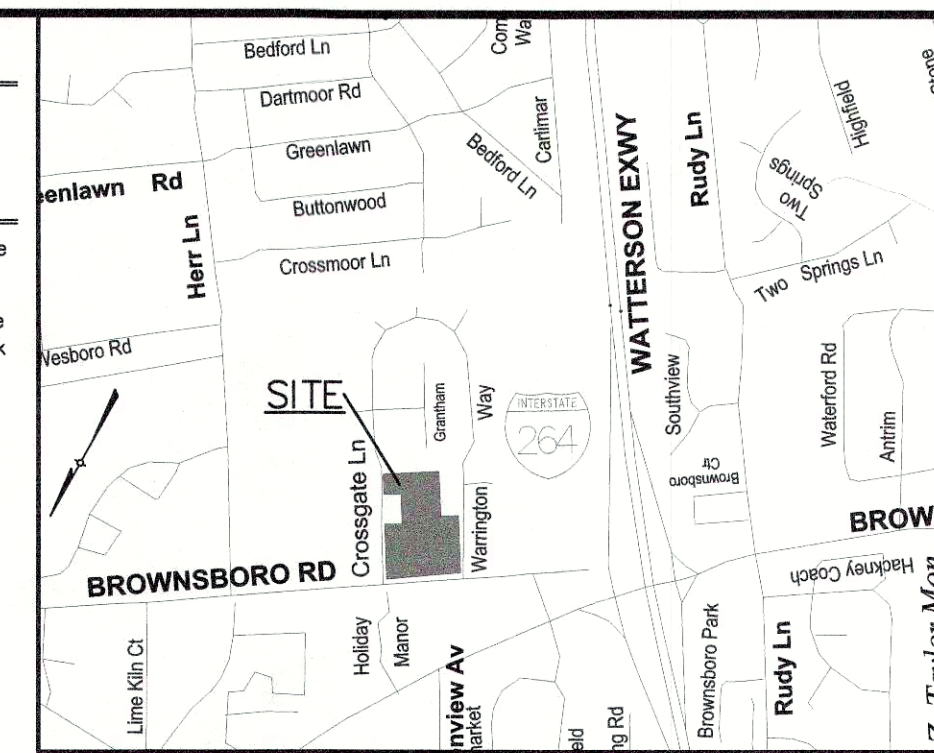
TOTAL SITE AREA = 275,915 SF  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (55,183 SF)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (55,440 SF)

**CONDITIONAL USE PERMIT:**

1. A Conditional Use Permit is requested from Section 4.2.38 of The Louisville Metro Land Development Code for Nursing Homes & Homes for the Infirmed & aged.

**VARIANCES REQUESTED:**

- A Variance is requested from Section 5.3.1.C Table 5.3.2 of The Louisville Metro Land Development Code to vary the Front setbacks for Tracts 1 & 2.
- A Variance is requested from Section 5.3.1.C Table 5.3.2 of The Louisville Metro Land Development Code to vary the 50' Setback for the proposed driveway adjacent to 1912 Crossgate Lane.



**LOCATION MAP**  
 NOT TO SCALE

**TRACT 1 DATA**

TRACT 1 SITE AREA = 5.0± Ac. (219,278 SF)  
 R/W DEDICATION AREA = 0.2± Ac. (8,872 SF)  
 NET SITE AREA = 4.8± Ac. (212,406 SF)  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = R-4 (C.U.P. REQUESTED)  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = RESIDENTIAL  
 PROPOSED USE = SENIOR LIVING  
 PROPOSED BUILDING AREA = 34,369 SF  
 F.A.R. = 0.16 (0.5 MAX. ALLOWED)  
 PROPOSED BUILDING HEIGHT = 1-STORY (35' MAX. ALLOWED)

**PARKING REQUIRED**  
 SENIOR LIVING FACILITY  
 0.5 SP/ROOM MIN. (72 ROOMS) = 36 SP  
 1.5 SP/ROOM MAX. (72 ROOMS) = 108 SP  
 1 SP/2 EMP. MIN. (18 EMPLOYEES) = 9 SP  
 1 SP EMPLOYEE MAX. (18 EMPLOYEES) = 18 SP  
**PARKING PROVIDED**  
 45 SP 126 SP  
 -10% TARC REDUCTION = 41 SP 126 SP  
 TOTAL PARKING PROVIDED = 43 SPACES (+ 4 HC SP INCLUDED)

**PROPOSED VEHICULAR USE AREA**  
 INTERIOR LANDSCAPE AREA REQUIRED (7.5%) = 29,481 SF  
 INTERIOR LANDSCAPE AREA PROVIDED = 2,211 SF

**TRACT 2 DATA**

TRACT 2 SITE AREA = 1.3± Ac. (56,623 SF)  
 R/W DEDICATION AREA = 0.1± Ac. (5,153 SF)  
 NET SITE AREA = 1.2± Ac. (51,470 SF)  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-N  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = RESIDENTIAL  
 PROPOSED USE = BANK  
 TOTAL BUILDING AREA = 5,200 SF  
 F.A.R. = 0.10 (0.5 MAX. ALLOWED)  
 PROPOSED BUILDING HEIGHT = 1 STORY (45' MAX. ALLOWED)

**PARKING REQUIRED**  
 BANK  
 1 SP / 300 SF MIN. (5200 SF) = 17 SP  
 1 SP / 200 SF MAX. (5200 SF) = 26 SP  
 -10% TARC REDUCTION = 16 SP 26 SP  
 TOTAL PARKING PROVIDED = 24 SPACES (2 HC SP INCLUDED)

**PROPOSED VEHICULAR USE AREA**  
 INTERIOR LANDSCAPE AREA REQUIRED (7.5%) = 20,161 SF  
 INTERIOR LANDSCAPE AREA PROVIDED = 1,512 SF  
 INTERIOR LANDSCAPE AREA PROVIDED = 1,665 SF  
 BANK QUE REQUIRED/PROVIDED = 3 CARS PER LANE

**GENERAL NOTES:**

- All ground and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- A Cross Access & Shared Parking Agreement between Tracts 1, 2 & 3 shall be recorded prior to construction approval by Metro Public Works. Cross Access must conform to Ordinance 187, Series 2003 as amended.
- Right of Way dedication by deed or minor plat must be recorded prior to construction approval by Metro Public Works.
- An KYDOT & Metro Public Works encroachment permit and bond will be required for all work done in the right-of-way.
- Construction plans, Metro Public Works bond and KYDOT permit will be required prior to Metro Public Works construction plan approval.
- 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.
- City of Crossgate approval required.
- KYTC approval required prior to MSD construction plan approval.
- Signature entrance will comply with Section 4.4.3 and can only provide signage for the senior living development.
- A KARST survey has been conducted by Kevin Young, RLA on July 19, 2017 and no KARST structures were present.

**MSD NOTES:**

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111-C-0029 & 0016 E dated December 5, 2006.
- Drainage pattern depicted by cross (x) 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 plot will be required prior to MSD granting construction plan approval.
- On-site 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.
- A Downstream Facilities Capacity Request was approved on 5/31/2017 by MSD.
- The final design of this project must meet all MSW water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing 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.
- No increase in storm water volume or flow rates permitted onto the residential properties.
- MSD drainage bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils, and grease policy.
- KYTC approval required prior to MSD construction plan approval.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- The approved erosion prevention and sediment control (EPCS) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modification to the approved EPCS plan must be reviewed and approved by MSD's private development review office. EPCS 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.

CASE: 17ZONE1025

OWNER: KINMAN COMPOUND, LLC  
 4922 BROWNSBORO ROAD  
 LOUISVILLE, KY 40222

SITE ADDRESS: 4922 BROWNSBORO ROAD  
 TAX BLOCK W003, LOT 0243  
 D.B. C10715, PG. 0800

COUNCIL DISTRICT - 7  
 FIRE PROTECTION DISTRICT - LYNDON

WM #11656

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA  
 FILE NAME: 17033-DDP  
 DATE: 9/19/17  
 SCALE: AS SHOWN  
 CHECKED BY: MW/MB  
 DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING PLAN - SITEWORK - LANDSCAPE ARCHITECTURE  
 800 WASHINGTON BLVD. SUITE 200  
 LOUISVILLE, KY 40202  
 PHONE: 502.441.9975  
 FAX: 502.441.9976  
 WEB SITE: WWW.LDD-INC.COM

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING PLAN - SITEWORK - LANDSCAPE ARCHITECTURE  
 800 WASHINGTON BLVD. SUITE 200  
 LOUISVILLE, KY 40202  
 PHONE: 502.441.9975  
 FAX: 502.441.9976  
 WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**ARTIS SENIOR LIVING**  
 DEVELOPER  
**4922 BROWNSBORO ROAD**  
 ARTIS SENIOR LIVING, LLC  
 16501 OLD MEADOWS ROAD  
 MCKEAN, VA 22102

RECEIVED  
 SEP 18 2017  
 PLANNING & DESIGN SERVICES

JOB NO. 17033  
 SHEET 1 OF 1