

PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: 11/21/17
 Signature: [Signature]
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 1720ME1025
 APPROVAL DATE 11/21/17
 EXPIRATION DATE 12/31/19
 SIGNATURE OF PLANNING COMMISSION: [Signature]
 PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: [Signature]
 DATE: 09/22/17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

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

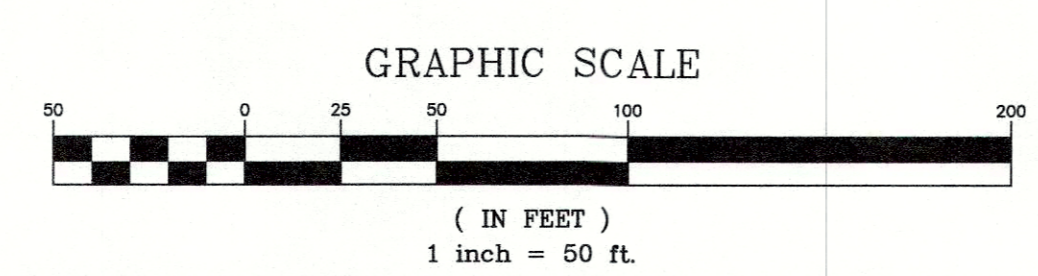
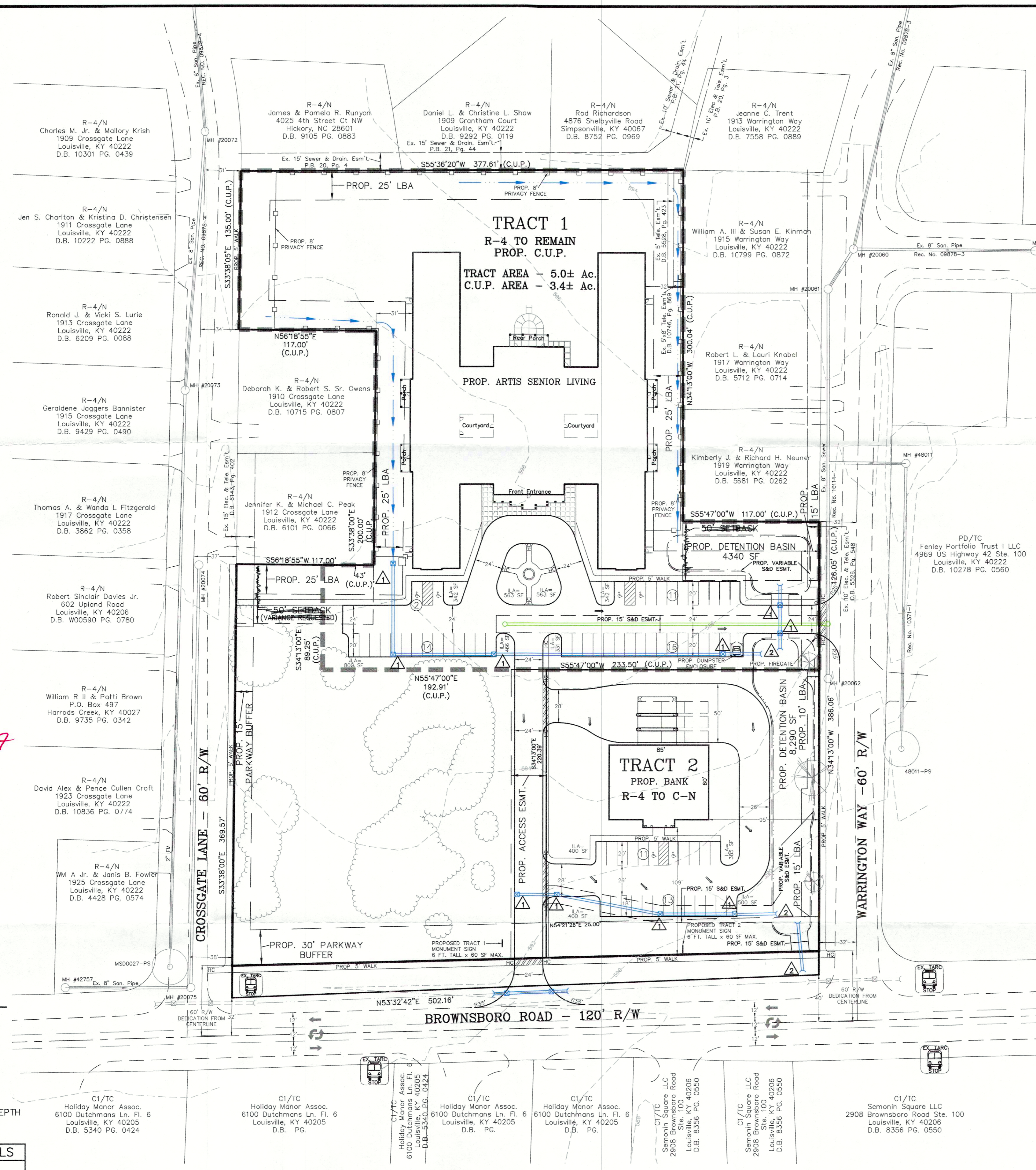
	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND

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

TYPICAL PARKING SPACE LAYOUT
 NO SCALE

24' MINIMUM WIDTH OF AISLEWAY

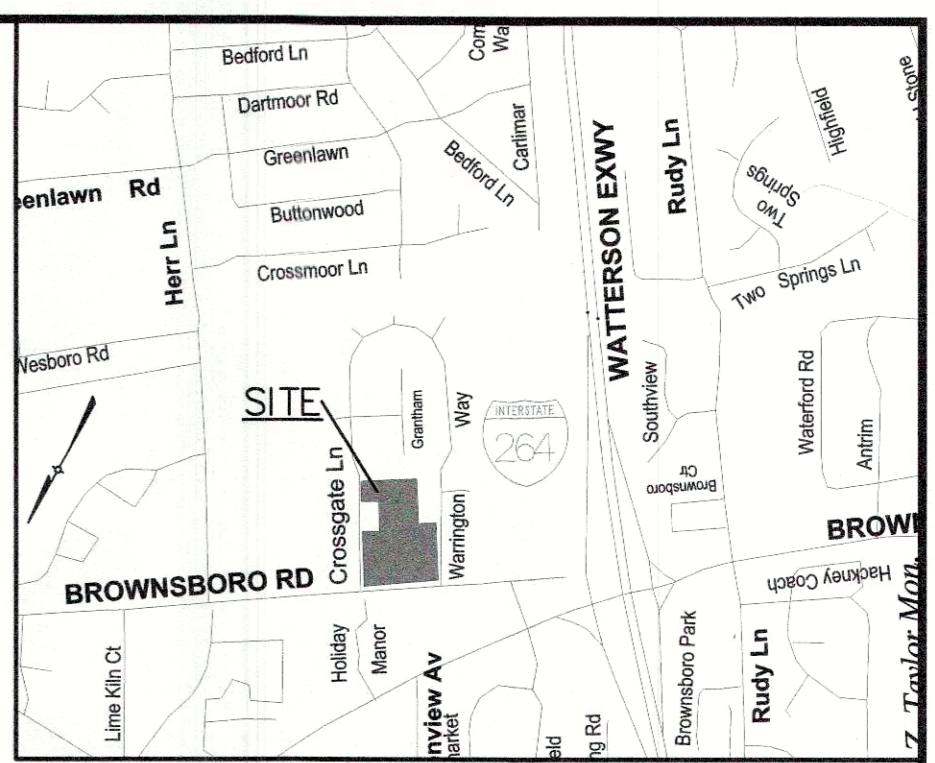


CONDITIONAL USE PERMIT:

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 Infirm & aged.

VARIANCES REQUESTED:

1. 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.
 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 Crossgate Lane.



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. (210,406 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	= MIN. MAX.
0.5 SP/ROOM MIN. (72 ROOMS)	= 36 SP. 108 SP
1.5 SP/ROOM MAX. (72 ROOMS)	= 9 SP. 18 SP
1 SP/2 EMP. MIN. (18 EMPLOYEES)	= 45 SP. 126 SP
1 SP/EMPLOYEE MAX. (18 EMPLOYEES)	= 41 SP. 126 SP
-10% TARC REDUCTION	= 43 SPACES (+ HC SP INCLUDED)
TOTAL PARKING PROVIDED	= 29,481 SP

PROPOSED VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,211 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,281 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	= 17 SP
1 SP/300 SF MIN. (\$200 SF)	= 16 SP. 26 SP
1 SP/200 SF MAX. (\$200 SF)	= 16 SP. 26 SP
-10% TARC REDUCTION	= 24 SPACES (2 HC SP INCLUDED)
TOTAL PARKING PROVIDED	= 20,161 SP

PROPOSED VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,512 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,655 SF
BANK CARS PER LANE	= 3 CARS PER LANE

GENERAL NOTES:

- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Cross Access & Shared Parking Agreement between Tracts 1 & 2 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 plot 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 & KYDOT permit will be required prior to Metro Public Works construction plan approval.
- No increase in drainage runoff 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.
- Signage entrance will comply with Section 4.4.3 and can only provide signage for the senior living development.
- A KARS survey has been conducted by Kevin Young, RLSA on July 19, 2017 and no KARS 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 FRM Map No. 21111 C 0029 & 0016 E 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 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 MS4 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 into 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 (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 SP-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. 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.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-21-17	Revised 50' setback	W.H.V.

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

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE
 607 WARRINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: 502.446.9978
 FAX: 502.446.9979
 WEB SITE: WWW.LD&D-KY.COM

ARTIS SENIOR LIVING
 DEVELOPER
4922 BROWNSBORO ROAD
ARTIS SENIOR LIVING, LLC
 16501 OLD MEADOWS ROAD
 MCLEAN, VA 22102

DETAILED DISTRICT DEVELOPMENT PLAN
 JOB NO. 17033
 SHEET 1 OF 1

RECEIVED
 SEP 18 2017
 PLANNING & DESIGN SERVICES

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)

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

Binding Elements – 17ZONE1025

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor plat or legal instrument shall be recorded dedicating right-of-way as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 6, 2017 Planning Commission meeting.
9. The Owner/Developer will coordinate with the appropriate emergency response agencies to ensure design and operation of gated entrances complies with emergency access gate requirements.
10. The owner/developer will construct a 5X12 foot wide boarding area on Brownsboro Rd.at Crossgate between the sidewalk curve/edge of pavement and install upon it a bench and trash receptacle. The owner/developer will maintain the transit stop and empty the trash receptacle on an as needed basis.