

LOCATION MAP PRELIMINARY APPROVAL

Conditions of Approval:

Development Review Date: 11/14/07

LS: JILL S. JEFFERSON COUNTY METRO PLANNING & DESIGN DISTRICT

TRANSPORTATION APPROVAL PRELIMINARY DEVELOPMENT PLAN

CATEGORY: 2 3 4

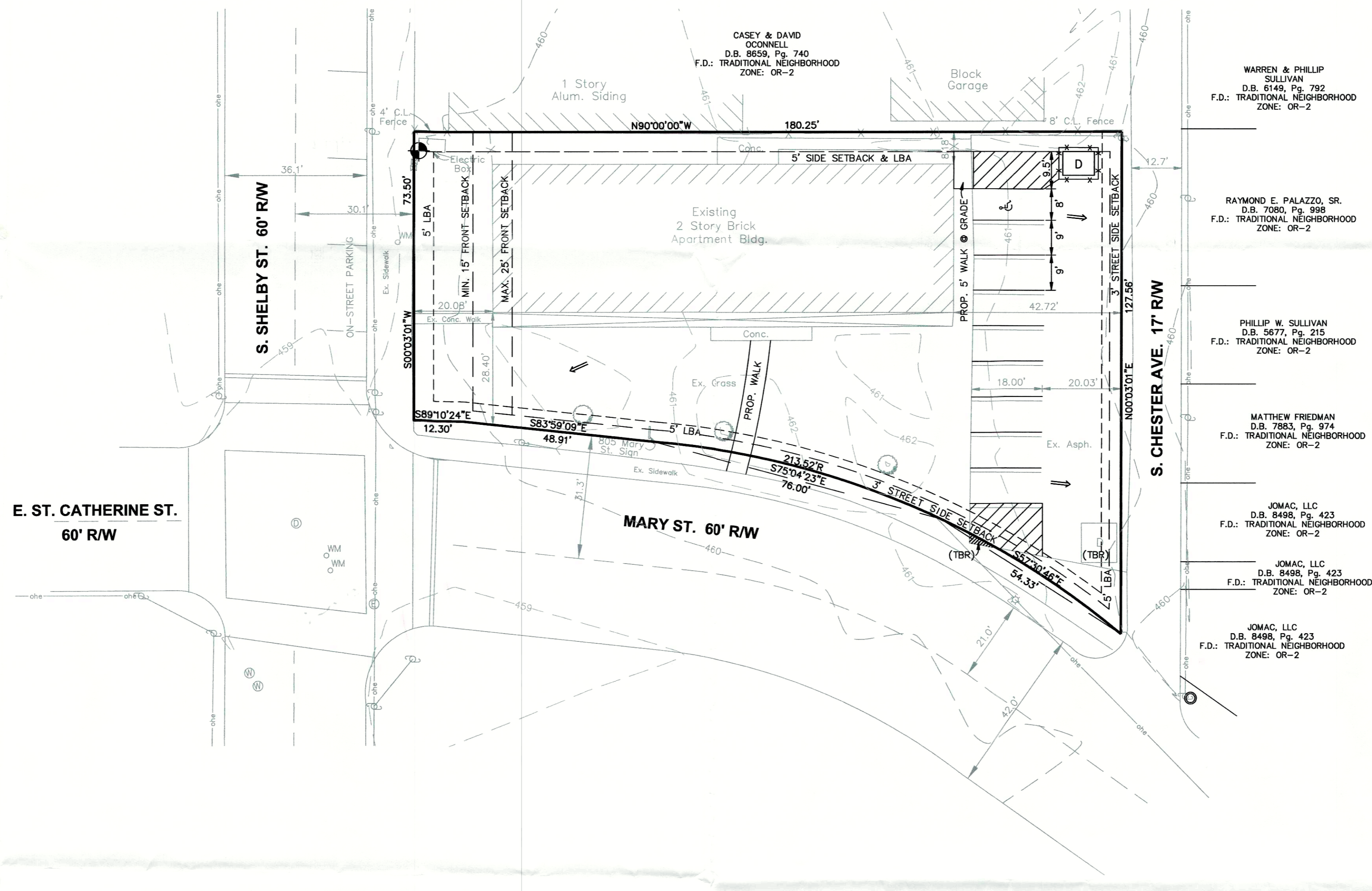
CONDITIONS:

BY: [Signature]

DATE: 11/14/07

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SEWAGE FROM THIS DEVELOPMENT IS TREATED AT MORRIS FORMAN SEWAGE TREATMENT PLANT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE, CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- BOUNDARY TAKEN FROM DEED BOOK 7534, PAGE 724. A BOUNDARY SURVEY HAS NOT BEEN PREPARED.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SIDEWALK REPAIR REQUIRED ALONG MARY STREET TO BE BONDED PRIOR TO TRANSMITTAL OF APPROVED PLAN.



E. ST. CATHERINE ST. 60' R/W

◆ BENCHMARK

TEMPORARY BENCHMARK
 SQUARE CUT SET AT SOUTHWEST CORNER AND ON TOP OF CONCRETE PAD FOR ELECTRIC BOX.
 ELEVATION 460.01

INCREASED RUNOFF CALCULATIONS

THERE IS NO INCREASE IN IMPERVIOUS SURFACE; THEREFORE, THERE IS NO INCREASED RUNOFF.

FLOOD PLAIN NOTE:

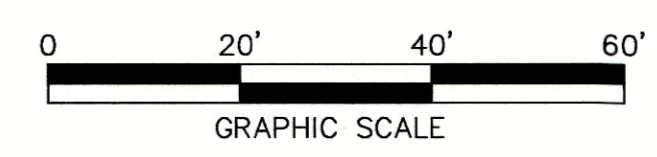
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042 E, DATED DEC. 5, 2006.

VARIANCE REQUESTED

A VARIANCE IS REQUESTED OF THE LAND DEVELOPMENT CODE CHAPTER 5, PART 2, TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED STREET SIDE & REAR YARDS.

TREE CANOPY CALCULATIONS

CLASS: C
 SITE AREA: 0.37 AC (16,068 SF)
 EXISTING TREES PRESERVED: 0 S.F. (0%)
 REQUIRED NEW TREE CANOPY: 1,607 SF (10%)
 TREE CANOPY TO BE PLANTED: 1,607 SF (10%)



PROJECT SUMMARY

EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONE	OR-2
EXISTING USE	REHABILITATION HOME
PROPOSED USE	
MAX. BUILDING HEIGHT	45'
ACREAGE	0.37 AC.
V.U.A.	4,074 S.F.
L.L.A.	0 S.F.
REQUIRED (0%) PROVIDED	0 S.F.
FLOOR AREA RATIO	0.28
EXISTING BUILDING AREA	4,452 S.F.
NO. OF RESIDENTS	30 MAX.
NO. OF STAFF (4) TOTAL	(1) ON SITE AT A TIME
NO. OF DWELLING UNITS	16

PARKING SUMMARY

PARKING REQUIRED	
NO. OF RESIDENTS	30
(2 SPACES/5 RESIDENTS)	12 SPACES
*LESS TARC REDUCTION (10%)	1 SPACE
PLUS 1 SPACE FOR STAFF	1 SPACE
TOTAL	12 SPACE
PARKING PROVIDED	
STANDARD SPACES	8 UNITS
HANDICAP SPACES	1 SPACE
ON STREET SPACES	2 SPACES
TOTAL PROVIDED	11 SPACES

*10% PARKING SPACE CREDIT FOR ACCESS WITHIN 200' OF A TRANSIT ROUTE.

A parking waiver is requested from the Conditions for a Conditional Use Permit for a Rehabilitation Home, LDC, Section 4.2.30, Per Code, 12 spaces are required; 11 spaces are provided. This is a waiver of 1 space; or a 9% waiver.

LEGEND

- ⊕ = EX. UTILITY POLE
- ⊙ = EX. CONTOUR
- ⊕ = EX. L.W.C. MANHOLE
- ⊕ = EX. ELECTRIC MANHOLE
- ⊕ = EX. DRAIN MANHOLE
- ⊕ = EX. GUY WIRE
- ⊕ = EX. LIGHT POST
- D = DUMPSTER LOCATION

cup w/c
APPROVED:
 LOUISVILLE METRO BOARD
 OF ZONING ADJUSTMENT
 DATE 12-20-07
 BY: [Signature]

RECEIVED
 OCT 29 2007
 PLANNING & DESIGN SERVICES

CONDITIONAL USE PERMIT

OF REHABILITATION HOME

801 MARY STREET
 LOUISVILLE, KENTUCKY 40217
 FOR OWNER:
 JECBLA, LLC.
 3215 NORTH BUCKEYE LN.
 GOSHEN, KENTUCKY 40026
 (502) 896-6380
 D.B. 7534 Pg. 724
 TAX BLOCK 025A, LOT 0150

DEVELOPER:
 JECBLA, LLC.
 3215 NORTH BUCKEYE LN.
 GOSHEN, KENTUCKY 40026
 (502) 896-6380

WM # 9654

07012dev.dwg



108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

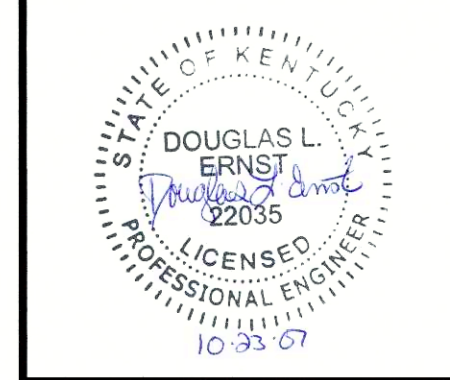
REHABILITATION HOME

DEVELOPER:
 JECBLA, LLC.
 3215 NORTH BUCKEYE LN.
 GOSHEN, KENTUCKY 40026
 (502) 896-6380
 D.B. 7534 Pg. 724
 TAX BLOCK 025A, LOT 0150

DATE: 6/8/07
 DRAWN BY: J.L.B.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

△	PREAPP. COMMENTS 8/3/07
△	PARKING CALCS. 10/22/07
△	
△	
△	



CONDITIONAL USE PERMIT

JOB NUMBER 07012

1 OF 1

90169106