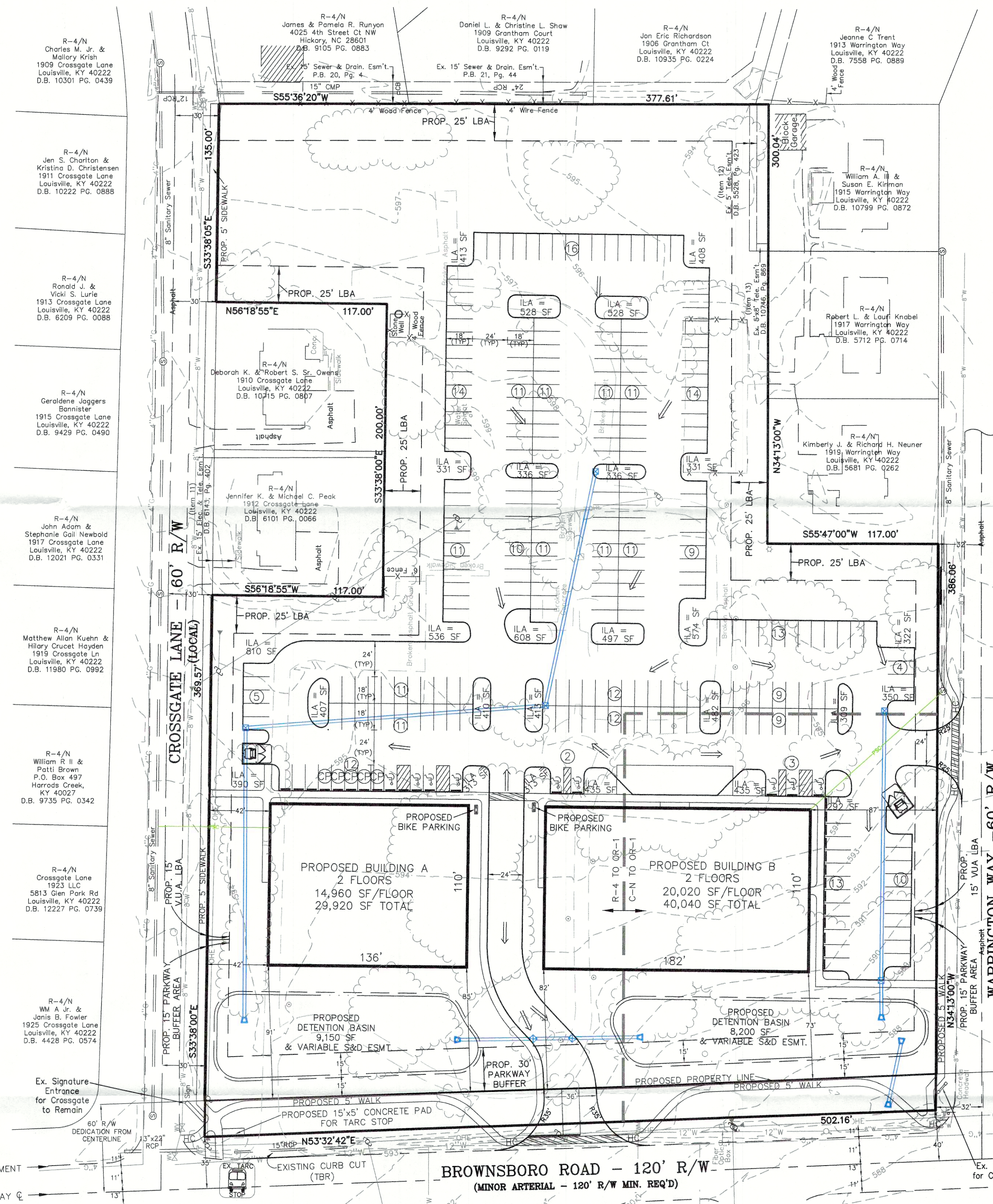


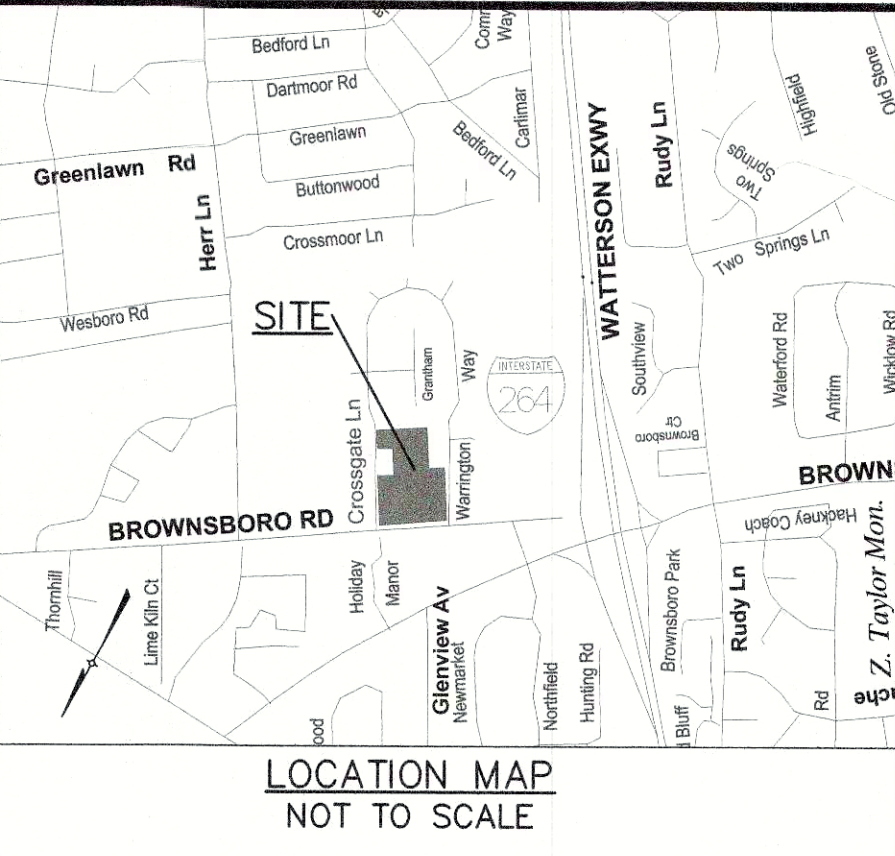
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *[Signature]*
DATE: 20/10/2022
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



CONDITIONAL USE PERMIT REQUESTED:
1. A Conditional Use Permit is requested for Section 4.2.29 of The Louisville Metro Land Development Code for Hospitals & Medical Clinics.

VARIANCE GRANTED:
1. A Variance was granted by 17ZONE1025 on November 6, 2017 from Section 5.3.1.C Table 5.3.2 of The Louisville Land Development Code to vary the Brownsboro Road Setback.



PROJECT DATA

TOTAL SITE AREA	= 6.61± Ac. (287,930 SF)
R/W DEDICATION AREA	= 0.28± Ac. (12,389 SF)
NET SITE AREA	= 6.33± Ac. (275,541 SF)
EXISTING ZONING	R-4 & C-N
PROPOSED ZONING	OR-1 (C.U.P. REQUESTED)
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	UNDEVELOPED
PROPOSED USE	GENERAL, MEDICAL OFFICE & URGENT CARE FACILITY
PROPOSED BUILDING A FOOTPRINT	= 14,960 SF
PROPOSED BUILDING B FOOTPRINT	= 20,020 SF
PROPOSED BUILDING A AREA	= 29,920 SF
PROPOSED BUILDING B AREA	= 40,040 SF
TOTAL BUILDING AREA	= 69,960 SF
F.A.R.	= 0.25 (0.5 MAX. ALLOWED)
PROPOSED BUILDING A HEIGHT	= 30' 2-STORY (30' MAX. ALLOWED)
PROPOSED BUILDING B HEIGHT	= 30' 2-STORY (30' MAX. ALLOWED)
PARKING REQUIRED OFFICE	= MIN. MAX.
69,960 SF/400 MIN.	= 174 SP
69,960 SF/150 MAX.	= 465 SP
PARKING PROVIDED	= 174 SP 465 SP
TOTAL PARKING PROVIDED	= 277 SPACES (9 ADA SP & 5 CARPOOL SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 4 SHORT TERM/4 LONG TERM (LONG TERM PROVIDED INDOORS)
PROPOSED VEHICULAR USE AREA	= 102,245 SF
INTERIOR LANDSCAPE AREA PROVIDED (7.5%)	= 7,661 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 11,107 SF
EXISTING IMPERVIOUS AREA	= 28,885 SF
PROPOSED IMPERVIOUS AREA	= 162,484 SF (463% INCREASED)

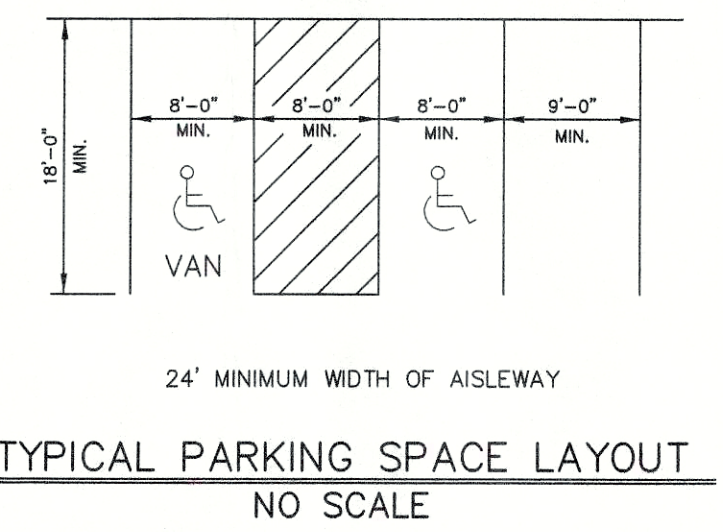
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
 - Right of Way dedication by deed or minor plat must be recorded prior to construction approval by 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 & 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.
 - A KARST survey has been conducted by Kevin Young, RLA on July 19, 2017 and no KARST structures were present.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Street trees shall be provided in compliance with Section 10.2.5 of The Louisville Metro Land Development Code.
 - 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 right of ways, 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.
 - City of Crossgate approval required, prior to Metro Public Works construction plan approval.

- MSD NOTES:**
- Sanitary sewer service will be provided by connection extension and subject to applicable fees.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0029 & 0016 E dated February 26, 2021.
 - 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 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 Review was approved by MSD on April 7, 2022.
 - 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 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.
 - KYTC approval required prior to MSD construction plan approval.

DETENTION BASIN CALCULATIONS

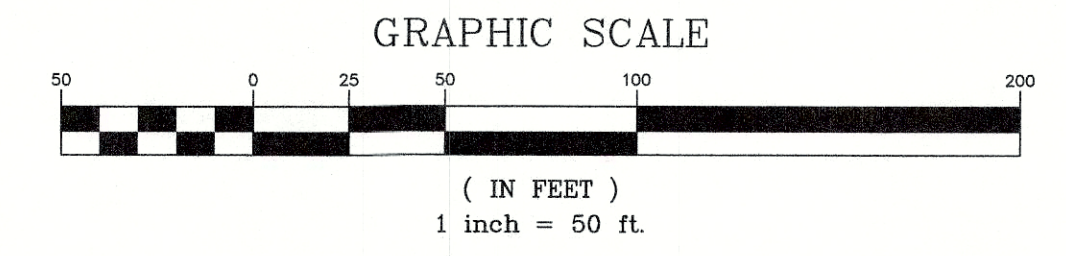
X = Δ CRA/12
 ΔC = 0.75-0.40 = 0.35
 A = 6.61 ACRES
 R = 2.8 INCHES
 X = (0.35)(2.8)(6.61)/12 = 0.54 AC.-FT.
 REQUIRED X = 23,522 CU.FT.

TOTAL PROVIDED BASIN AREA = 17,350 SQ.FT.
 TOTAL = 17,350 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 26,025 CU.FT. > 23,522 CU.FT.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 275,541 SF
TOTAL TREE CANOPY AREA REQUIRED	= 35% (96,439 SF)
EXISTING TREE CANOPY	= 28% (76,360 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TREE CANOPY TO BE PROVIDED	= 35% (96,439 SF)



OWNER:
ARTIS SENIOR LIVING OF LOUISVILLE LLC
1651 OLD MEADOW ROAD SUITE 100
McCLEAN, VA 22102

SITE ADDRESS:
4922 BROWNSBORO ROAD
LOUISVILLE, KY, 40222
TAX BLOCK W003, LOT 0243
D.B. 11194, PG. 0757

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - LYNDON
MUNICIPALITY - LOUISVILLE

RECEIVED
JUL 27 2022
PLANNING & DESIGN SERVICES

CASES: 22-ZONE-0061 & 22-CUP-0103
RELATED CASES: 22-ZONEPA-0041
19DEVPLAN1062, 19CUP1050, 17ZONE1025

WM #11656

REVISIONS

NO.	DATE	DESCRIPTION
1	5/16/22	REVISED PER AGENCY COMMENTS
2	5/27/22	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 17033-DDDP
 DATE: 4/25/2022
 SCALE: AS SHOWN
 CHECKED BY: KER
 DRAWN BY: TF/AH

PROJECT DATA
 FILE NAME: 17033-DDDP
 DATE: 4/25/2022
 SCALE: AS SHOWN
 CHECKED BY: KER
 DRAWN BY: TF/AH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND ACQUISITION • LANDSCAPE ARCHITECTURE
605 WINGFIELD BLVD SUITE 100
LOUISVILLE, KY 40203
PHONE: 502.442.2724
FAX: 502.442.2724
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
4922 BROWNSBORO ROAD
 DEVELOPER
 SINA COMPANIES, LLC
 5220 HOOD ROAD SUITE 110
 PALM BEACH GARDENS, FL 33418

JOB NO. 17033
 SHEET 1 OF 1