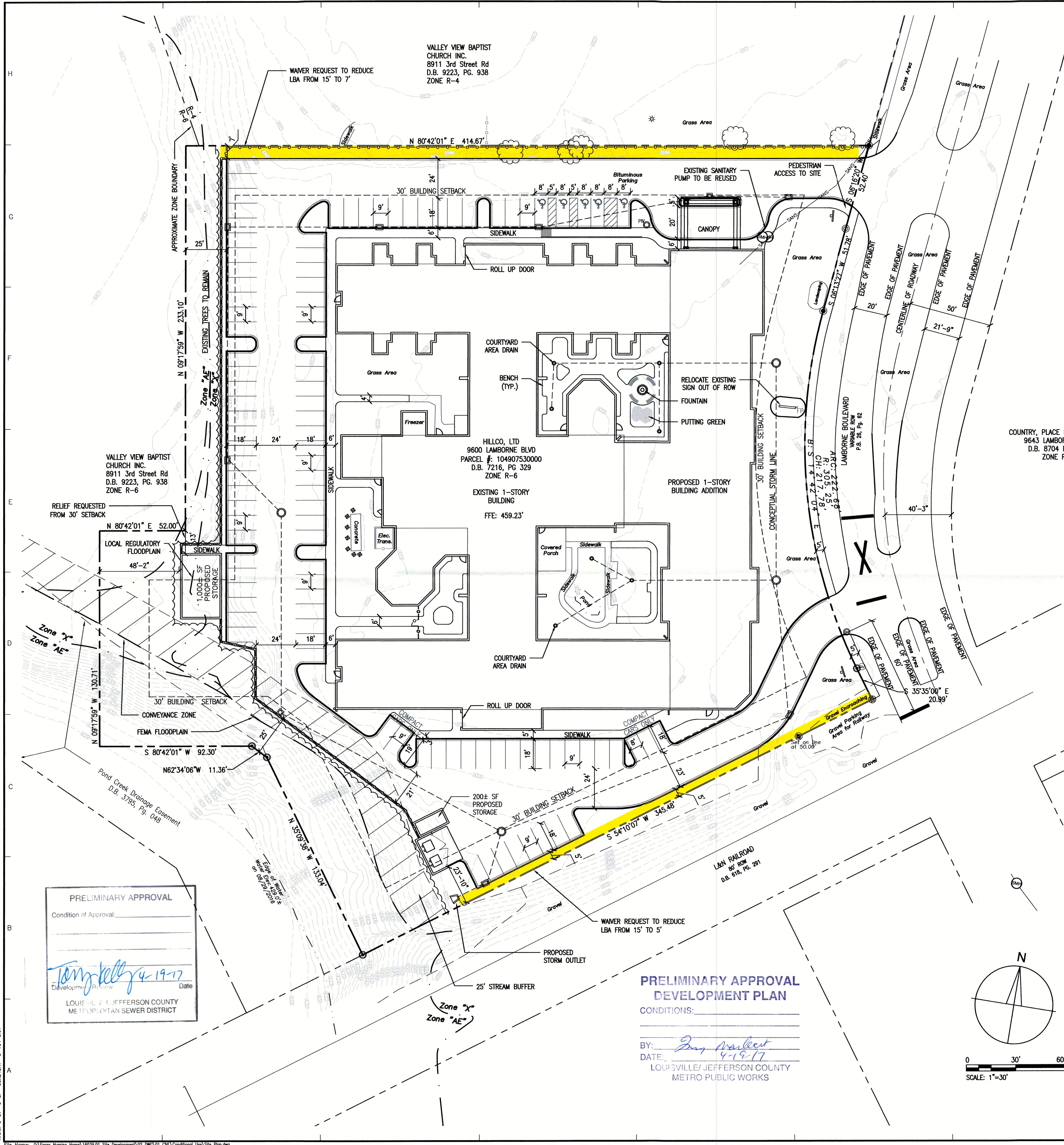
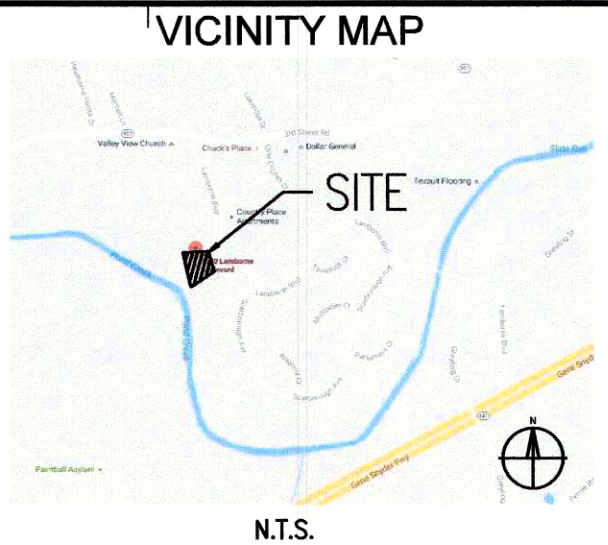




OWNER / DEVELOPER
HILCO, LTD.
1435 HIGHWAY 258 NORTH
KINSTON, NC 28504



SITE STATISTICS

GROSS ACREAGE:	3.871 AC
CURRENT ZONE:	R-6
CURRENT FORM DISTRICT:	NEIGHBORHOOD
BUILDING SETBACK:	30'
REQ. FRONT YARD:	30'
REQ. REAR YARD:	25'
REQ. SIDE YARD:	3'
HEIGHT OF EXISTING BLDG:	18'
HEIGHT OF BLDG ADDITION:	18'
EXISTING USE:	NURSING HOME
PROPOSED USE:	NURSING HOME
MAX. NUMBER OF EMPLOYEES:	70 EMPLOYEES
EXIST BLDG FOOTPRINT:	31,200± SF
ADDITIONAL BLDG FOOTPRINT:	21,871± SF
ADDITIONAL STORAGE FOOTPRINT:	1,200± SF
TOTAL PROPOSED FOOTPRINT:	54,271± SF
PROPOSED FAR:	0.32
VEHICULAR USE AREA (VUA):	46,766 SF
INTERIOR LANDSCAPING REQ:	3,507 SF (7.5%)
INTERIOR LANDSCAPING PROV:	3,533 SF (7.5%)

REQUIRED PARKING:	
MIN = (0.5 SPACES/ROOM)(85 ROOMS) + (1 SPACE/2 EMPLOYEES)(70 EMPLOYEES)	
MINIMUM PARKING = 78 SPACES	
MAX = (1.5 SPACES/ROOM)(85 ROOMS) + (1 SPACE/1 EMPLOYEE)(70 EMPLOYEES)	
MAXIMUM PARKING = 197 SPACES	
PROPOSED PARKING:	
REGULAR:	93 SPACES
COMPACT:	5 SPACES
ACCESSIBLE:	5 SPACES
TOTAL:	103 SPACES

TREE CANOPY REQUIREMENTS (CLASS C)	
EXISTING CANOPY COVERAGE:	34,963 SF (20%)
PRESERVED CANOPY COVERAGE:	16,483 SF (10%)
NEW CANOPY COVERAGE:	18,600 SF (11%)
25 TYPE A (50% MATURE):	15,000 SF
10 TYPE B (50% MATURE):	3,600 SF

REQUIRED CANOPY COVERAGE:	28,669 SF (17%)
TOTAL PROP. CANOPY COVERAGE:	35,083 SF (21%)

OPEN SPACE	
DENSITY:	21.8 (85 UNITS/3.94 AC)
OPEN SPACE REQUIRED:	17,158 SF (10%)
OPEN SPACE PROVIDED:	
NATURAL RESOURCE:	19,492 SF
OUTDOOR RECREATION:	12,590 SF
TOTAL PROVIDED:	32,082 SF (19%)

STORMWATER RUNOFF	
EXISTING:	
IMPERVIOUS =	76,014 SF
GRAVEL (85% IMPERVIOUS) =	14,293 SF
PERVIOUS =	78,333 SF
TOTAL =	52.3% IMPERVIOUS

PROPOSED:	
IMPERVIOUS =	112,284 SF
PERVIOUS =	56,356 SF
TOTAL =	66.6% IMPERVIOUS

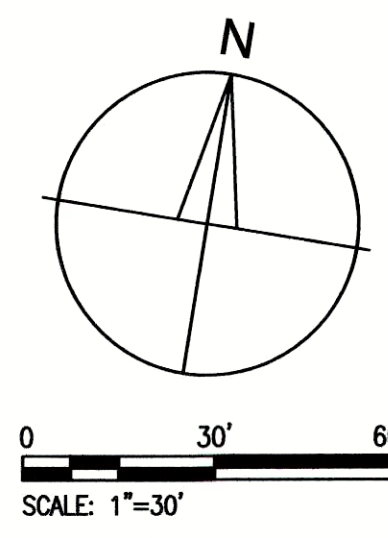
ADDITIONAL IMPERVIOUS =	112,284 - ((14,293 x 0.85) + 76,014)
	= 24,121 SF
AREA OF DISTURBANCE =	3.43 ACRES

NOTE:

- THIS APPLICATION FOR A MODIFIED CONDITIONAL USE PERMIT IS CONTINGENT UPON APPROVAL FROM THE FLOODPLAIN BOARD TO CONSTRUCT WITHIN A 25' STREAM BUFFER.
- ALL WORK WITHIN THE RIGHT-OF-WAY REQUIRES ENCROACHMENT PERMIT AND BOND.
- ALL PARKING AREAS AND DRIVE AISLES SHALL BE A HARD AND DURABLE SUBSTANCE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL ATTACHED AND DETACHED SIGNS SHALL BE CODE COMPLIANT TO THE LAND DEVELOPMENT CODE.
- ALL LIGHTING SHALL BE CODE COMPLIANT TO THE LAND DEVELOPMENT CODE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WATER QUALITY REGULATIONS ESTABLISHED BY THE MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN BOARD VARIANCE REQUIRED FOR THE WORK WITHIN THE 25' STREAM BUFFER PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KDOW APPROVAL REQUIRED FOR ANY WORK WITHIN THE FEMA FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

Erosion Prevention and Sediment Control Note

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 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 must 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. 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. Where construction or land disturbing 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.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 4-19-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval: _____
[Signature] 4-19-17
Date
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



Architecture
Interior Design
Engineering
Landscape Architecture
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w: <http://www.cmwae.com>

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FAILURE TO ABIDE BY DESIGN DOCUMENTS OR ANY AND ALL RESPONSIBILITY AND LIABILITY SHALL REMAIN WITH THE USER OF THESE DOCUMENTS. DESIGN INTENT SHALL REMAIN THE PROPERTY OF CMW, INC. CMW, INC. SHALL RETAIN ALL COMMON LAW AND STATUTORY RIGHTS RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN.

SITE PLAN - MODIFIED CONDITIONAL USE PERMIT
Essex Nursing and Rehab Center
9600 Lamborne Boulevard
Louisville, Kentucky

Issue Date: MARCH, 2017

Drawn By: ABS

Checked By: BH

Revisions:

Mark	Date

Project Number
16039.01

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SITE

NO DETENTION REQUIRED FOR THIS SITE.
REGIONAL FACILITY FEE x 1.5

SUB/WM #7035
TREATMENT PLANT: DRGWQTC
DEREK GUTHRIE

RECEIVED
APR 03 2017
PLANNING &
DESIGN SERVICES