

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for the entrance and for all work done in the right of way.
- 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 dripline 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.
- KTC permit will be required prior to construction plan approval.
- A cross access and shared parking agreement shall be recorded between Tracts 1 and 2.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. Sanitary sewer service will be treated at the Derek Guthrie Waste Water Treatment Plant.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0079 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.
- 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.
- Sewer & Drainage easement plats will be required prior to MSD granting construction plan approval. Dedication of an off-site easement will be required prior to approval of the sanitary sewers.
- On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request was approved by MSD on August 8, 2013.
- All roof drains must be directed to detention basin.
- An MSD drainage bond will be required.
- 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.
- Silt Checks installed in proposed drainage swales as required by MSD.

WAIVER REQUESTED

- A Waiver is requested from Section 10.2.4.B of Louisville Land Development Code to waive the more than 50% overlap of the proposed sewer and drainage easements and the 25 ft Landscape Buffer Areas adjacent to the Haas Family Trust property line, and the Clarmar Road residences property line.

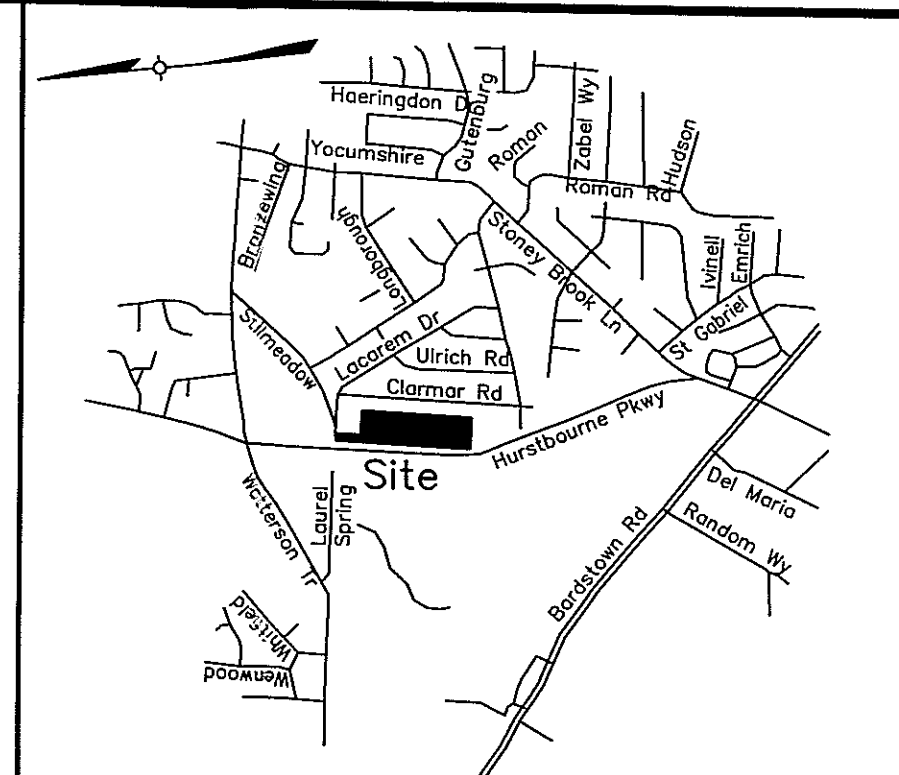
CONDITIONAL USE PERMIT REQUEST

A Conditional Use Permit is requested by Section 4.2.39 of the Louisville Metro Land Development Code for personal care facilities. (Tracts 1 and 2)

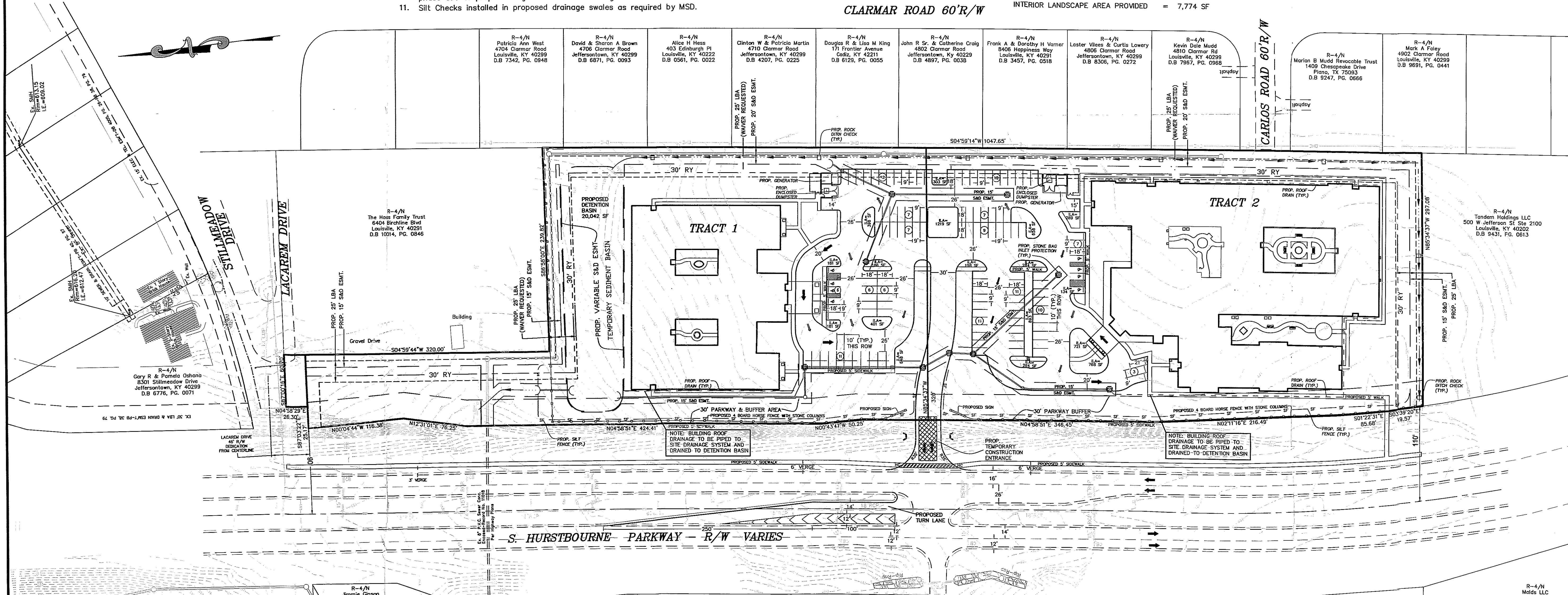
PROJECT DATA

TOTAL SITE AREA	= 8.24± Ac.	# OF BEDS	
R/W DEDICATION AREA (LACAREM DRIVE)	= 0.04± Ac.	ALZHEIMER FACILITY BEDS	= 50 BEDS
TRACT 1 AREA	= 3.93± Ac.	Personal Care Facility BEDS	= 80 BEDS
TRACT 2 AREA	= 4.27± Ac.	TOTAL # OF BEDS	= 130 BEDS
EXISTING ZONING	= R-4	PARKING REQUIRED	
FORM DISTRICT	= NEIGHBORHOOD	.5/BED MIN.	= 65 SP
EXISTING USE	= VACANT	1.5/BED MAX.	= 195 SP
PROPOSED USE		.5/EMPLOYEE MAX SHIFT MIN.	= 13 SP
ALZHEIMER FACILITY (TRACT 1)	= 33,000 SF	1/EMPLOYEE MAX SHIFT MAX.	= 26 SP
Personal Care FACILITY (TRACT 2)	= 56,250 SF	TOTAL PARKING REQUIRED	= 78 SP 221 SP
TOTAL BUILDING AREA	= 89,250 SF	TOTAL PARKING PROVIDED	= 127 SPACES
F.A.R.	= 0.25 (0.5 MAX.)	(8 HC SP INCLUDED)	
BUILDING HEIGHT	= 35' (35' MAX. ALLOWED)	TOTAL VEHICULAR USE AREA	= 66,986 SF
		INTERIOR LANDSCAPE AREA REQUIRED	= 5,023 SF
		INTERIOR LANDSCAPE AREA PROVIDED	= 7,774 SF

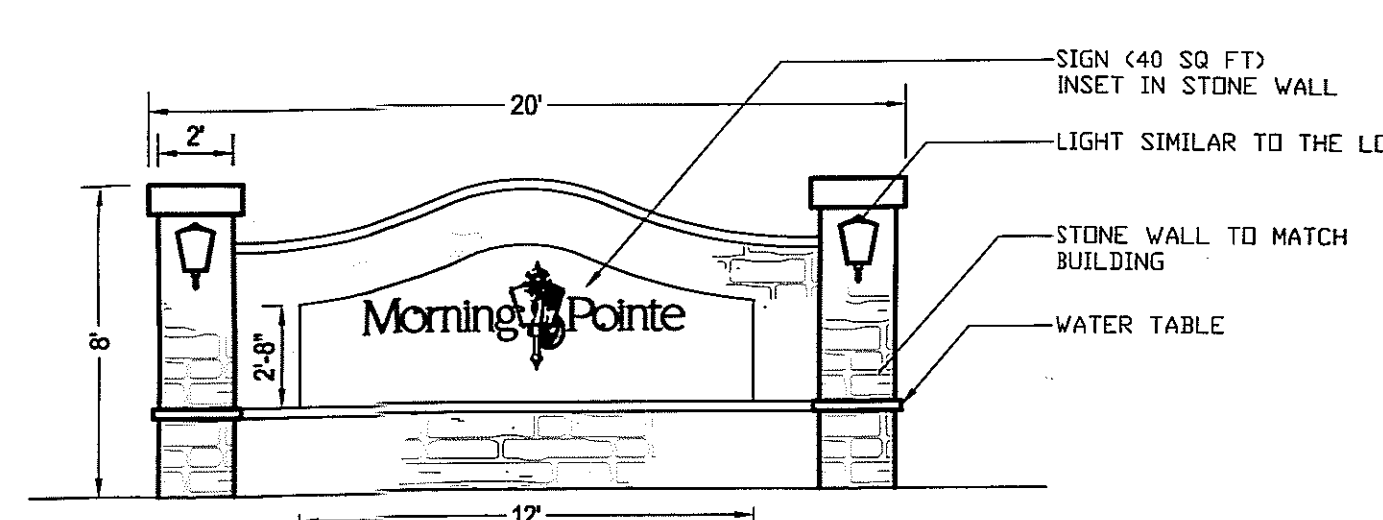
CLARMAR ROAD 60'R/W



LOCATION MAP
NOT TO SCALE



S. HURSTBOURNE PARKWAY - R/W VARIES



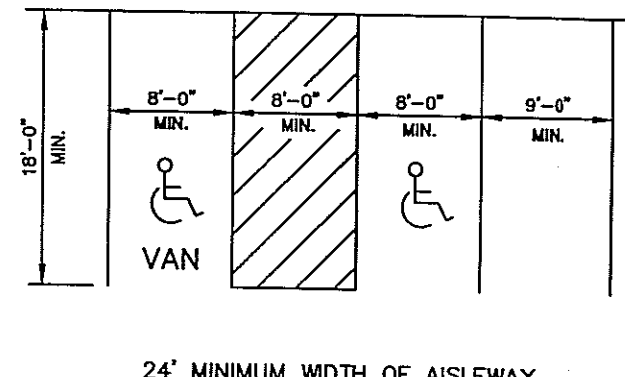
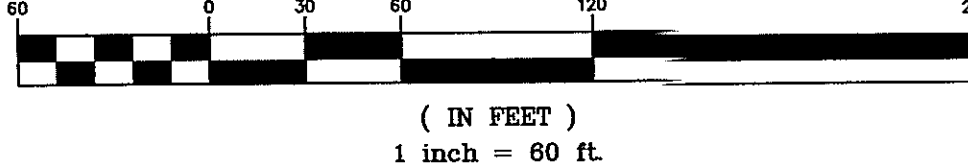
SIGN ELEVATION

NOTE: SIGN DETAIL SHOWN FOR DIMENSIONAL PURPOSES ONLY. FINAL DESIGN TO BE PROVIDED PRIOR TO ISSUANCE OF SIGN PERMIT.

TREE CANOPY CALCULATIONS CLASS C 0% - 40% EXISTING TREE CANOPY

TOTAL SITE AREA	= 357,192 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (71,438 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0.0%
TOTAL TREE CANOPY TO BE PROVIDED	= 20% (72,000 S.F.)

GRAPHIC SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
Δ C = 0.75 - 0.23 = 0.52
A = ACRES = 8.13
R = INCHES = 2.8
X = (0.52)(8.13)(2.8)/12 = 0.99 AC.-FT.
REQUIRED X = 43,100 CU.FT.
PROVIDED BASIN = 20,042 SQ.FT.
TOTAL = 20,042 SQ.FT. @ APPROX. 2.25 FT. DEPTH
= 45,095 CU.FT. > 43,100 CU.FT.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Bonny Mallet*
DATE: 3-27-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED

MAR 19 2014
PLANNING & DESIGN SERVICES

OWNER:
REL SPRING DEVELOPMENT, LLC
1407 SOUTH 4TH STREET
LOUISVILLE, KY 40202

SITE ADDRESS:
401 S. HURSTBOURNE PARKWAY
TAX BLOCK 0044, LOT 0391
D.B. 10169, PG. 0675

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
CASE #13CUP1009
WM #10841

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Development Review
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED ROCK DITCH
- PROPOSED ROOF DRAIN
- PROPOSED SILT FENCE

NO.	DATE	DESCRIPTION	BY
1	3-28-14	REV.	REV.

PROJECT DATA	REVISIONS
FILE NAME: 13110-003P	
DATE: 3-17-14	
CHECKED BY: KMY	
DRAWN BY: JH	
SCALE AS SHOWN	

Barrett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
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LD&D
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ENGINEERING • LANDSCAPE ARCHITECTURE
505 WARDEN RD. SUITE 200
NASHVILLE, TN 37214
WEB SITE: WWW.LD&D-INC.COM

MORNING POINTE
DEVELOPER
LOUISVILLE DEVELOPMENT PARTNERS LLC
P.O. BOX 813
COLEMAN, TN 37363
(423) 208-9646

JOB NO. 13110
SHEET 1 OF 1

13CUP1009