

Revised
 Case: 13DEVPLAN1012
 APPROV DATE: July 17, 2013
 EXPIRE DATE: July 17, 2015
 SIGNATURE: [Signature]
 PLANNING

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

WAIVER:
 1. A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to waive the overlap of the Old Henry Road 30' Parkway Buffer Area and existing utility easements.

PROJECT DATA

TOTAL SITE AREA	= 3.7± Ac.
EXISTING ZONING	= OR-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= ASSISTED LIVING FACILITY
# OF ROOMS	= 30 ROOMS
BUILDING AREA	= 22,814 SF
BUILDING HEIGHT	= 39' (50' MAX)
F.A.R.	= 0.14 (4.0 MAX)
PARKING REQUIRED	MIN. MAX.
30 ROOMS/0.5 MIN; 30 ROOMS/1.5 MAX.	= 15 SP 45 SP
20 EMP./0.5 MIN; 20 EMP./1 MAX.	= 10 SP 20 SP
TOTAL PARKING REQUIRED	= 25 SP 65 SP
TOTAL PARKING PROVIDED	= 28 (2 HC SP INCLUDED)
TOTAL BICYCLE PARKING REQUIRED/PROVIDED	= 1 SHORT TERM/2 LONG TERM
OPEN SPACE REQUIRED/PROVIDED	= (15%) 24,175 SF
TOTAL VEHICULAR USE AREA	= 27,772 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,083 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,214 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - 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 particulate emissions from reaching existing roads and neighboring properties.
 - Construction plans, bond and permit are required by KYTC prior to construction approval by Metro Public Works.
 - A Cross Access Agreement will be recorded between the subject site and the property to the west.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - State Highway encroachment permit will be required for the entrance.
 - 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.

- MSD NOTES:**
- Sanitary sewer service will be provided by connection and subject to applicable fees.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 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: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Detention is provided in the existing Old Henry Crossings detention basin. Offsite drainage system and detention basin have been sized for this development.
 - A Downstream Facilities Capacity Request will be submitted to MSD on July 1, 2013.

OWNER:
 TERRA DEVELOPMENT CORP
 2120 HIGH WICKHAM PLACE STE 201
 LOUISVILLE, KY 40245

SITE ADDRESS:
 13811 WICKHAM GREEN WAY
 T.B. 15, LOT 617
 D.B. 9736, PG. 926

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN

RECEIVED
 JUL 09 2013
 PLANNING & DESIGN SERVICES
 WM #10792

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-1-13	PER AGENCY COMMENTS	JFT

PROJECT DATA
 FILE NAME: 13066-100P
 DATE: 8-4-13
 SCALE: AS SHOWN
 CHECKED BY: ASB
 DRAWN BY: DT

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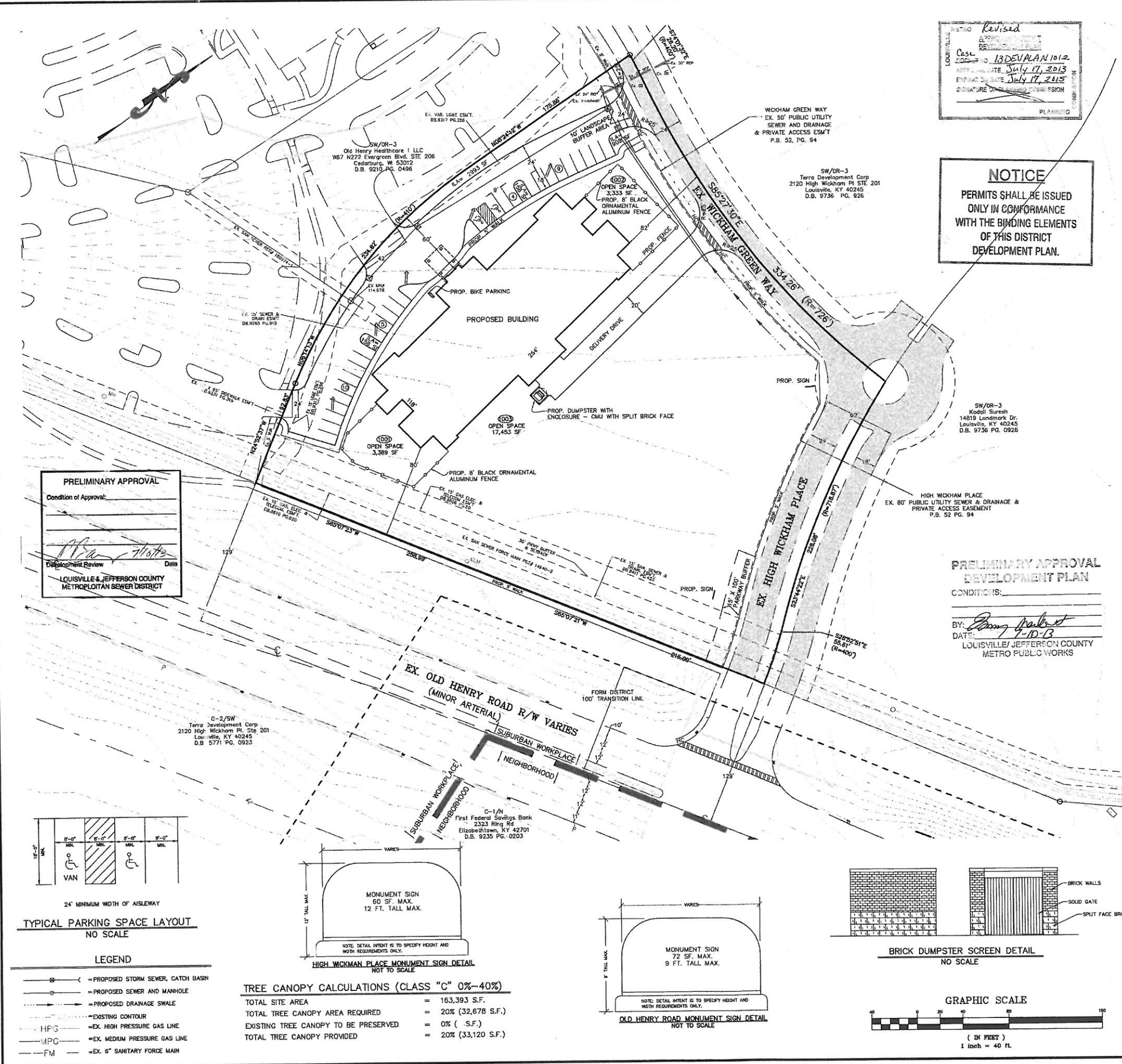
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L&D
 LAND DESIGN & DEVELOPMENT, INC.
 800 WASHINGTON AVENUE SUITE 100
 LOUISVILLE, KY 40202
 PHONE: 502-434-2774
 FAX: 502-434-2774
 WEB: WWW.L&D-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN
HALLMARK HOUSE
 DEVELOPER
 HALLMARK HOUSE LOUISVILLE LLC
 13100 EAST POINT BLVD
 LOUISVILLE, KY

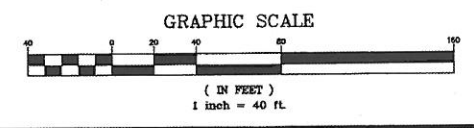
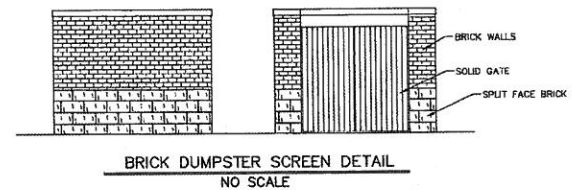
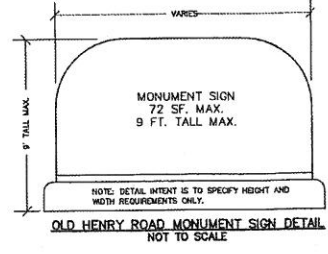
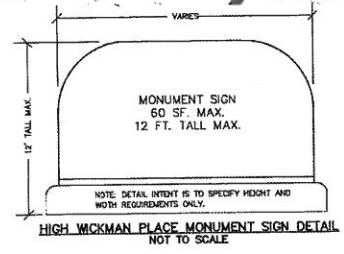
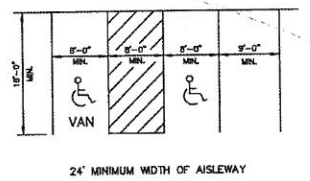
JOB NO. 13066
 SHEET 1 OF 1

13DEVPLAN1012



PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Development Review Date:
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 7-10-13
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



TREE CANOPY CALCULATIONS (CLASS "C" 0%-40%)

TOTAL SITE AREA	= 163,393 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (32,678 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (. S.F.)
TOTAL TREE CANOPY PROVIDED	= 20% (33,120 S.F.)

- LEGEND**
- PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE
 - EXISTING CONTOUR
 - EX. HIGH PRESSURE GAS LINE
 - EX. MEDIUM PRESSURE GAS LINE
 - EX. 6" SANITARY FORCE MAIN