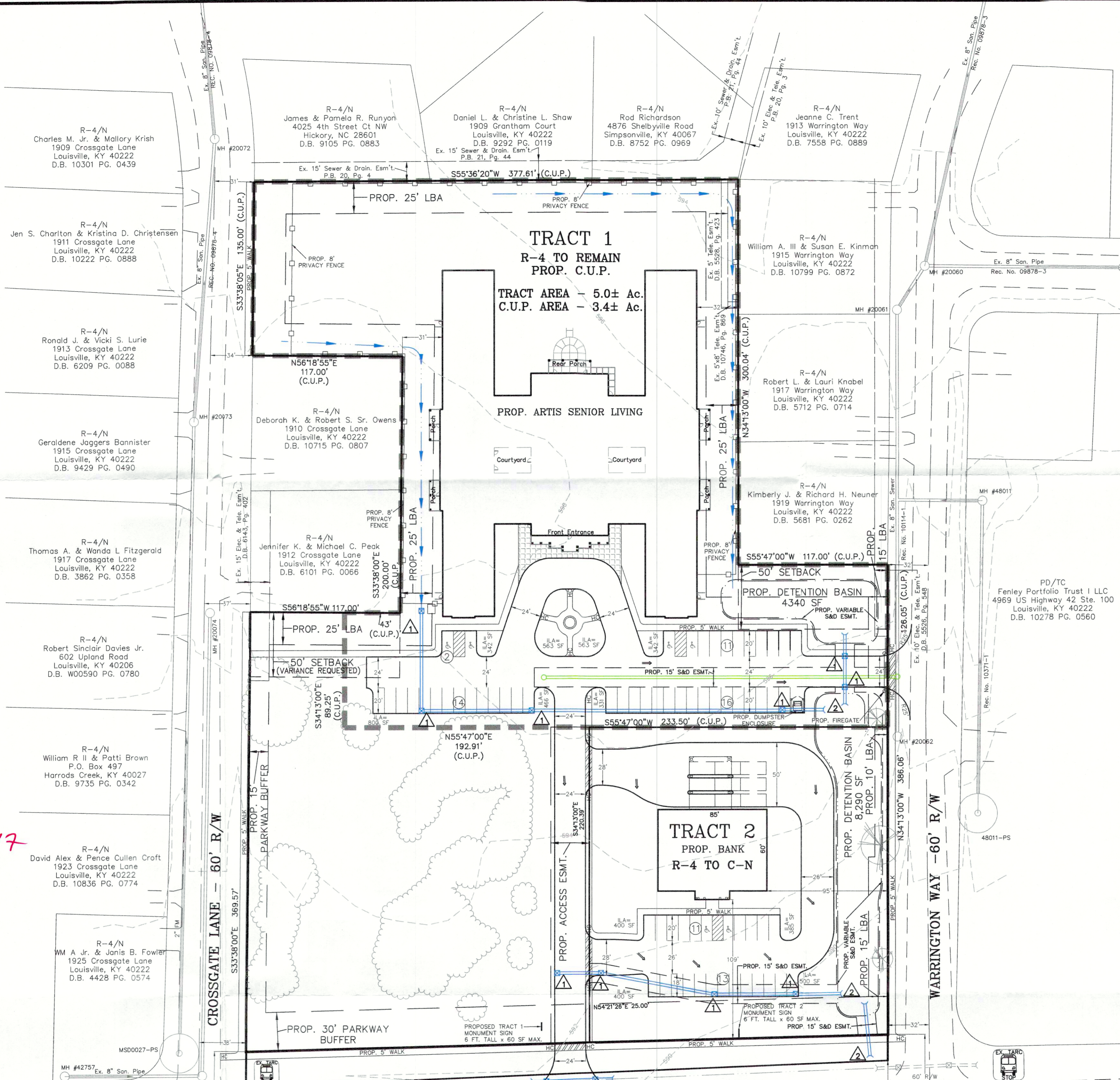


PRELIMINARY APPROVAL
 Condition: Removal
 Date: 9/27/17
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 09/27/17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



CONDITIONAL USE PERMIT:
 1. A Conditional Use Permit is requested from Section 4.2.38 of The Louisville Metro Land Development Code for Nursing Homes & Homes for the Infirm & Aged.
VARIANCES REQUESTED:
 1. A Variance is requested from Section 5.3.1.C Table 5.3.2 of The Louisville Metro Land Development Code to vary the Front setbacks for Tracts 1 & 2.
 2. A Variance is requested from Section 5.3.1.C Table 5.3.2 of The Louisville Metro Land Development Code to vary the 50' Setback for the proposed driveway adjacent to 1912 Crossgate Lane.

TRACT 1 DATA

TRACT 1 SITE AREA	= 5.0± Ac. (219,278 SF)
R/W DEDICATION AREA	= 0.2± Ac. (8,872 SF)
NET SITE AREA	= 4.8± Ac. (212,406 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-4 (C.U.P. REQUESTED)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= SENIOR LIVING
PROPOSED BUILDING AREA	= 34,369 SF
F.A.R.	= 0.16 (0.5 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 1-STORY (35' MAX. ALLOWED)

PARKING REQUIRED

SENIOR LIVING FACILITY	= MIN. MAX.
0.5 SP/ROOM MIN. (72 ROOMS)	= 36 SP
1.5 SP/ROOM MAX. (72 ROOMS)	= 108 SP
1 SP/2 EMP. MIN. (18 EMPLOYEES)	= 9 SP
1 SP/EMPLOYEE MAX. (18 EMPLOYEES)	= 18 SP
PARKING REQUIRED	= 45 SP
-10% TARC REDUCTION	= 41 SP
TOTAL PARKING PROVIDED	= 43 SPACES (4 HC SP INCLUDED)

PROPOSED VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 29,481 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,281 SF

TRACT 2 DATA

TRACT 2 SITE AREA	= 1.3± Ac. (56,623 SF)
R/W DEDICATION AREA	= 0.1± Ac. (5,153 SF)
NET SITE AREA	= 1.2± Ac. (51,470 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-N
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= BANK
TOTAL BUILDING AREA	= 5,200 SF
F.A.R.	= 0.10 (0.5 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)

PARKING REQUIRED

BANK	= 17 SP
1 SP/300 SF MIN. (5200 SF)	= 28 SP
1 SP/200 SF MAX. (5200 SF)	= 26 SP
-10% TARC REDUCTION	= 16 SP
TOTAL PARKING PROVIDED	= 24 SPACES (2 HC SP INCLUDED)

PROPOSED VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 20,161 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,685 SF
BANK QUE REQUIRED/PROVIDED	= 3 CARS PER LANE

- GENERAL NOTES:**
- All roadway and entrance intersections shall meet the requirements for loading areas as set by Metro Public Works.
 - A Grass Access & Shared Parking Agreement between Tracts 1 & 2 shall be recorded prior to construction approval by Metro Public Works. Grass Access must conform to Ordinance 187, Series 2003 as amended.
 - Right of Way dedication by deed or minor plot 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.
 - City of Crossgate approval required.
 - KYTC approval required prior to MSD construction plan approval.
 - Signature entrance will comply with Section 4.4.3 and can only provide signage for the senior living development.
 - A KARST survey has been conducted by Kevin Young, R.L.A. on July 19, 2017 and no KARST structures were present.

- MSD NOTES:**
- Sanitary sewer service will be provided by lateral extension and subject to approval fees.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 & 0016 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.
 - If the site has thru drainage on easement plan it 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, 2.25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
 - A Downstream Facilities Capacity Request was approved on 5/31/2017 by MSD.
 - 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.
 - Erosion & Silt Control shall be 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.
 - All retail shops must have individual connections per MSD's fats, oils, and grease policy.
 - KYTC approval required prior to MSD construction plan approval.

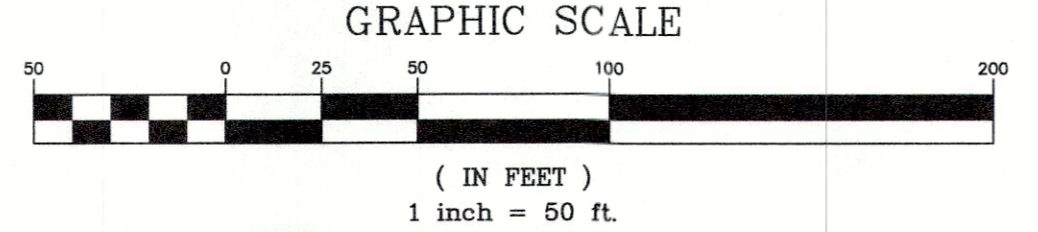
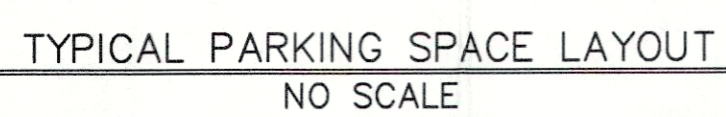
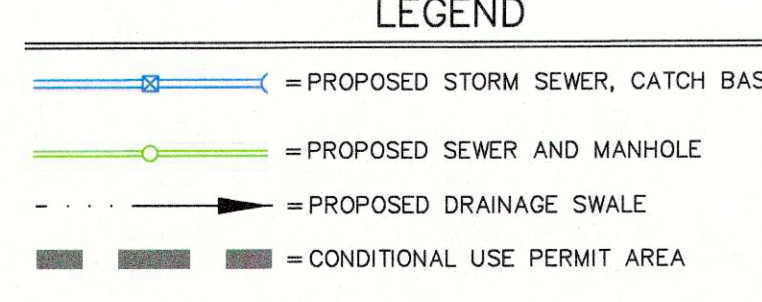
- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
 - Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development 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 drainage 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 shall 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.
 - Seeds construction or land disturbance 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.
 - 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. All storm drainage shall conform to MSD standard specifications.
 - 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.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.40 = 0.35$
 $A = 6.6 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (0.35)(6.6)(2.9)/12 = 0.56 \text{ AC.}-\text{FT.}$
 REQUIRED $X = 24,394 \text{ CU.FT.}$
 TOTAL PROVIDED BASIN AREA = 12,630 SQ.FT.
 TOTAL = 12,630 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 25,260 CU.FT. > 24,394 CU.FT.

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



TREE CANOPY CALCULATIONS (EX. TREE CANOPY = 35%)

TOTAL SITE AREA	= 275,915 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (55,183 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (55,440 SF)

CASE: 17ZONE1025

OWNER: KINMAN COMPOUND, LLC
 4922 BROWNSBORO ROAD
 LOUISVILLE, KY 40222

SITE ADDRESS: TAX BLOCK W003, LOT 0243
 D.B. C10715, PG. 0800

COUNCIL DISTRICT - 7
 FIRE PROTECTION DISTRICT - LYNDON

RECEIVED
 SEP 18 2017
 PLANNING & DESIGN SERVICES

WM #11656

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 17033-DDP
 DATE: 9/19/17
 SCALE: AS SHOWN
 CHECKED BY: MW/MB
 DRAWN BY: JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 500 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KY 40202
 TEL: 502.261.1234 FAX: 502.261.1234
 WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
ARTIS SENIOR LIVING
 DEVELOPER
4922 BROWNSBORO ROAD
ARTIS SENIOR LIVING, LLC
 16501 OLD MEADOWS ROAD
 MCKEAN, VA 22102

JOB NO. 17033
 SHEET 1 OF 1