

AGENCY NOTES

MSD NOTES

1. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
2. ON SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
3. 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.
4. BUILDING OVER SEWER IS AT OWNER'S SOLE RISK. MSD IS NOT RESPONSIBLE FOR MAINTENANCE OR REPAIR OF PRIVATE SEWERS.

STANDARD MSD SWPPP NOTES

1. 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.
2. 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.
3. 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.
4. WHERE 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.
5. 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, POOL, SWALE OR CATCH BASIN.

SWPPP PHASING

1. INSTALL SILT FENCE.
2. PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.

APCD

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 09/28/17 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURE, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSIONS OR SINKING STREAM SINK POINT.

VARIANCE AND WAIVERS APPROVED 7/28/10 & 8/16/10

- 10.2.10 TO REDUCE VUA LBA

- 5.3.5.C.3 TO REDUCE SETBACKS TO PERMIT PARKING IN YARDS

REQUESTED VARIANCE AND WAIVERS

- 10.2.10 TO REDUCE VUA LBA

- 5.3.5.C.3 TO REDUCE SETBACKS TO PERMIT PARKING/DUMPSTER IN YARDS (19' ALONG TOM LARIMORE LN., 8' ALONG MASONIC HOME DR., AND 5' ALONG FRANKFORT AVE.)

SITE DATA

LAND USE

ZONING DISTRICT: R-5A (C.U.P. SITE)
 FORM DISTRICT: CAMPUS
 EXISTING USE: DAY CARE CENTER/OFFICE
 PROPOSED BUILDING: DAY CARE CENTER/OFFICE
 EXISTING PARCEL AREA: 3.527 ACRES
 SITE ADDRESS: MASONIC HOME DRIVE 40041
 TAX BLOCK & LOT: T.B. 73J, T.L. 25
 DEED BOOK & PAGE: D.B. 9616, PG. 934

PARKING CALCULATIONS

OFFICE SQUARE FOOTAGE: 5,100 SF
 EMPLOYEES: 35 TOTAL EMPLOYEES

DAY CARE

MINIMUM REQUIRED: 1 SPACE/EMPLOYEE + DROP OFF AREA 35
 MAXIMUM PERMITTED: 4 SF SPACE/EMPLOYEE 140

OFFICE

MINIMUM REQUIRED: 1 SPACE/350 SF 15
 MAXIMUM PERMITTED: 1 SPACE/200 SF 26

PROPOSED PARKING: 100 SPACES (8 HC -4 VAN)
 PROPOSED BIKE PARKING: 2 SHORT TERM
 2 LONG TERM INDOORS

BUILDING DATA

MAX. BUILDING HEIGHT: 35'
 EXISTING BUILDING FOOTPRINT: 14,000 SF
 EXISTING BUILDING GROSS FLOOR AREA: 27,500 SF
 PROPOSED ADDITION FOOTPRINT: 5,100 SF
 PROPOSED GROSS FLOOR AREA: 10,200 SF
 TOTAL GROSS FLOOR AREA: 37,700 SF
 PROPOSED FLOOR AREA RATIO: 0.25

EXISTING SIGNAGE

NO NEW SIGNAGE PROPOSED ADJACENT TO R/W

TREE CANOPY CALCULATIONS

SITE AREA: 153,636 S.F.
 EXISTING CANOPY COVERAGE: 18%
 TREE CANOPY CATEGORY: CLASS C
 TREE CANOPY PRESERVATION AREA: 18% (27,830 S.F.)
 5 A TREES 10'+, 22 A TREES 3"-10", 5 C TREES 3"-10"
 NEW TREE CANOPY REQUIRED: 0% (0 S.F.)
 OPEN SPACE PROVIDED: 16,000 S.F. (10.4%)

LANDSCAPE CALCULATIONS

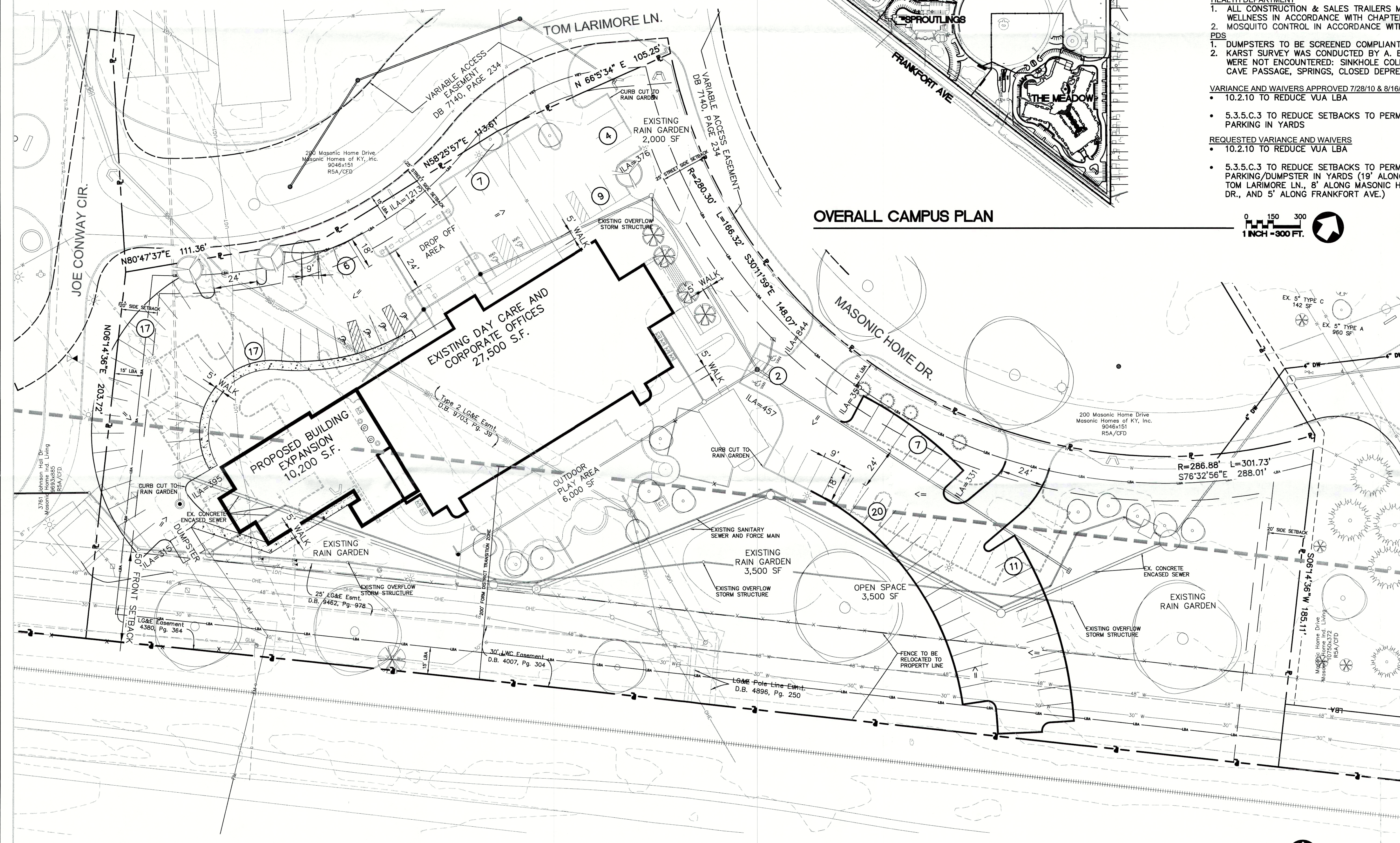
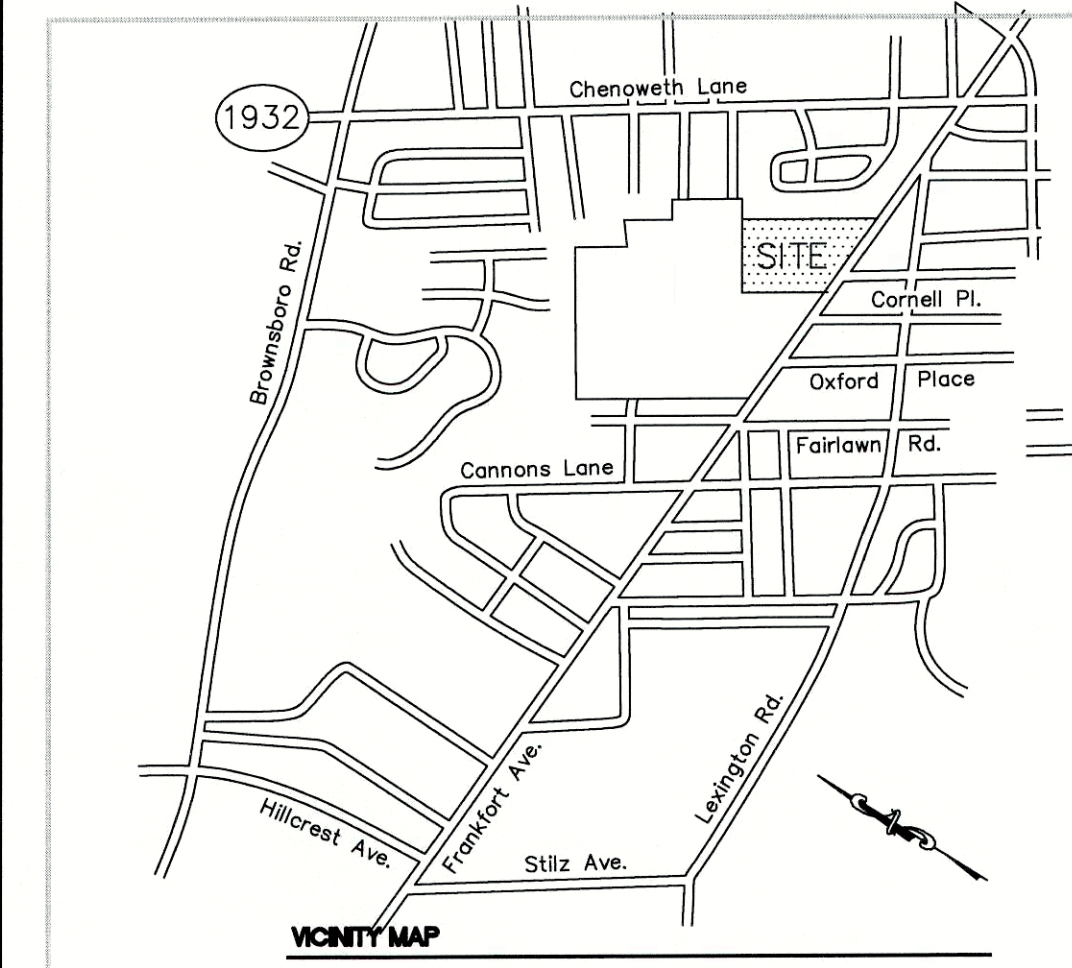
VUA: 35,335 S.F.
 ILA REQUIRED (7.5%): 2,650 S.F.
 ILA PROVIDED: 4,284 S.F.
 ILA TREES REQUIRED: 11 TREES
 (1/4000 S.F. VUA + 25%)
 ILA TREES PROVIDED: 11 TREES

EPSC DATA

EXISTING IMPERVIOUS: 52,430 S.F.
 PROPOSED IMPERVIOUS: 52,350 S.F. (35% INCREASE)
 PROPOSED DISTURBED AREA: 46,325 S.F.
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: ASSUMED C
 SOIL TYPE: URBAN LAND

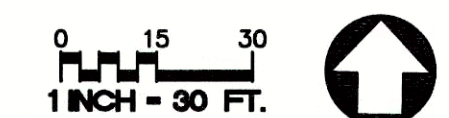
LEGEND

EXISTING	PROPOSED
INTERMEDIATE CONTOUR	DRAINAGE FLOW
INDEX CONTOUR	STORM STRUCTURE
PROPERTY LINE	STORM PIPE
TREE MASS	SANITARY MANHOLE
RAILROAD	SANITARY SEWER
STORM STRUCTURES	FENCE
STORM SEWER	OVERHEAD CARPORT
SANITARY SEWER	INTERMEDIATE CONTOUR
WATER	INDEX CONTOUR
UGE	SETBACK
EASEMENT	LANDSCAPE BUFFER AREA
FORM DISTRICT BOUNDARY/ TRANSITION ZONE	LBA
	4" GAS



DAY CARE EXPANSION PLAN

Users: abcrtfey, Plot Date: October 20, 2017 10:52 AM
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Engineering
 Planning

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Masonic Homes of Kentucky
 Sproutlings Day Care Expansion
 Masonic Home Drive 40041
 Masonic Homes of Kentucky, Inc.
 3761 Johnson Hall Drive
 Masonic Home KY 40041

REV #	DATE	DESCRIPTION
1	08/29/2017	AGENCY REVISIONS
2	10/23/2017	AGENCY REVISIONS

RDDDP / MCUP
 Job No: 06319.SPR
 Date: August 31, 2017
 Scale: Varies
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title:
 Sproutlings
 Expansion
 Revised
 Development
 Plan & MCUP
 Drawing No:
 1 of 1