

TREE CANOPY CALCULATIONS

SITE AREA: 11.81 AC (514,444 S.F.) (CLASS C)
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 134,000 S.F. (26%)
 EXISTING TREES PRESERVED: (0%)
 REQUIRED NEW TREE CANOPY: 102,888 S.F. (20%)
 NEW TREE CANOPY TO BE PROVIDED: 102,888 S.F. (20%)
 TOTAL TREE CANOPY: 102,888 S.F. (20%)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0049E.

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- A PRELIMINARY SUBDIVISION APPROVAL AND RECORD PLAT WILL BE REQUIRED FOR THE CREATION OF RIGHT OF WAY FOR THE EXTENSION OF MERIDIAN HILLS DRIVE.
- SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT FLOYD'S FORK WASTEWATER TREATMENT PLANT.
- POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100 YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
- CITY OF MIDDLETOWN APPROVAL REQUIRED.
- A KARST SURVEY WAS CONDUCTED BY GEM ENGINEERING PER SECTION 4.9.3 OF THE LAND DEVELOPMENT CODE. SEVERAL CLOSED DEPRESSIONS WERE OBSERVED ON THE SITE. SEE GEOTECHNICAL REPORT DATED MARCH 29, 2017.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- 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.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

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.

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 PRACTICAL, 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.

INCREASED RUNOFF CALCULATIONS

Cpre = 0.26
 Cpost = 0.58
 AREA = 11.81 AC
 (0.58 - 0.26) X 2.8/12 X 11.81 AC = 0.88 AC-FT
 PROPOSED DETENTION VOLUME = 0.88 + 0.44 = 1.32 AC-FT

PARKING SUMMARY

PARKING REQUIRED		PROPOSED USE	
ASSISTED LIVING RESIDENCE (42 UNITS)		MIN (0.5 SP. PER D.U. + 1 PER 2 EMP.)	41 SPACES
		MAX (1.5 SP PER D.U. + 1 PER 1 EMP.)	103 SPACES
SENIOR APARTMENTS (120 UNITS)		MIN (0.5 SP. PER D.U. + 1 PER 2 EMP.)	80 SPACES
		MAX (1.5 SP PER D.U. + 1 PER 1 EMP.)	220 SPACES
TOTAL REQUIRED			
MIN		121 SPACES	
MAX		323 SPACES	
PARKING PROVIDED			
PROPOSED STANDARD	148 SPACES		
PROPOSED HANDICAP	25 SPACES		
PROPOSED HANDICAP	173 SPACES		

PROJECT SUMMARY

EXISTING ZONE
 EXISTING FORM DISTRICT
 EXISTING USE
 PROPOSED USE

PROPOSED ZONE
 SITE AREA (GROSS ACREAGE)
 AREA DEDICATED TO R/W
 SITE AREA (NET ACREAGE)
 PROPOSED BUILDING HEIGHT
 FLOOR AREA RATIO
 PROPOSED TOTAL BUILDING AREA
 PROPOSED 1ST FLOOR AREA
 PROPOSED 2ND FLOOR AREA
 PROPOSED 3RD FLOOR AREA
 NO. OF PROPOSED DWELLING UNITS
 (120 SENIOR APARTMENTS + 42 ASSISTED)

R-4
 CAMPUS
 VACANT
 ASSISTED LIVING &
 SENIOR APTS.
 R-6
 11.96 ACRES
 0.15 ACRES
 11.81 ACRES
 51 FEET
 0.36
 187,017 S.F.
 99,291 S.F.
 44,111 S.F.
 43,615 S.F.
 162 D.U.

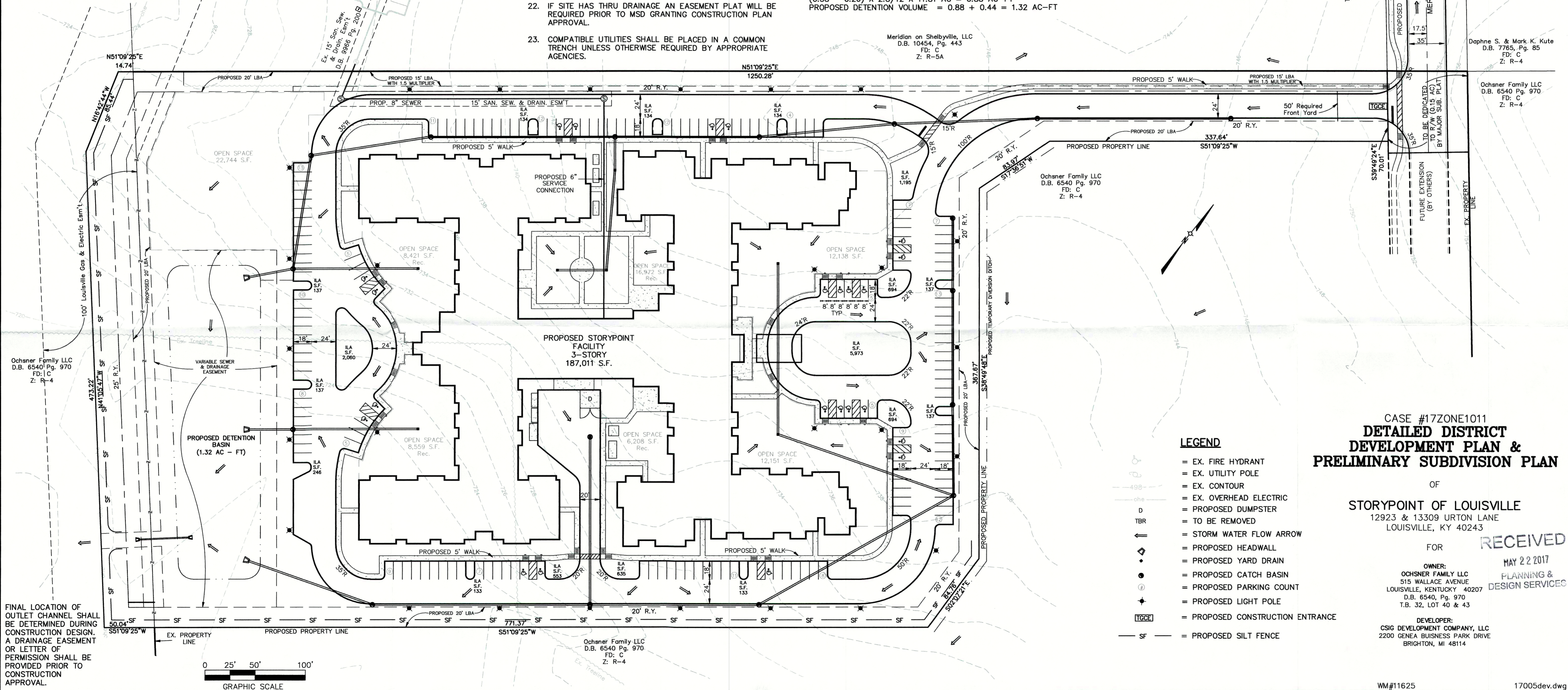
114,476 S.F.
 8,586 S.F.
 13,266 S.F.
 40 EMPLOYEES
 13.55 D.U./AC.
 13.72 D.U./AC.

OPEN SPACE CALCULATIONS:

11.96 AC. - 0.15 AC. = 11.81 AC (514,444 S.F.)
 514,444 S.F. x 15% = 77,167 S.F.
 TOTAL OPEN SPACE REQUIRED 77,167 S.F.
 77,167 S.F. x 50% = 38,584 S.F.
 TOTAL RECREATIONAL OPEN SPACE REQUIRED 38,584 S.F.
 TOTAL RECREATIONAL OPEN SPACE PROVIDED 40,160 S.F.
 TOTAL OPEN SPACE PROVIDED 87,193 S.F.

VARIANCES REQUESTED:

A VARIANCE IS REQUESTED FROM SECTION 5.3.5.C OF THE LDC TO ALLOW THE MAXIMUM BLDG. HEIGHT TO BE EXCEEDED.



LEGEND

- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSTER
- TO BE REMOVED
- STORM WATER FLOW ARROW
- PROPOSED HEADWALL
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED CONSTRUCTION ENTRANCE
- SF = PROPOSED SILT FENCE

DETAILED DISTRICT DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN

FOR **STORYPOINT OF LOUISVILLE**
 12923 & 13309 URTON LANE
 LOUISVILLE, KY 40243

OWNER:
 OCHSNER FAMILY LLC
 515 WALLACE AVENUE
 LOUISVILLE, KENTUCKY 40207
 D.B. 6540, Pg. 970
 T.B. 32, LOT 40 & 43

DEVELOPER:
 CSG DEVELOPMENT COMPANY, LLC
 2200 GENEA BUSINESS PARK DRIVE
 BRIGHTON, MI 48114

Milestone design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.527.7075 www.milestonedesign.org

STORYPOINT OF LOUISVILLE

DATE: 4/27/17
 DRAWN BY: N.E.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

4/19/17	PRE-APP CONF
5/22/17	AGENCY COMTS

RECEIVED
 MAY 22 2017
 PLANNING & DESIGN SERVICES

RECEIVED
 MAY 22 2017
 PLANNING & DESIGN SERVICES

JOB NUMBER 17005

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