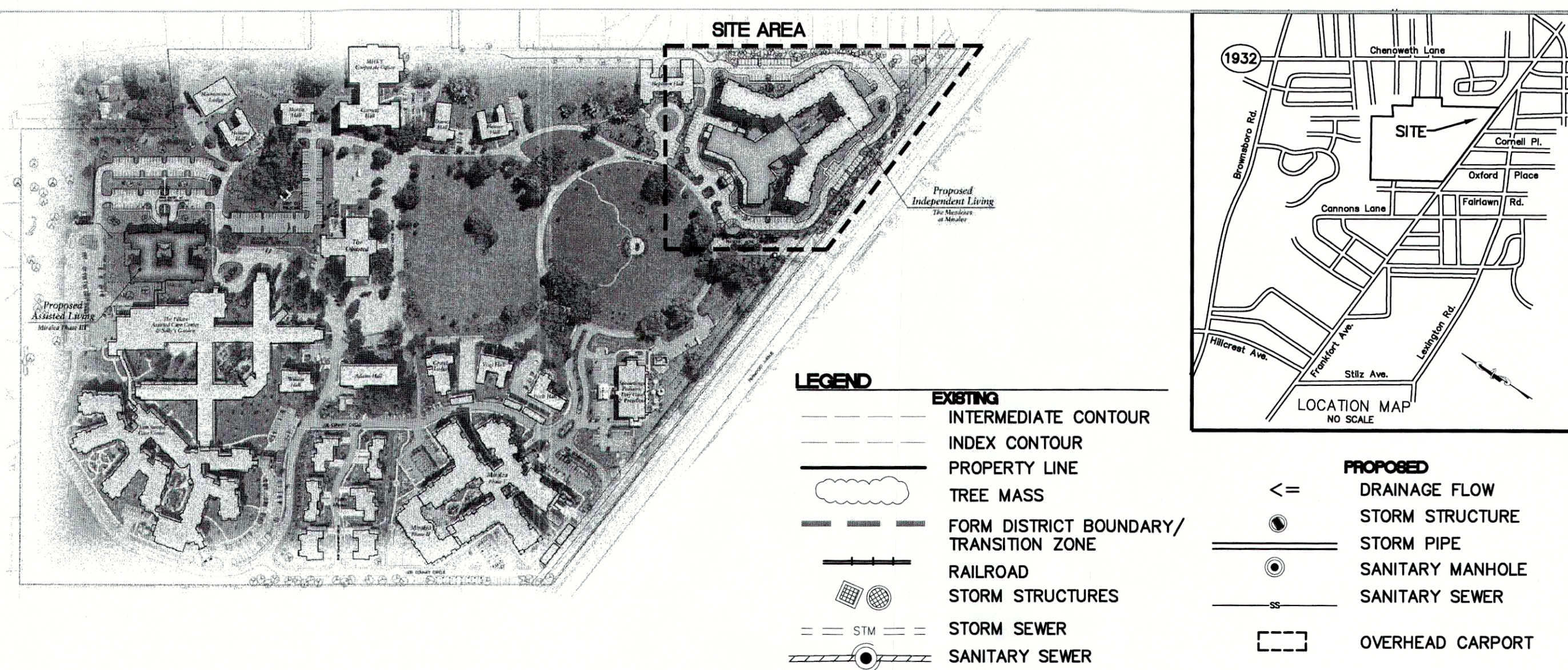




SITE DATA

MSD NOTES

1. SANITARY SEWER TO BE NEW LATERAL EXTENSION WITH PUMP STATION SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WOTC.
2. OVERFLOW DETENTION BASIN TO BE PRE-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
3. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.

PARKING CALCULATIONS

MINIMUM REQUIRED:	82
0.5 SPACE/DWELLING UNIT + 1 SPACE/2 EMPLOYEES	
MAXIMUM PERMITTED:	246
1.5 SPACES/DWELLING UNIT + 1 SPACE/EMPLOYEE	

PROPOSED PARKING:

*UNDERGROUND PARKING DOES NOT COUNT TOWARDS TOTAL ALLOWABLE PARKING

BUILDING DATA

DENSITY	
THE MEADOW	124 UNITS
PROPOSED PROPERTY AREA	11.07--ACRES
PROPOSED PARCEL DENSITY	11.20 UNITS/ACRE
PERMITTED DENSITY CAMPUS WIDE	12.01 UNITS/ACRE

OVERALL CAMPUS DENSITY WITH MEADOW 5.03 UNITS/ACRE
 281 UNITS (EX.) + 124 UNITS (MEADOWS) / 80.5-ACRES (CAMPUS AREA)

1111

FREESTANDING SIGNAGE
NO NEW SIGNAGE PROPOSED ADJACENT TO R/W

THE CANCER ON CHLORINE

TREE CANOPY CALCULATIONS

SITE AREA:	482,010 S.F.
EXISTING CANOPY COVERAGE:	0%-40%
TREE CANOPY CATEGORY:	CLASS C
TREE CANOPY PRESERVATION AREA:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	20%
NEW TREE CANOPY PROPOSED:	MIN. 96,402 S.F.

LAMIA CALCULATIONS

VUA:	80,428 S.F.
ILA REQUIRED (7.5%):	6,032 S.F.
ILA PROVIDED:	MIN. 6,032 S.F.
ILA TREES REQUIRED:	25 TREES
(1/4000 S.F. VUA + 25%)	
ILA TREES PROVIDED:	MIN. 25 TREES

RECEIVED BY THE DIRECTOR

OPEN SPACE CALCULATIONS	
SITE AREA:	482,010 S.F.
OPEN SPACE REQUIRED:	15% (72,302 S.F.)
OPEN SPACE PROVIDED:	102,100 S.F.
PORCH/BALCONIES:	17,100 S.F.
COURTYARD:	13,000 S.F.
OPEN SPACE:	72,000 S.F.

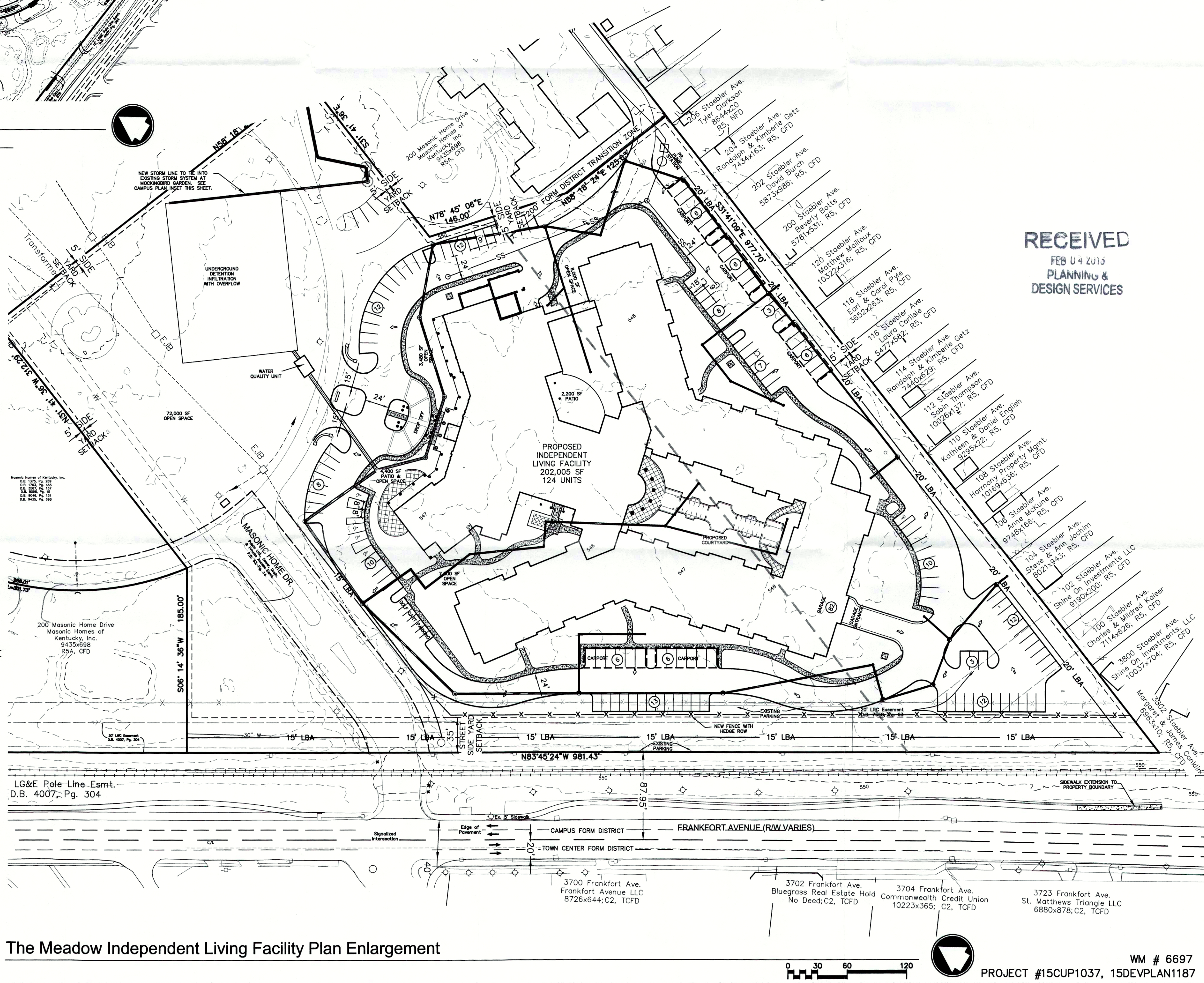
EPSC DATA

EXISTING IMPERVIOUS: 0 S.F.
PROPOSED IMPERVIOUS: 196,601 S.F. (100% INCREASE)
SENSITIVE FEATURES: NONE
HYDROLOGIC SOIL GROUP: B
SOIL TYPE: CRIDER SILT LOAM
DETENTION CALCULATIONS:
 $\Delta \text{CRA}/12$
 $0.42 \times 2.8 \times 8.02 / 12 = 0.79 \text{ ACRE/FEET}$

WAIVER/VARIANCE REQUESTS

5.3.1: VARIANCE OF 10' FOR BUILDING HEIGHT TO PERMIT 45' TALL BUILDING
10.2.4.B: WAIVER TO PERMIT UTILITY EASEMENT ENCROACHMENT OF MORE
THAN 50% WIDTH OF LBA.

EXISTING CROSS ACCESS EXISTS WITHIN CAMPUS PER DEED BOOK 691 PAGE 17



The Meadow Independent Living Facility Plan Enlargement



1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 Facsimile: 502-581-0406 Internet: www.qk4.com

The Meadow Independent Living

Revised Detailed District Development Plan

Revised Detailed District Development Plan

**Masonic Homes of KY, Inc.
3761 Johnson Hall Dr.
Masonic Home KY 40041**

REV #	DATE	DESCRIPTION
1	11/09/2015	AGENCY COMMENTS
2	12/4/2015	RDDP COMMENTS
3	12/29/2015	AGENCY COMMENTS
4	01/09/2016	REVISING SETBACKS, PARKING
5	02/04/2016	PROPERTY BOUNDARY, SITE DATA

Job No:	06319.IAL
Date:	September 14, 2015
Scale:	Varies
Drawn By:	A. Bartley
Checked By:	A. Bartley
Drawing Title:	

Drawing Title:
The Meadow
Assisted Living
Modified CUP
Revised District
Development
Plan

Drawing No:
1 of 1