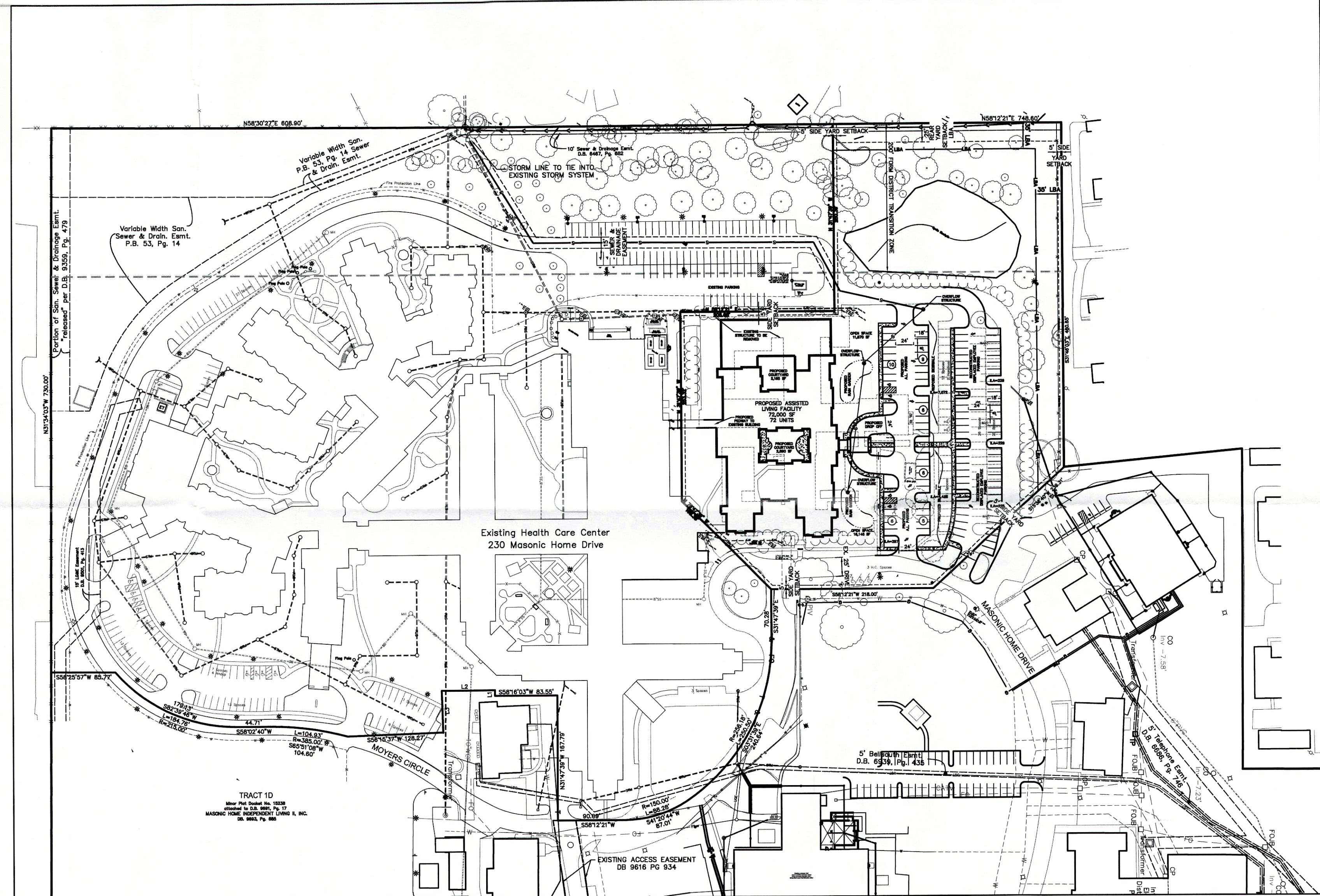
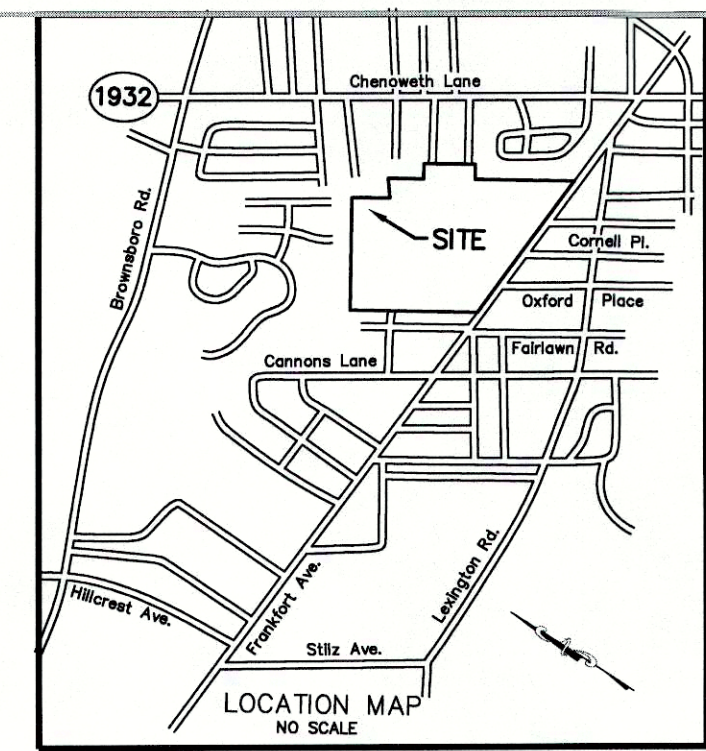


Miralea Assisted Living Facility Plan Enlargement



Miralea Assisted Living Facility Existing Property Plan

**SITE DATA**

**LAND USE**

ZONING DISTRICT: R-5A (C.U.P. SITE) CAMPUS  
 FORM DISTRICT: SENIOR LIVING/HEALTH CARE CENTER  
 EXISTING USE: SENIOR ASSISTED LIVING  
 PROPOSED BUILDING: SENIOR ASSISTED LIVING  
 EXISTING PARCEL AREA: 23.34 ACRES  
 PROPOSED PARCEL AREA: 5.66 ACRES; 246,439 S.F.  
 SITE ADDRESS: 240 MASONIC HOME DRIVE 40041  
 TAX BLOCK & LOT: T.B. 73J, T.L. 24  
 DEED BOOK & PAGE: D.B. 9435, PG. 698

**PARKING CALCULATIONS**

PROPOSED ASSISTED LIVING UNITS: 72 UNITS  
 EMPLOYEES: 6 ON MAX. SHIFT  
 MINIMUM REQUIRED:  
 0.5 SPACE/DWELLING UNIT (72 UNITS) + 39  
 1 SPACE/2 EMPLOYEE MAX. SHIFT (6 FULL TIME ON SITE EMPLOYEES)  
 MAXIMUM ALLOWED:  
 1.5 SPACES/DWELLING UNIT (72 UNITS) + 114  
 1 SPACE/EACH EMPLOYEE MAX. SHIFT (6 FULL TIME ON SITE EMPLOYEES)

PROPOSED A.L. PARKING: 42 SPACES (2 HC; 2 VAN HC)  
 PROPOSED CAMPUS STAFF PARKING: 57 SPACES

**BUILDING DATA**

MAX. BUILDING HEIGHT (VARIANCE): 40' (2 STORIES)  
 BUILDING FOOTPRINT: 36,000 S.F.  
 GROSS FLOOR AREA: 72,000 S.F.  
 FLOOR TO AREA RATIO: 0.29

**FREESTANDING SIGNAGE**

NO NEW SIGNAGE PROPOSED ADJACENT TO R/W

**TREE CANOPY CALCULATIONS**

SITE AREA: 246,439 S.F.  
 EXISTING CANOPY COVERAGE: 0%-40%  
 TREE CANOPY CATEGORY: CLASS C  
 TREE CANOPY PRESERVATION AREA: 13.6% (33,600 S.F.)  
 NEW TREE CANOPY REQUIRED: 2% (3,336 S.F.)  
 NEW TREE CANOPY PROPOSED: MIN. 15% (36,966 S.F. TOTAL)

**LA/VA CALCULATIONS**

VUA: 37,830 S.F.  
 ILA REQUIRED (7.5%): 2,837 S.F.  
 ILA PROVIDED: 12,478 S.F.  
 ILA TREES REQUIRED: (1/4000 S.F. VUA + 25%) 12 TREES  
 ILA TREES PROVIDED: MIN. 12 TREES

**OPEN SPACE CALCULATIONS**

OPEN SPACE REQUIRED: 10% (24,644 S.F.)  
 OPEN SPACE PROVIDED: 13% (33,070 S.F.)

**VARIANCE REQUESTED**

5.3.5.C.2.: 5' VARIANCE FOR BUILDING HEIGHT

**AGENCY NOTES**

**MSD NOTES**

- SANITARY SEWER WILL UTILIZE EXISTING PRIVATE SEWERS AND EXISTING PROPERTY SERVICE CONNECTIONS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.

**STANDARD MSD SWPPP 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.
- 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.
- 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.
- 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.

**APCD**

- 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**

- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**PDS**

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
- KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 11/19/15 AND KARST FEATURES WERE NOT ENCOUNTERED.

**MPW NOTES**

- ACCESS EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

**EPSC DATA**

IMPERVIOUS TO BE REMOVED: 85,098 S.F.  
 PROPOSED IMPERVIOUS: 80,143 S.F. (6% REDUCTION)  
 SENSITIVE FEATURES: NONE  
 HYDROLOGIC SOIL GROUP: B  
 SOIL TYPE: CRIDER SILT LOAM

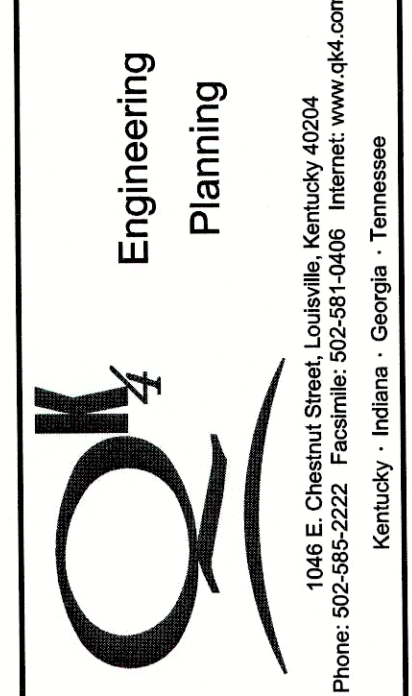
**LEGEND**

**EXISTING**

- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- TREE MASS
- FORM DISTRICT BOUNDARY/ TRANSITION ZONE
- STORM STRUCTURES
- SANITARY SEWER

**PROPOSED**

- DRAINAGE FLOW
- STORM STRUCTURE
- STORM PIPE
- RAIN GARDEN



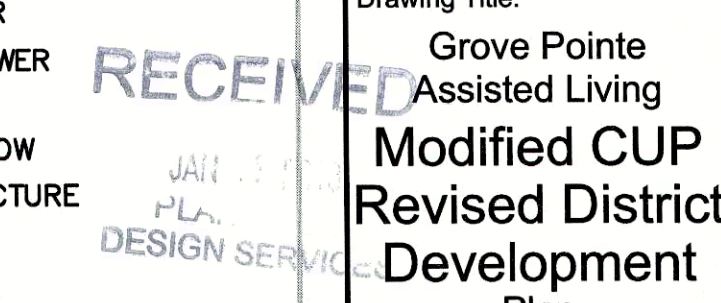
Grove Pointe Assisted Living  
 Modified CUP / Revised District Development Plan  
 240 Masonic Home Drive 40041

REV #	DATE	DESCRIPTION
1	11/09/2015	AGENCY COMMENTS
2	12/04/15	RODDF COMMENTS

MCUP/DDDP

Job No: 06319.IAL  
 Date: September 4, 2015  
 Scale: Varies  
 Drawn By: A. Bartley  
 Checked By: A. Bartley  
 Drawing Title: Grove Pointe Assisted Living Modified CUP Revised District Development Plan  
 Drawing No: 1 of 1

Users: abartley Plot Date: January 12, 2016 2:30 PM  
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PROJECT # 15CUP1036, 15DEVPLAN1186  
 WM # 6697