



**LAND USE**  
 ZONING DISTRICT: R-5A  
 FORM DISTRICT: CAMPUS  
 EXISTING USE: SENIOR LIVING/HEALTH CARE CENTER  
 PROPOSED USE: SENIOR LIVING/HEALTH CARE CENTER  
 TOTAL SITE AREA: 17,687 ACRES  
 SITE ADDRESS: 240 MASONIC HOME DR. 40041  
 TAX BLOCK & LOT: T.B. 73J, T.L. 324  
 DEED BOOK & PAGE: D.B. 9435, PG. 698

**PARKING CALCULATIONS**  
 DWELLING UNITS: 136  
 EMPLOYEES ON MAX. SHIFT: 200  
 MINIMUM REQUIRED: 5 SPACE/UNIT + 1 SPACE/ 2 EMPLOYEES 168  
 ON MAX. SHIFT  
 MAXIMUM ALLOWED: 1.5 SPACES/UNIT + 1 SPACE/ 1 EMPLOYEE 404  
 ON MAX. SHIFT  
 EXISTING PARKING: 173 SPACES  
 OF WHICH 8 ARE H/C ACCESSIBLE (4 VAN)  
 PROPOSED NEW PARKING: 52 SPACES  
 PROPOSED TOTAL NEW PARKING: 216 SPACES  
 OF WHICH 8 ARE H/C ACCESSIBLE (4 VAN)

**SIGNAGE**  
 NO NEW SIGNAGE PROPOSED

**BUILDING DATA**  
 NO NEW BUILDING PROPOSED

**TREE CANOPY CALCULATIONS**  
 SITE AREA: 770,455 S.F.  
 TREE CANOPY CATEGORY: CLASS C  
 TREE CANOPY PRESERVATION AREA: 15% (115,568 S.F.)  
 NEW TREE CANOPY REQUIRED: 0% (0 S.F.)

**LA/VUA CALCULATIONS (NEW)**  
 VUA: 16,782 S.F.  
 ILA REQUIRED (7.5%): 1,259 S.F.  
 ILA PROVIDED: 1,639 S.F.  
 ILA TREES REQUIRED (1/4000 VUA + 25%): 5 TREES  
 ILA TREES PROVIDED: 5 TREES

**EPSC DATA**  
 IMPERVIOUS SURFACE INCREASE: 17,656 SF  
 SENSITIVE FEATURES: NONE  
 HYDROLOGIC SOIL GROUP: B  
 SOIL TYPE: CRIDER SILT LOAM  
 DISTURBED AREA: APPROX. 30,530 SF

**VARIANCE REQUEST**

5.3.5.C.3.a: 20' VARIANCE TO PROVIDE PARKING WITHIN THE SIDE SETBACK

**AGENCY NOTES**

- MSD NOTES**
1. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
  2. ONSITE DETENTION IS PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  3. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES.

**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 SEEDDED, 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.

**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. ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.

**LEGEND**

- EXISTING**
- CONTOUR
  - PROPERTY LINE
  - TREE MASS
  - FORM DISTRICT BOUNDARY/ TRANSITION ZONE
  - SETBACK
  - STORM STRUCTURES
  - STORM SEWER
  - SANITARY SEWER
- PROPOSED**
- DRAINAGE FLOW
  - STORM STRUCTURE
  - STORM PIPE
  - RAIN GARDEN

RECEIVED  
 APR 24 2018  
 DESIGN SERVICES



WM # 6697  
 PROJECT # 10164, 18DEVPLAN1058, 18CUP1043

Engineering  
 Planning  
  
 1046 E. Chestnut Street, Louisville, Kentucky 40204  
 Phone: 502-585-2222 Fax: 502-585-1468 Internet: www.dsv.com  
 Kentucky · Indiana · Georgia · Tennessee

**Sam Swope Care Center Parking**  
 Modified CUP / Revised District Development Plan  
 240 Masonic Home Drive 40041  
 Masonic Homes of KY, Inc.  
 3761 Johnson Hall Dr.  
 Masonic Home KY 40041

REV #	DATE	DESCRIPTION
1	04/23/2018	AGENCY COMMENTS

MCUP/RDDDP  
 Job No: 06319.JAL  
 Date: April 2, 2018  
 Scale: 1"=60'  
 Drawn By: A. Bartley  
 Checked By: A. Bartley  
 Drawing Title:  
 Sam Swope Care Center Assisted Living  
 Modified CUP  
 Revised District Development Plan

Drawing No:  
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