

STORMWATER NOTES:

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS SURFACE 12,438 SQ.FT.
 PROPOSED IMPERVIOUS SURFACE 14,390 SQ.FT.
 TOTAL AREA OF SITE 25,976 SQ.FT.
 TOTAL AREA OF DISTURBANCE 3,928 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA 25,976 SQ.FT.
 VEHICULAR USE AREA 4,613 SQ.FT.
 REQUIRED INTERIOR LANDSCAPING NOT APPLICABLE;
 UNDER 6,000 SQ.FT. (CHAPTER 10.2.12)

PARKING SUMMARY:

ASSISTED LIVING RESIDENCES:
 MIN. PARKING SPACES REQUIRED:
 5 SP./DWELLING UNIT & 1 SP./2 EMP. ON MAX. SHIFT 11
 (18 UNITS & 4 EMPLOYEES)
 MAX. PARKING SPACES ALLOWED:
 1.5 SP./DWELLING UNIT & 1 SP./EACH EMP. ON MAX. SHIFT 31
 PARKING SPACES PROVIDED 10 INCL. 1 HC SP.
 (10% REDUCTION FOR TARC STOP = 10 MINIMUM SPACES REQUIRED)

TREE CANOPY CALCULATIONS:

TOTAL PROJECT AREA 25,976 SQ.FT.
 EX. TREE CANOPY 13,444 SQ.FT. (52%)
 CLASS C - 41% TO 75% EXISTING TREE CANOPY
 13,160 SQ.FT. OF TREE CANOPY WILL BE PRESERVED
 13,160 SQ.FT. = 51% PRESERVED TREE CANOPY
 PROPOSED 2 TYPE A TREES (7'-1 3/4" x 3") X 720 1,440 SQ.FT.
 TOTAL TREE CANOPY 14,884 SQ.FT.(57%)

LEGEND

- SMH EX. SANITARY/STORM SEWER
- 440 EXISTING CONTOURS
- EXISTING DRAINAGE FLOW
- EXISTING FENCELINE
- 0E EXISTING OVERHEAD ELECTRIC
- 12W EXISTING L.W.C. WATERLINE
- P3 EXISTING L.G.A.E. GASLINE
- SMH EX. SANITARY/STORM MANHOLE
- EXISTING TREE
- EXISTING GUY WIRE
- LS EXISTING LANDSCAPE LIGHT
- UP EXISTING UTILITY POLE
- WV EXISTING WATER VALVEMETER
- FH EXISTING FIRE HYDRANT
- 4 EXISTING TRAFFIC SIGN

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 MODIFICATION 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 THROUGHOUT 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 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, POND, SWALE OR CATCH BASIN.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES 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 TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

MSD NOTE:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

MSD NOTE:

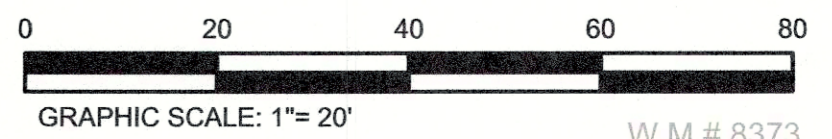
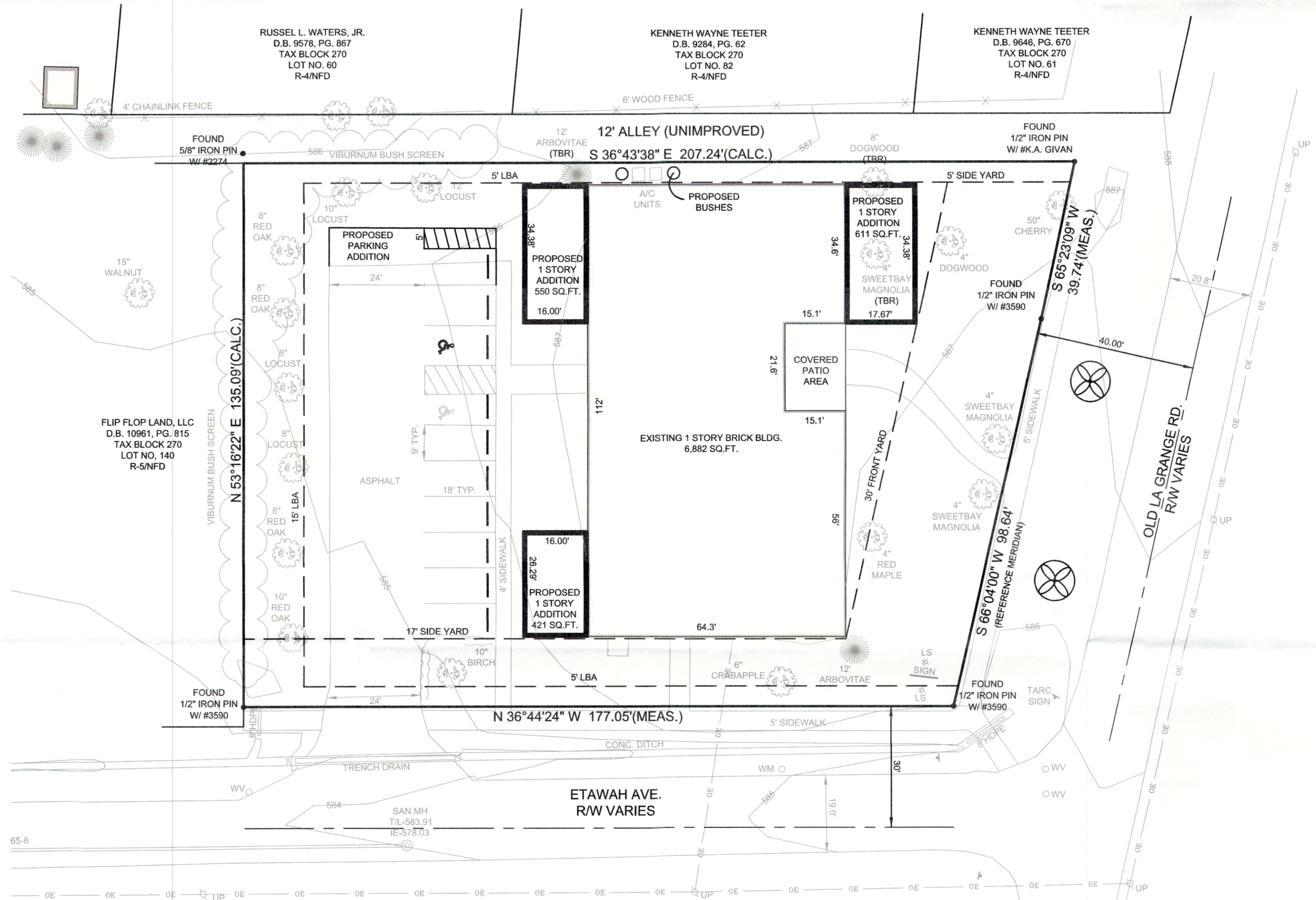
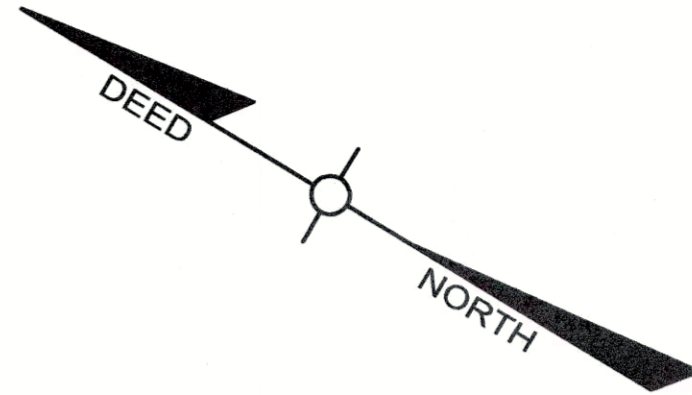
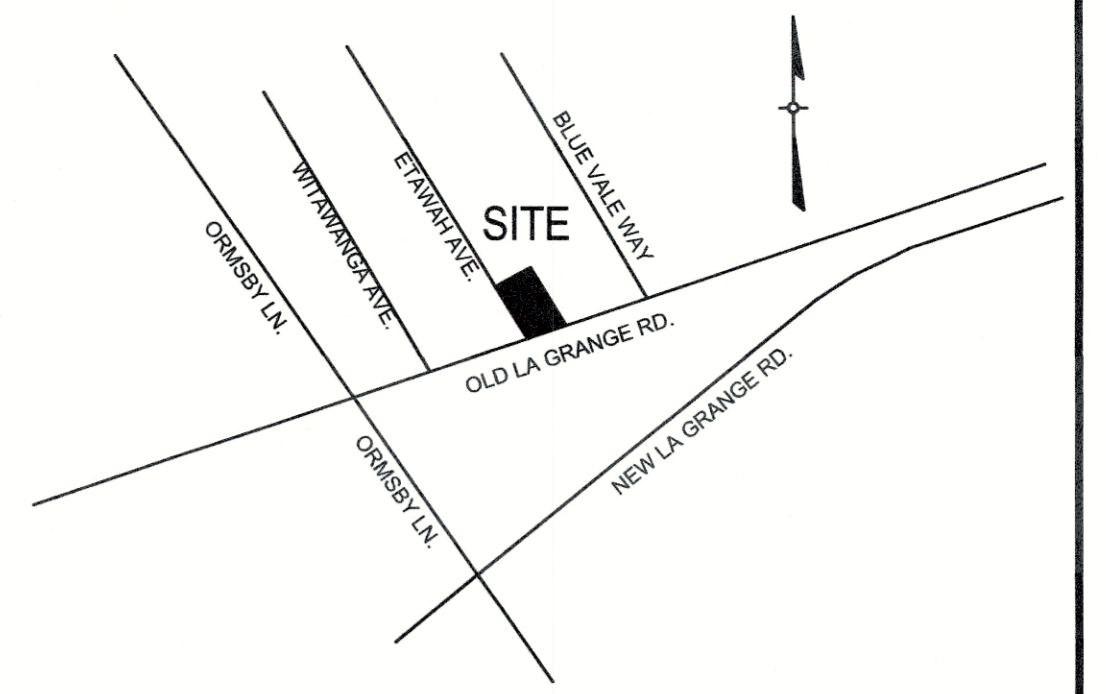
MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

APCD NOTE:

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

SITE DATA

8401 OLD LA GRANGE RD.
 LYNDON, KY 40222
 D.B. 10961, PG. 810
 TAX BLOCK 270, LOT 133
 GROSS ACREAGE: 25,976 SQ.FT./0.60 ACRES
 NET ACREAGE: 25,976 SQ.FT./0.60 ACRES
 ZONED R-5A
 NEIGHBORHOOD FORM DISTRICT
 HEIGHT: 35' (MAX.)
 EXISTING BUILDING AREA: 6,882 SQ.FT.
 PROPOSED BUILDING AREA: 1,582 SQ.FT.
 TOTAL PROPOSED BUILDING AREA: 8,464 SQ.FT.
 EXISTING USE: ASSISTED LIVING RESIDENCE
 PROPOSED USE: ASSISTED LIVING RESIDENCE
 FAR = 0.33
 COUNCIL DISTRICT: 7
 FIRE DISTRICT: LYNDON



RECEIVED
 OCT 30 2017
 PLANNING &
 DESIGN SERVICES

NO.	DATE	DESCRIPTION	REVISIONS PER AGENCY COMMENTS
1	10-30-17		

CIVIL DESIGN, INC.
 3404 STONY SPRING CIRCLE
 LOUISVILLE, KENTUCKY, 40220
 PH: 671-0060 FAX: 671-0311

DATE
 SIGNATURE

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 BEE HIVE HOMES - EXPANSION
 OWNER/DEVELOPER
 FLIP FLOP LAND, LLC
 11106 DECIMAL DR.
 LOUISVILLE, KY 40299

DRWN BY: M.J.L.	CHKD BY: A.D.
DATE: OCT. 2, 2017	
DRAWING: DWG. NO.	
SCALE: 1"= 20'	
SHEET 1	OF 1



UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6107 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.