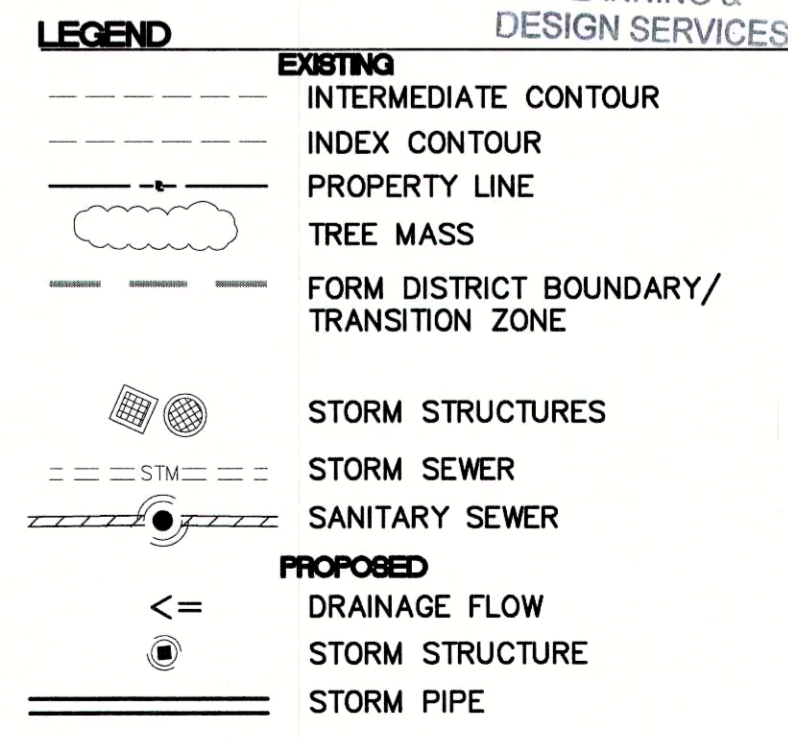


Grove Pointe Assisted Living Facility Existing Property Plan

SITE DATA	
LAND USE	R-5A (C.U.P. SITE) CAMPUS SENIOR LIVING/HEALTH CARE CENTER SENIOR ASSISTED LIVING
ZONING DISTRICT:	R-5A (C.U.P. SITE)
FORM DISTRICT:	CAMPUS
EXISTING USE:	SENIOR LIVING/HEALTH CARE CENTER
EXISTING BUILDING:	SENIOR ASSISTED LIVING
EXISTING PARCEL AREA:	23.34 ACRES
PROPOSED PARCEL AREA:	5.73 ACRES; 249,609 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, 20 ON MAX. SHIFT	46
MINIMUM REQUIRED:	46
0.5 SPACE/DWELLING UNIT (72 UNITS) + 1 SPACE/2 EMPLOYEE MAX. SHIFT (20 FULL TIME ON SITE EMPLOYEES)	128
MAXIMUM ALLOWED:	128
1.5 SPACES/DWELLING UNIT (72 UNITS) + 1 SPACE/EACH EMPLOYEE MAX. SHIFT (20 FULL TIME ON SITE EMPLOYEES)	128
PROPOSED A.L. PARKING:	50 SPACES (5 HC; 1 VAN HC)
PROPOSED CAMPUS STAFF PARKING:	46 SPACES
BIKE RACK PROVIDED FOR SHORT TERM BIKE PARKING	
BUILDING DATA	
MAX. BUILDING HEIGHT:	35' (2 STORIES)
BUILDING FOOTPRINT:	40,650 S.F.
GROSS FLOOR AREA:	83,360 S.F.
FLOOR TO AREA RATIO:	0.34
FREESTANDING SIGNAGE	
NO NEW SIGNAGE PROPOSED ADJACENT TO R/W	
TREE CANOPY CALCULATIONS	
SITE AREA:	249,609 S.F.
EXISTING CANOPY COVERAGE:	0%-40%
TREE CANOPY CATEGORY:	CLASS C
TREE CANOPY PRESERVATION AREA:	6% (33,600 S.F.)
NEW TREE CANOPY REQUIRED:	12% (29,953 S.F.)
NEW TREE CANOPY PROVIDED:	MIN. 15% (37,441 S.F. TOTAL)
LA/VIA CALCULATIONS	
VUA:	53,720 S.F.
LA REQUIRED (7.5%):	4,029 S.F.
LA PROVIDED:	14,555 S.F.
LA TREES REQUIRED: (1/4000 S.F. VUA + 25%)	17 TREES
LA TREES PROVIDED:	MIN. 17 TREES
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED:	10% (24,961 S.F.)
OPEN SPACE PROVIDED:	13% (33,070 S.F.)

AGENCY NOTES	
MSD NOTES	
1. 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.	
2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.	
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 SEED, 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.	
3. KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 11/19/15 AND KARST FEATURES WERE NOT ENCOUNTERED.	
MPW NOTES	
1. ACCESS EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.	
EPSC DATA	
IMPERVIOUS TO BE REMOVED	97,730 S.F.
PROPOSED IMPERVIOUS:	97,663 S.F. (DECREASE)
SENSITIVE FEATURES: NONE	
HYDROLOGIC SOIL GROUP: B	
SOIL TYPE: CRIDER SILT LOAM	



Grove Pointe Assisted Living Facility Plan Enlargement

PROJECT # 15CUP1036, 15DEVPLAN1186, 16DEVPLAN1145 WM # 6697

User: abartley Plot Date: July 25, 2016 10:55 AM File Name: U:\06319.IAL - Mirlec 3ASITE.DWG\Prelim\06319.IAL-OP-RDDDP-07-25-16.dwg



Grove Pointe Assisted Living
Revised Detailed 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	07/25/2016	Agency Reviewers

RDDDP

Job No: 06319.IAL
Date: July 1, 2016
Scale: Varies
Drawn By: A. Bartley
Checked By: A. Bartley
Drawing Title: Grove Pointe Assisted Living Revised Detailed District Development Plan
Drawing No: 1 of 1