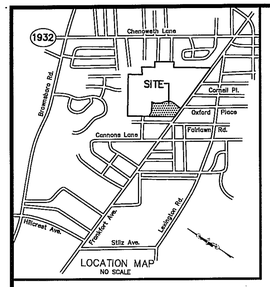
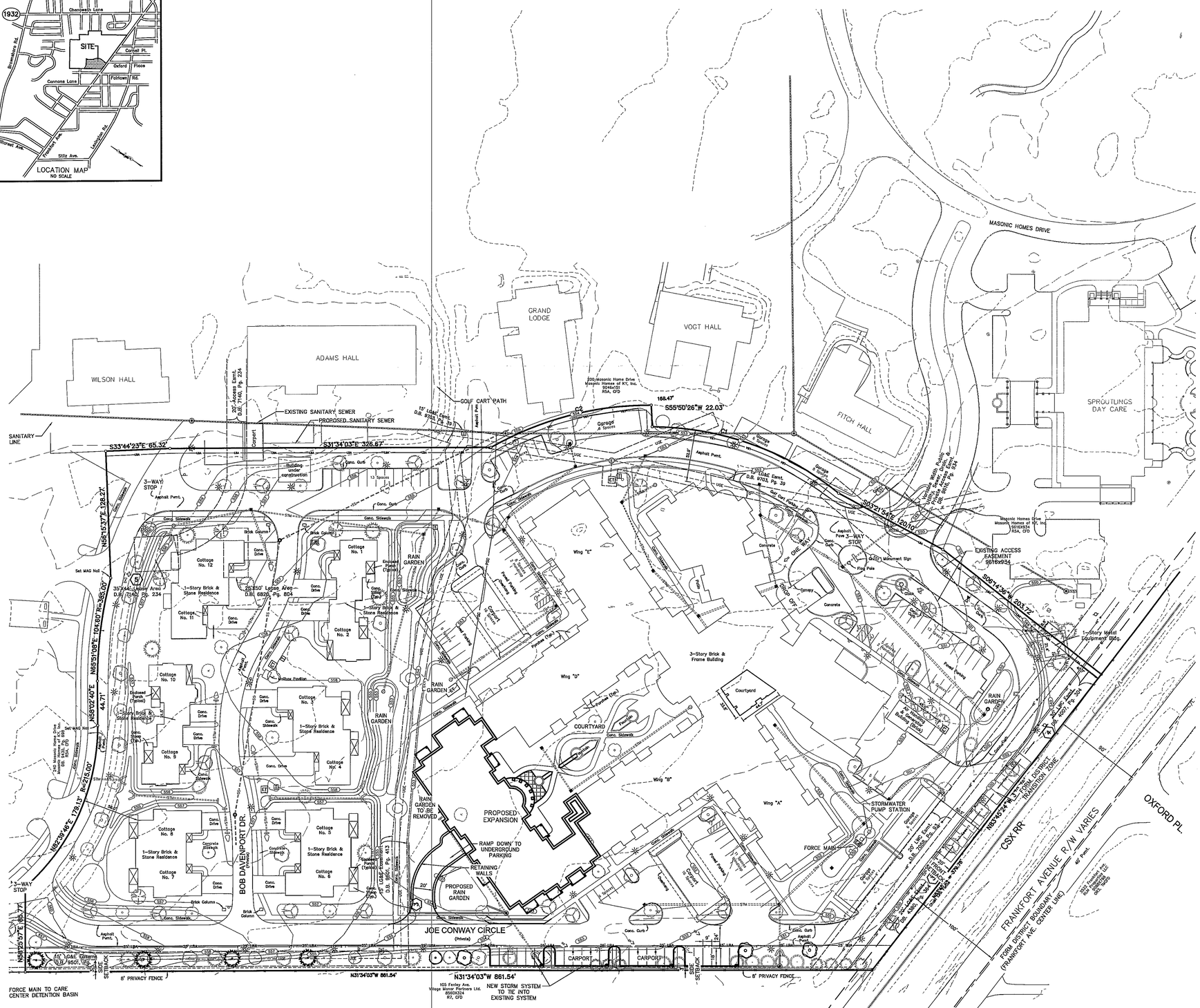


LOCATION MAP
NO SCALE



SITE DATA

LAND USE

ZONING DISTRICT:	R-5A (C.U.P. SITE)
FORM DISTRICT:	CAMPUS
EXISTING USE:	SENIOR LIVING/HEALTH CARE CENTER
PROPOSED BUILDING:	SENIOR INDEPENDENT LIVING
TOTAL SITE AREA:	10.74 ACRES
SITE ADDRESS:	320 JOE CONWAY CIRCLE 40041
TAX BLOCK & LOT:	T.B. 73J, T.L. 26
DEED BOOK & PAGE	D.B. 9693, PG. 885

PARKING CALCULATIONS

EXISTING: 90 UNITS, 12 CONDOS
PROPOSED: 32 UNITS

MINIMUM REQUIRED:	
0.5 SPACE/DWELLING UNIT (134 UNITS) + 1 SPACE/2 EMPLOYEE MAX. SHIFT (6 FULL TIME ON SITE EMPLOYEES)	71
MAXIMUM ALLOWED:	
1.5 SPACES/DWELLING UNIT (129 UNITS) + 1 SPACE/EACH EMPLOYEE MAX. SHIFT (6 FULL TIME ON SITE EMPLOYEES)	207
PROPOSED PARKING:	
EXISTING PARKING:	139 SPACES (6 HC)
PROPOSED UNDERGROUND PARKING:	31 SPACES (2 HC)
PROPOSED CARPORT/SURFACE PARKING:	24 SPACES
	194 SPACES

COTTAGES WILL PROVIDE 24 ADDITIONAL SPACES IN GARAGES

BUILDING DATA

BUILDING HEIGHT:	53'
EXISTING FOOTPRINT:	68,088 S.F.
ADDITION FOOTPRINT:	16,159 S.F.
EXISTING GROSS FLOOR AREA:	145,554 S.F.
ADDITION GROSS FLOOR AREA: (INCLUDING UNDERGROUND PARKING)	60,875 S.F.
PROPOSED GROSS FLOOR AREA: (INCLUDING UNDERGROUND PARKING)	206,429 S.F.
FLOOR TO AREA RATIO:	0.43

FREESTANDING SIGNAGE

NO NEW SIGNAGE PROPOSED

DENSITY

122 APARTMENT UNITS & 12 COTTAGES	134 UNITS
SITE AREA	467,662 SF
PERMITTED DENSITY CAMPUS WIDE	12.01 UNITS/ACRE
OVERALL CAMPUS DENSITY WITH IND. LIVING	3.50 UNITS/ACRE

148 UNITS (EX.) + 134 UNITS (IL/COTTAGE) / 80.5-ACRES (CAMPUS)

VARIANCE GRANTED

WAIVE ALL INTERNAL PROPERTY SETBACKS.

WAIVER REQUESTED

10.2.4 TO WAIVE 25' LBA ALONG APPROXIMATELY 253' OF THE 862' PROPERTY BOUNDARY. LANDSCAPING AND SCREENING REQUIREMENTS STILL MET.

TREE CANOPY CALCULATIONS

SITE AREA:	482,383 S.F.
EXISTING CANOPY COVERAGE:	20% (97,109 S.F.)
TREE CANOPY CATEGORY:	CLASS C
TREE CANOPY PRESERVATION AREA:	19% (98,170 S.F.)
NEW TREE CANOPY REQUIRED:	0%
NEW TREE CANOPY PROPOSED:	5,040 S.F.

ILA/VUA CALCULATIONS

VUA:	128,394 S.F.
ILA REQUIRED (7.5%):	9,630 S.F.
ILA PROVIDED:	10,038 S.F.
ILA TREES REQUIRED: (1/4000 S.F. VUA + 25%)	38 TREES
ILA TREES PROVIDED:	40 TREES

OPEN SPACE CALCULATIONS

SITE AREA:	467,834 S.F.
CAMPUS FORM DISTRICT REQUIRED:	10% (46,783 S.F.)
OPEN SPACE PROVIDED:	51,655 S.F.
COMMONS:	25,095 S.F.
POOL:	5,580 S.F.
PORCH/BALCONIES:	13,280 S.F.
COURTYARD:	7,700 S.F.

DRAINAGE NOTE

RAIN GARDENS ARE TO BE USED FOR RUNOFF VOLUME REDUCTION. THE RESIDUAL RUNOFF IS PUMPED TO THE EXISTING DETENTION BASIN AT SAM SWOPE CARE CENTER. A PORTION OF THE COTTAGE DEVELOPMENT TO FLOW BY GRAVITY TO THE SAM SWOPE CARE CENTER STORM SYSTEM DIRECTLY. PARKING GARAGE TO PROVIDE PUMP FOR STORMWATER

MSD NOTES:

1. SANITARY SEWER TO BE SERVED BY MORRIS FOREMAN WWTP.
2. RUNOFF FROM THIS DEVELOPMENT TO BE DIRECTED TO EXISTING DETENTION BASIN AT REAR OF SITE. CAPACITY OF BASIN TO BE VERIFIED PRIOR TO CONSTRUCTION APPROVAL.
3. A DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MPW NOTES:

1. ACCESS EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
2. STUB CONNECTION SHALL BE PROVIDED ALONG WESTERN PROPERTY LINE OF THIS APPLICATION UNLESS OTHER ACCESS IS PROVIDED ELSEWHERE ON THE WESTERN CAMPUS BOUNDARY. ACCESS THROUGH CAMPUS SHALL UTILIZE EXISTING AND CURRENTLY PLANNED ROAD INFRASTRUCTURE TO SERVICE EMERGENCY ACCESS.

LEGEND

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

PROPOSED
- <= DRAINAGE FLOW
- STORM STRUCTURE
- STORM PIPE
- SANITARY MANHOLE
- PSC — PROPERTY SERVICE CONNECTION (SANITARY)
- OVERHEAD CARPORT GARAGE

RECEIVED
NOV 18 2013
PLANNING & DESIGN SERVICES

0 25 50 100

13CUP1022

WM # 6697
PROJECT # 14169, 15987

QK4
Engineering
Planning
1046 East Chestnut Street
Louisville, Kentucky
40204
Ph. 502-585-2222
E. www.qk4.com

SEAL

MIRALEA IL PHASE 2

AT MASONIC HOMES OF KENTUCKY - LOUISVILLE CAMPUS
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
MODIFIED CONDITIONAL USE PERMIT

OWNER INFO:
Masonic Homes of Kentucky, Inc.
3761 Johnson Hall Drive
Masonic Home, Kentucky 40041

DEVELOPER INFO:
Same

NO.	REVISION DESCRIPTION	DATE

PROJECT NUMBER: 06319.MIR
DRAWN BY: AWB
CHECKED BY: AWB
HORI. SCALE: 1"=50'
VERT. SCALE: -
DATE: 11-18-2013
RDDDP/ MCUP #3
SHEET NUMBER: 1 of 1

13CUP1022
13DEVPLAN1105

Nov 18, 2013 - 10:35am
U:\06319.MIR - Miralea Phase 2\SITE\Dwgs\Prelim\06319.MIR-RDDDP_11.18.13------.dwg (RDDDP)