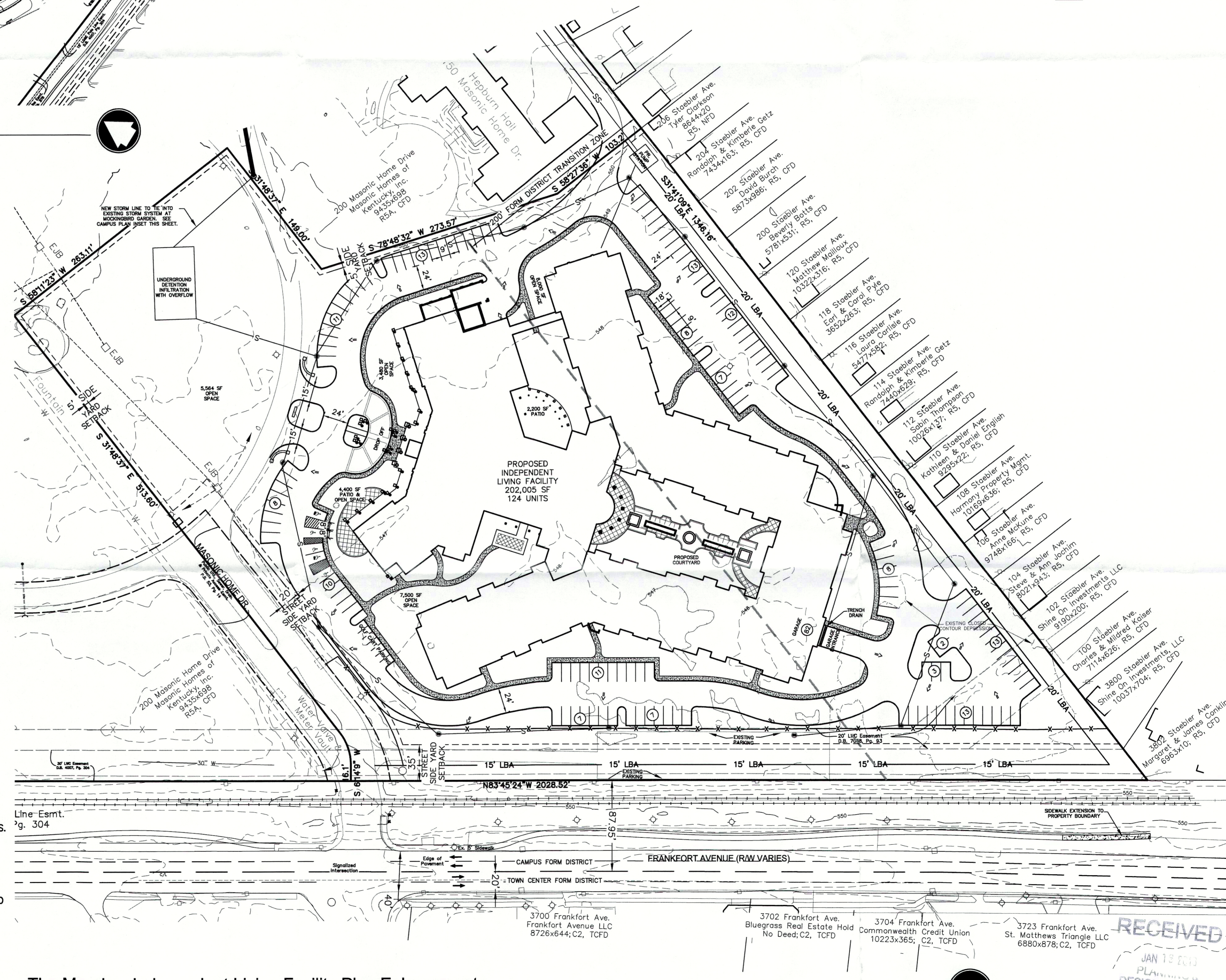


The Meadow Independent Living Facility Campus/Sewer Plan

SITE DATA	
LAND USE	R-5A (C.U.P. SITE)
ZONING DISTRICT:	CAMPUS
FORM DISTRICT:	SENIOR LIVING/HEALTH CARE CENTER
EXISTING USE:	SENIOR LIVING/HEALTH CARE CENTER
PROPOSED BUILDING:	SENIOR INDEPENDENT LIVING
EXISTING PARCEL AREA:	42.65 ACRES
PROPOSED PARCEL AREA:	9.37 ACRES (408,292 S.F.)
SITE ADDRESS:	200 MASONIC HOME DRIVE 40041
TAX BLOCK & LOT:	T.B. 73J, T.L. 3
DEED BOOK & PAGE:	D.B. 9046, PG. 151
PARKING CALCULATIONS	
PROPOSED INDEPENDENT LIVING UNITS:	124 UNITS
EMPLOYEES:	6 TOTAL EMPLOYEES
MINIMUM REQUIRED:	0.5 SPACE/DWELLING UNIT + 1 SPACE/2 EMPLOYEES 65
MAXIMUM ALLOWED:	1.5 SPACES/DWELLING UNIT + 1 SPACE/EMPLOYEE 192
PROPOSED PARKING:	SURFACE PARKING: 146 SPACES (5 HC + 2 in garage)
	UNDERGROUND PARKING: N/A*
*UNDERGROUND PARKING DOES NOT COUNT TOWARDS TOTAL ALLOWABLE PARKING	
BUILDING DATA	
MEAN BUILDING HEIGHT:	41'
PROPOSED FOOTPRINT:	90,950 S.F.
PROPOSED GROSS FLOOR AREA:	202,005 S.F.
FLOOR TO AREA RATIO:	0.49
DENSITY	
THE MEADOWS:	124 UNITS
PROPOSED PROPERTY AREA:	8.02-ACRES
PROPOSED PARCEL DENSITY:	13.23 UNITS/ACRE
PERMITTED DENSITY CAMPUS WIDE:	12.01 UNITS/ACRE
OVERALL CAMPUS DENSITY WITH IND. LIVING:	5.03 UNITS/ACRE
	(281 UNITS (EX.) + 124 UNITS (MEADOWS) / 80.5-ACRES (CAMPUS AREA))
PREEXISTING SIGNAGE	
NO NEW SIGNAGE PROPOSED ADJACENT TO R/W	
TREE CANOPY CALCULATIONS	
SITE AREA:	408,292 S.F.
EXISTING CANOPY COVERAGE:	0% - 40%
TREE CANOPY CATEGORY:	CLASS C
TREE CANOPY PRESERVATION AREA:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	20%
NEW TREE CANOPY PROPOSED:	MIN. 81,658 S.F.
	85 3" TREES OR 113 2" TREES
LAVIA CALCULATIONS	
VUA:	80,428 S.F.
ILA REQUIRED (7.5%):	6,032 S.F.
ILA PROVIDED:	MIN. 6,032 S.F.
ILA TREES REQUIRED:	25 TREES
(1/4000 S.F. VUA + 25%)	
ILA TREES PROVIDED:	MIN. 25 TREES
OPEN SPACE CALCULATIONS	
SITE AREA:	408,292 S.F.
CAMPUS FORM DISTRICT REQUIRED:	15% (61,244 S.F.)
OPEN SPACE PROVIDED:	61,244 S.F.
PORCH/BALCONIES:	17,100 S.F.
COURTYARD:	13,000 S.F.
OPEN SPACE:	24,544 S.F.
EPSC DATA	
EXISTING IMPERVIOUS:	0 S.F.
PROPOSED IMPERVIOUS:	196,601 S.F. (100% INCREASE)
SENSITIVE FEATURES:	NONE
HYDROLOGIC SOIL GROUP:	B
SOIL TYPE:	CRIDER SILT LOAM
DETENTION CALCULATIONS:	ACRA/12
	0.42 x 2.8 x 8.02 / 12 = 0.79 ACRE/FEET
MSD NOTES	
1. SANITARY SEWER TO BE NEW LATERAL EXTENSION WITH PUMP STATION SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQIC.	
2. ON SITE DETENTION WILL BE 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. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.	
4. 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. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.	
3. 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.	
4. 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.	
5. 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.	
6. 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.	
MPW	
1. KYTC APPROVAL REQUIRED.	
2. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.	
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 THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURE, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, OR SINKING STREAM SINK POINT. A CLOSED DEPRESSION DOES EXIST AS INDICATED ON PLAN WITH NO DEFINED OUTLET POINT. PORTIONS OF THE SITE MAY BE CONSIDERED A SHALLOW CLOSED DEPRESSION AS INDICATED ON THE PLAN. THERE IS NO DEFINED DRAINAGE OUTLET VISIBLE. STORMWATER IS ASSUMED TO INFILTRATE WITHIN THE LIMITS OF THE SITE.	
4. EXISTING CROSS ACCESS EXISTS WITHIN CAMPUS PER DEED BOOK 9691 PAGE 17.	
WAVAR/VARIANCE REQUEST	
5.3.1: VARIANCE OF 6' FOR BUILDING HEIGHT TO PERMIT 41' TALL BUILDING	
10.2.4.B: WAIVER TO PERMIT UTILITY EASEMENT ENCROACHMENT OF MORE THAN 50% WIDTH OF LBA.	



The Meadow Independent Living Facility Plan Enlargement



Engineering
Planning

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The Meadow Independent 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	11/09/2015	AGENCY COMMENTS
2	12/02/2015	RDDDP COMMENTS
3	12/28/2015	AGENCY COMMENTS
4	01/02/2016	REVISING SETBACKS, PARKING

Job No: **06319.IAL**
Date: **September 14, 2015**
Scale: **Varies**
Drawn By: **A. Bartley**
Checked By: **A. Bartley**
Drawing Title:
The Meadow Assisted Living Modified CUP Revised District Development Plan
Drawing No: **1 of 1**

Users: abartley Plot Date: January 12, 2016 2:25 PM
File Name: U:\06319.IAL - M\06319.IAL - M\CUP-Meadows_01-07-16.dwg