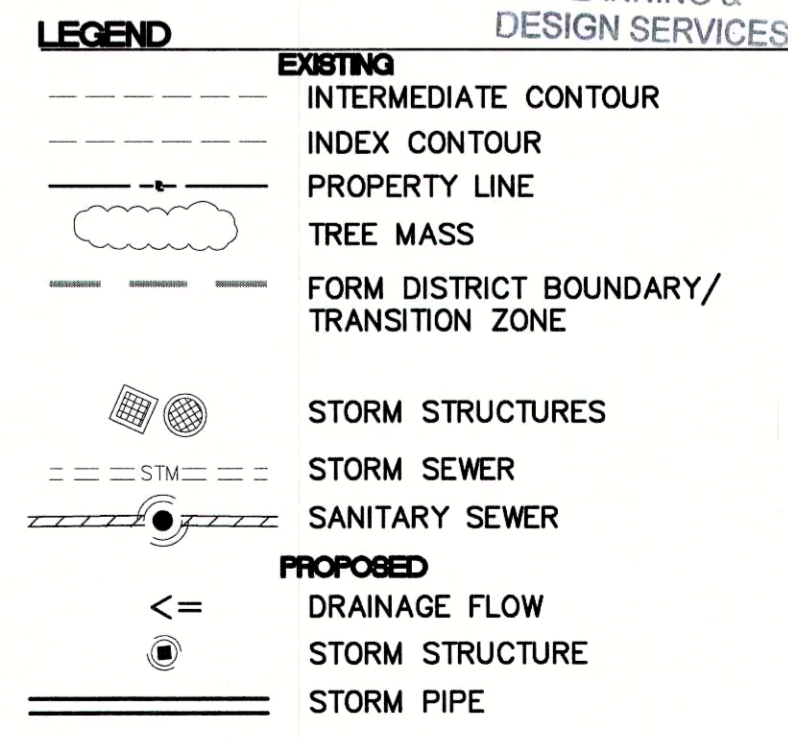


Grove Pointe Assisted Living Facility Existing Property Plan

<b>SITE DATA</b>	
<b>LAND USE</b>	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:	23.34 ACRES
PROPOSED PARCEL AREA:	5.73 ACRES; 249,609 S.F.
TAX BLOCK & LOT:	T.B. 73J, T.L. 24
DEED BOOK & PAGE:	D.B. 9435, PG. 698
<b>PARKING CALCULATIONS</b>	
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	
<b>BUILDING DATA</b>	
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
<b>FREESTANDING SIGNAGE</b>	
NO NEW SIGNAGE PROPOSED ADJACENT TO R/W	
<b>TREE CANOPY CALCULATIONS</b>	
SITE AREA:	249,609 S.F.
EXISTING CANOPY COVERAGE:	0%-40% CLASS C
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)
<b>LA/VIA CALCULATIONS</b>	
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
<b>OPEN SPACE CALCULATIONS</b>	
OPEN SPACE REQUIRED:	10% (24,961 S.F.)
OPEN SPACE PROVIDED:	13% (33,070 S.F.)

- AGENCY NOTES**
- MSD NOTES**
- 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.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- STANDARD MSD SWPPP NOTES**
- 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.
  - 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.
  - 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.
  - 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.
  - 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**
- 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**
- 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.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
  - KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 11/19/15 AND KARST FEATURES WERE NOT ENCOUNTERED.
- MPW NOTES**
- 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

User: abartley Plot Date: July 25, 2016 10:55 AM File Name: U:\06319.IAL - Miralec 3\SITE.DWG\Prelim\06319.IAL-GP-RDDDP-01-25-16.dwg

REV #	DATE	DESCRIPTION
1	07/25/2016	Agency Revisions

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