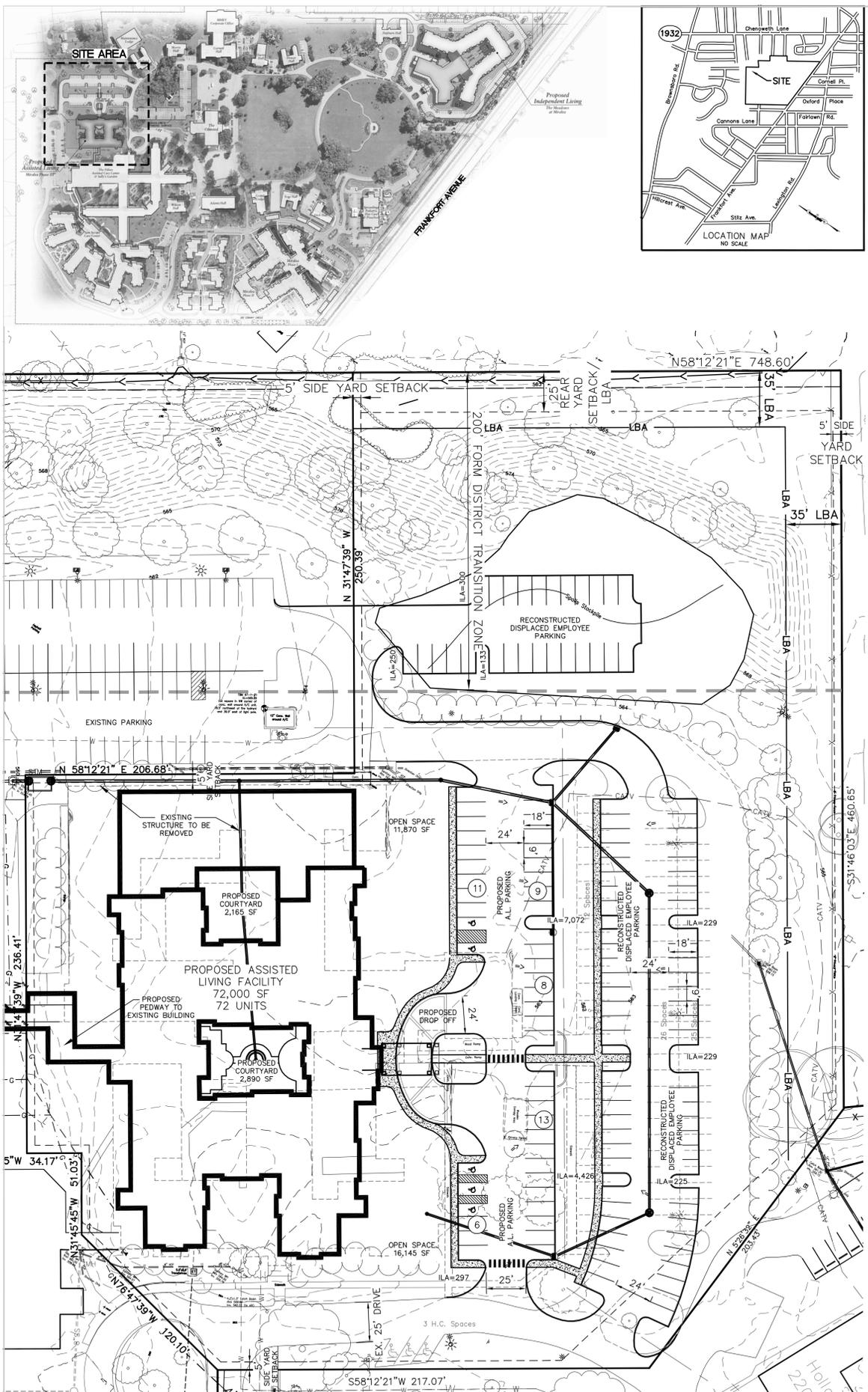
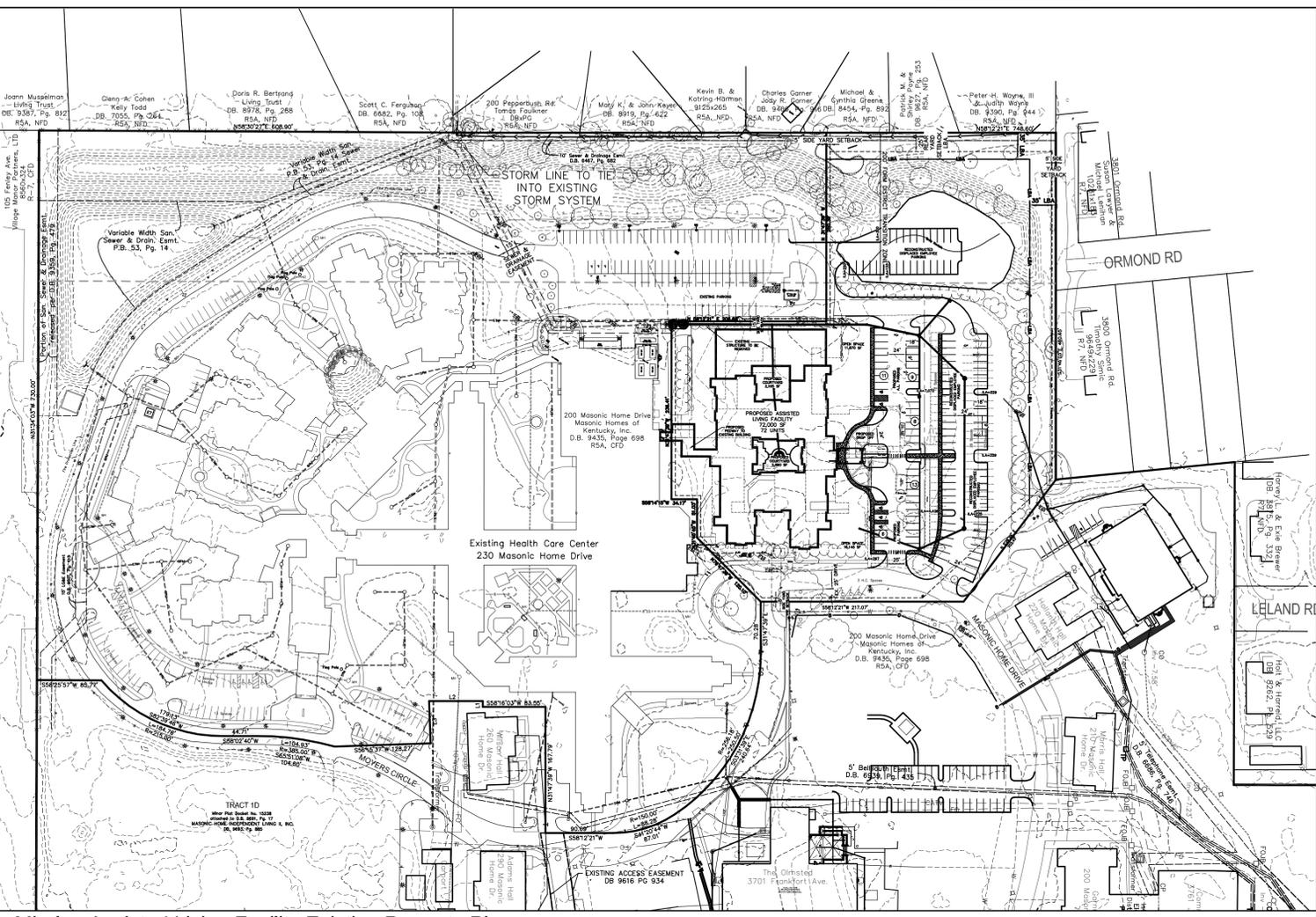
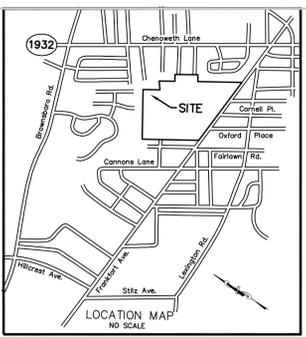


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Miralea Assisted Living Facility Plan Enlargement



Miralea Assisted Living Facility Existing Property Plan

SITE DATA	
LAND USE	R-5A (C.U.P. SITE)
ZONING DISTRICT:	CAMPUS
FORM DISTRICT:	SENIOR LIVING/HEALTH CARE CENTER
EXISTING USE:	SENIOR ASSISTED LIVING
PROPOSED BUILDING:	23.34 ACRES
EXISTING PARCEL AREA:	5.73 ACRES; 249,609 S.F.
PROPOSED PARCEL AREA:	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	
MINIMUM REQUIRED:	46
0.5 SPACE/DWELLING UNIT (72 UNITS) + 1 SPACE/2 EMPLOYEE MAX. SHIFT (20 FULL TIME ON SITE EMPLOYEES)	
MAXIMUM ALLOWED:	128
1.5 SPACES/DWELLING UNIT (72 UNITS) + 1 SPACE/EACH EMPLOYEE MAX. SHIFT (20 FULL TIME ON SITE EMPLOYEES)	
PROPOSED A.L. PARKING:	47 SPACES (5 HC; 1 VAN HC)
PROPOSED CAMPUS STAFF PARKING:	88 SPACES
BUILDING DATA	
MAX. BUILDING HEIGHT (VARIANCE):	35' (2 STORIES)
BUILDING FOOTPRINT:	36,000 S.F.
GROSS FLOOR AREA:	72,000 S.F.
FLOOR TO AREA RATIO:	0.29
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:	13.5% (33,600 S.F.)
NEW TREE CANOPY REQUIRED:	2% (3,841 S.F.)
NEW TREE CANOPY PROPOSED:	MIN. 15% (37,441 S.F. TOTAL)
LA/MA CALCULATIONS	
VUA:	48,002 S.F.
ILA REQUIRED (7.5%):	3,600 S.F.
ILA PROVIDED:	13,161 S.F.
ILA TREES REQUIRED: (1/4000 S.F. VUA + 25%)	15 TREES
ILA TREES PROVIDED:	MIN. 15 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:	90,199 S.F.
PROPOSED IMPERVIOUS:	90,001 S.F. (DECREASE)
SENSITIVE FEATURES: NONE	
HYDROLOGIC SOIL GROUP: B	
SOIL TYPE: CRIDER SILT LOAM	

LEGEND	
	EXISTING INTERMEDIATE CONTOUR
	INDEX CONTOUR
	PROPERTY LINE
	TREE MASS
	FORM DISTRICT BOUNDARY/TRANSITION ZONE
	STORM STRUCTURES
	STORM SEWER
	SANITARY SEWER
	PROPOSED DRAINAGE FLOW
	STORM STRUCTURE
	STORM PIPE



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 Kentucky - Indiana - Georgia - Tennessee

Grove Pointe Assisted Living
 Modified CUP / Revised 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	12/04/15	RODDP COMMENTS
3	02/12/16	ADA SPACES, IMPERVIOUS CALLS

Job No: 06319.JAL
 Date: September 4, 2015
 Scale: Varies
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title:
 Grove Pointe Assisted Living
 Modified CUP
 Revised District Development Plan