

DRAINAGE CALCULATIONS

DISTURBED AREA - 37,834SF
 EXISTING IMPERVIOUS- 51,072SF NEW IMPERVIOUS-19,474SF TOTAL- 70,546SF

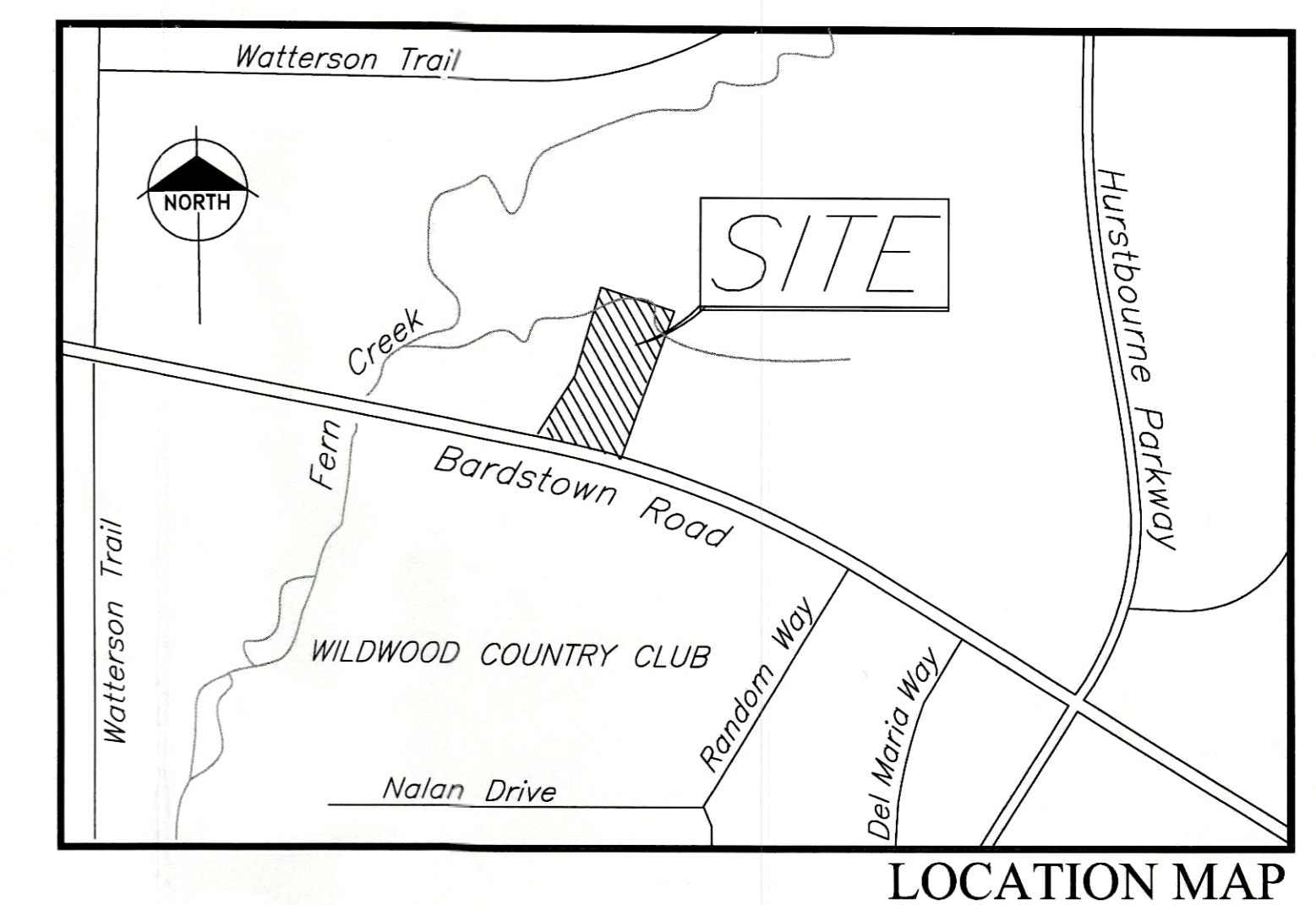
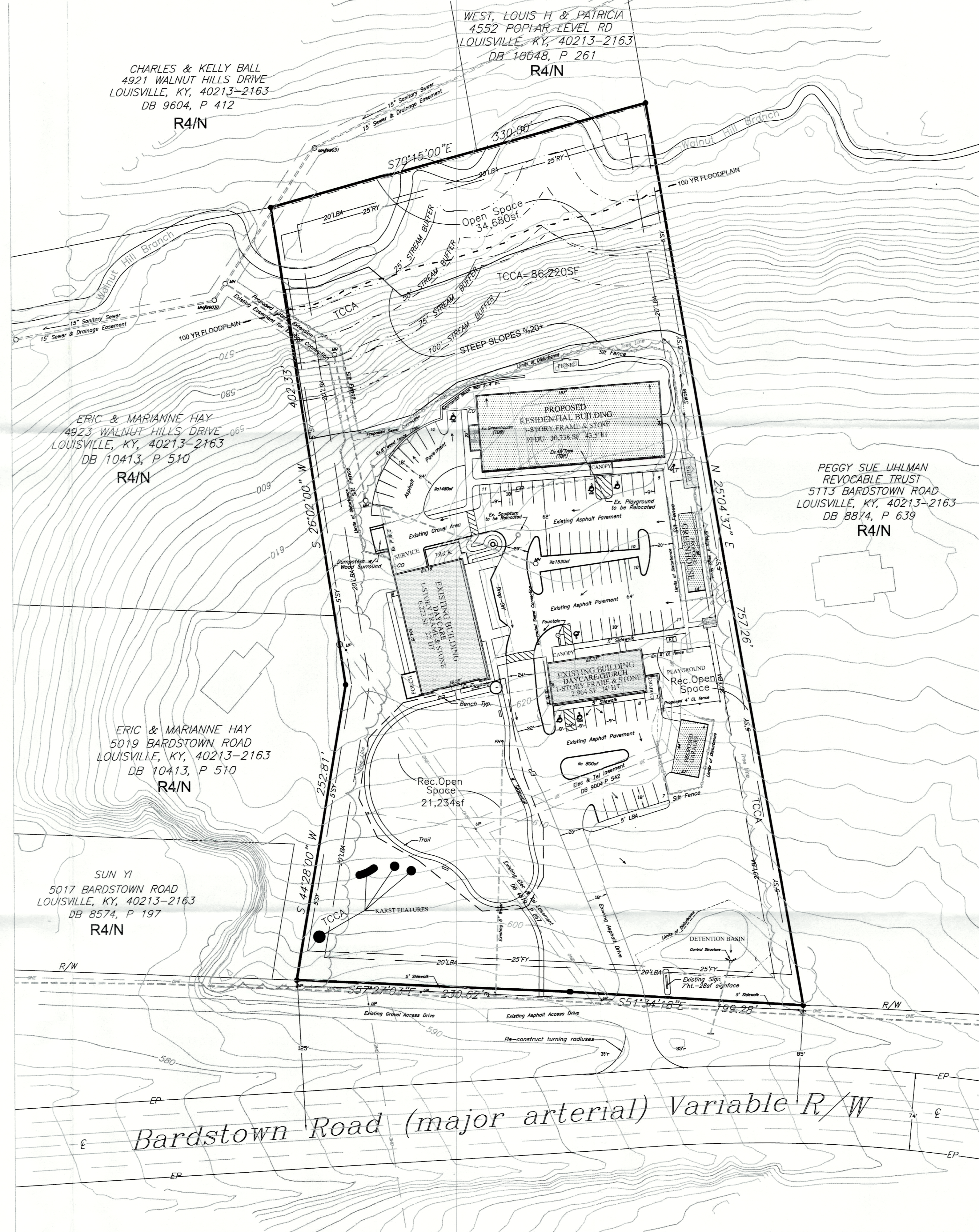
FLOODPLAIN NOTE

PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 21111C079E, DATED DECEMBER 5, 2005.

SURVEY NOTE

BOUNDARY PER SURVEY BY DUKES ASSOCIATES DATED 8-11-2006.

EROSION PREVENTION AND SEDIMENT CONTROL 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's standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02. Where construction or land disturbing 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, pond or catch basin.



PROJECT DATA

EXISTING ZONING : R4 PROPOSED ZONING : R5A
 EXISTING FORM DISTRICT : NEIGHBORHOOD
 TOTAL SITE AREA : 5.664 ACRES
 EXISTING AND PROPOSED USE : SENIOR DAYCARE, SENIOR LIVING FACILITY & CHURCH
 EXISTING BUILDING AREA : 9,187sf (Does not include lower level space)
 PROPOSED BUILDING AREA : Residential Building 30,738 SF (footprint 10,246sf x 3)
 TOTAL BUILDING AREA : 39,925 sf (9,187 existing + 30,738sf proposed) MAXIMUM HEIGHT: 45'
 FAR : 0.17 MAXIMUM ALLOWED DENSITY : 12.1 DU/AC PROPOSED DENSITY : 6.9 DU/AC
 PROPOSED PARKING 78 SPACES (Includes 6 handicapped accessible spaces)
 REQUIRED PARKING 72 SPACES MINIMUM - 138 SPACES MAXIMUM

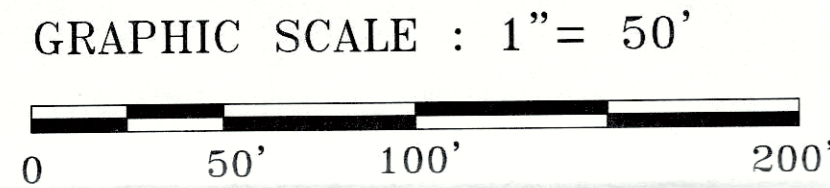
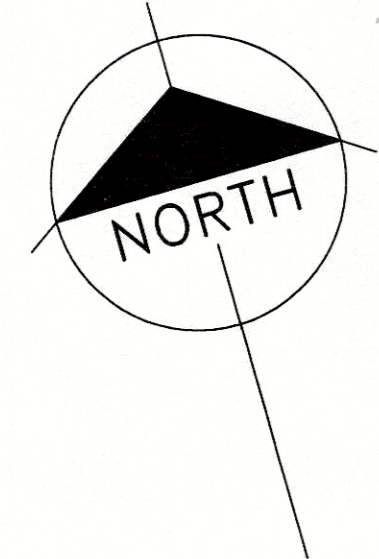
SENIOR LIVING FACILITY 39 UNITS @ .5 SPACES (Minimum) 20 SPACES + 4 spaces for employees
 39 UNITS @ 1.5 SPACES (Maximum) 59 SPACES + 4 spaces for employees

DAY CARE FACILITY 20 SPACES (Minimum) 2 each for 10 employees
 40 SPACES (Minimum) 4 each for 10 employees

CHURCH FACILITY 28 SPACES (Minimum) 1,400sf assembly space / 50
 35 SPACES (Maximum) 28 x 125'

VEHICLE USE AREA :46,172 SF
 LANDSCAPE CALCULATIONS : PROPOSED INTERIOR LANDSCAPING : 3,710 SF
 REQUIRED LANDSCAPING : (TOTAL VEHICLE USE AREA 46,172SF x 7.5% = 3,463SF
 TREE CANOPY CALCULATIONS : SITE AREA : 246,724SF CLASS 'C' 15% TREE CANOPY REQUIRED
 EXISTING TREE CANOPY 86,670 SF or 35% EXISTING TREE CANOPY TO BE PRESERVED 86,220 SF or 35%
 OPEN SPACE AREA :246,724 SF @ %15 REQUIRED - 37,009SF
 OPEN SPACE PROVIDED : 55,914 SF (Recreational Open Space : 21,234sf + Natural Protection Open Space 34,680sf @ 50%)

- PLANNING NOTES:**
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheelstops or protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public rights of ways to protect landscaped areas and adjacent properties. Such wheelstops or curbing shall be at least three feet from any adjacent property line, woody vegetation or structure.
 - Karst survey conducted by Greenbaum Associates, Sandor Greenbaum, PE, dated Dec. 9, 2019.
- TRANSPORTATION NOTES**
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
 - Construction approval from KYTC and encroachment permit will be required.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross-access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to construction approval for the adjacent property to be developed.
- APCD NOTES**
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- MSD NOTES**
- Drainage pattern depicted by arrows (→) is for information purposes only, all areas of the site are to be paved or finish graded in a manner that results in sheet flow as depicted. No areas of ponding water will be accepted.
 - Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer Districts' Design Manual and Standard Specifications and other local, state and federal ordinances.
 - MSD Drainage bond required prior to construction plan approval.
 - KYTC approval required prior to MSD construction plan approval for increase run off to the State right-of-way.
 - Sanitary sewer service provided by lateral extension, subject to fees and any applicable charges.
 - Run off volume impact fee required, calculation based on RFF x 1.5.
 - KDOW approval required for any work in the FEMA floodplain and any required fill in the floodplain must be compensated for on site at a ratio of 1.5 : 1.
 - This site is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre. Per this preliminary development plan the area of disturbance is 31,924 SF.



LEGEND

Symbols	Abbreviations
○ ^{UP} Utility Pole	EP Edge of Pavement
○ ^{MH} Manhole	R/W Right of Way
□ ^{CB} Catch Basin	Ex. Existing
○ ^{FH} Fire Hydrant	TBR To Be Removed
○ ^{LS} Light Standard	Line types
□ ^{ET} Electrical Transformer	-580- Existing Contour
□ ^{AC} Air Condenser	- - - - - Silt Fence
○ ^{CP} Communications Pedestal	- - - - - Sewer (as noted)
○ ^{GM} Gas Meters	- - - - - Overhead Electric
□ ^{EM} Electric Meters	- - - - - Fenceline
	- - - - - Existing Treeline

MILLER•WIHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth Street, Louisville, KY 40208 (502)636-5501

REVISIONS	SCALE
	1"=50'
	DR.
	CK.
	DATE
	2-10-2020

District Development Plan
 Case #19-ZONE-0079
 Related Cases :#19-ZONEPA-0033, #3-38-08 & #L12778
FREEDOM SENIOR CENTER
 5101 Bardstown Road, Louisville, KY 40291
 Deed Book 11379 Page 869 Parcel #004400430000

Owner/Developer
SANVI REALTY LLC
 4511 Bardstown Road Louisville, KY 40218
 502-957-5111

FILE NO. DP

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