



The Meadow Independent Living Facility Campus/Sewer Plan

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
EXISTING PARCEL AREA: 42.65 ACRES
PROPOSED PARCEL AREA: 11.07 ACRES (482,010 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: 20 TOTAL EMPLOYEES

MINIMUM REQUIRED:
0.5 SPACE/DWELLING UNIT + 1 SPACE/2 EMPLOYEES 82
MAXIMUM PERMITTED:
1.5 SPACES/DWELLING UNIT + 1 SPACE/EMPLOYEE 246
PROPOSED PARKING:
SURFACE PARKING: 148 SPACES (5 HC + 2 in garage)
UNDERGROUND PARKING: N/A
*UNDERGROUND PARKING DOES NOT COUNT TOWARDS TOTAL ALLOWABLE PARKING

BUILDING DATA
MEAN BUILDING HEIGHT: 45'
PROPOSED FOOTPRINT: 90,950 S.F.
PROPOSED GROSS FLOOR AREA: 202,005 S.F.
FLOOR TO AREA RATIO: 0.42

DENSITY
THE MEADOW 124 UNITS
PROPOSED PROPERTY AREA 11.07-ACRES
PROPOSED PARCEL DENSITY 11.20 UNITS/ACRE
PERMITTED DENSITY CAMPUS WIDE 12.01 UNITS/ACRE

OVERALL CAMPUS DENSITY WITH MEADOW 5.03 UNITS/ACRE
281 UNITS (EX) + 124 UNITS (MEADOWS) / 80.5-ACRES (CAMPUS AREA)

FREESTANDING SIGNAGE
NO NEW SIGNAGE PROPOSED ADJACENT TO R/W

TREE CANOPY CALCULATIONS
SITE AREA: 482,010 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. 96,402 S.F.
100 3" TREES OR 134 2" TREES

LANDSCAPE 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: 482,010 S.F.
OPEN SPACE REQUIRED: 15% (72,302 S.F.)
OPEN SPACE PROVIDED: 102,100 S.F.
PORCH/BALCONIES: 17,100 S.F.
COURTYARD: 13,000 S.F.
OPEN SPACE: 72,000 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

WAIVER/VARIANCE REQUESTS
5.3.1: VARIANCE OF 10' FOR BUILDING HEIGHT TO PERMIT 45' TALL BUILDING
10.2.3.B: WAIVER TO PERMIT UTILITY EASEMENT ENCROACHMENT OF MORE THAN 50% WIDTH OF LBA.

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 FARM WOTC.
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 DOWNSIDE 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-DISTURBANCE 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 THE 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.

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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.

