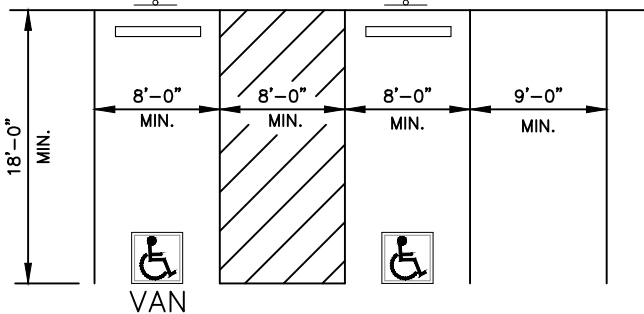
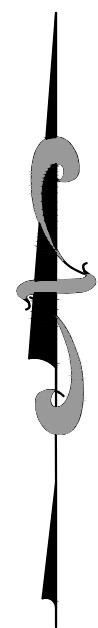




TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER, CATCH BASIN
- EXISTING STORM SEWER, CATCH BASIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING WATER METER

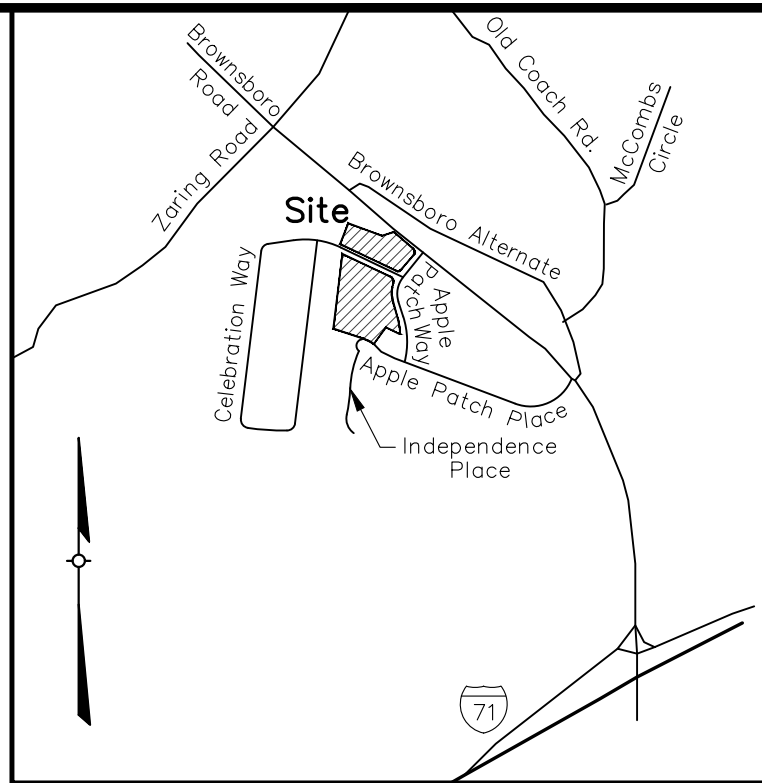
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SITE ADDRESS:
7408 HWY 329
PARCEL 15-00-00-17E

OWNER/DEVELOPER:
APPLE PATCH COMMUNITY INC DBA: PILLAR
7408-A HWY 329
CRESTWOOD, KENTUCKY 40014



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 4.6± Ac.
TRACT 1	= 1.6± Ac.
TRACT 2	= 3.0± Ac.
EXISTING ZONING	= R-4
EXISTING USE	= VACANT / RESIDENTIAL
PROPOSED USE	= RESIDENTIAL CARE FACILITY
UNITS	
PROPOSED 1 BDR UNITS	= 72 UNITS
EXISTING RESIDENTIAL	= 1 UNIT
TOTAL UNITS	= 73 UNITS
BUILDING HEIGHT	= 4 STORIES (45' MAX.)
BUILDING FOOTPRINT AREA	
BUILDING 1	= 24,924 SF
TOTAL BUILDING FOOTPRINT AREA	= 24,924 SF
BUILDING TOTAL AREA	
WALKOUT BASEMENT	= 9,561 SF
FLOOR 1	= 24,924 SF
FLOOR 2	= 24,924 SF
FLOOR 3	= 24,924 SF
TOTAL BUILDING AREA	= 84,333 SF
FAR	= 0.42
DENSITY (73/4.6)	= 15.8 DU/Ac.
# OF EMPLOYEES	= 35 EMPLOYEES

PARKING REQUIRED	MIN.	MAX.
ASSISTED LIVING (RESIDENTIAL CARE FACILITY)		
1.0 SP / 2 UNITS & 1.0 SP / 2.0 EMPLOYEES	= 54 SP	
1.0 SP / 2 UNITS & 1.0 SP / 1.0 EMPLOYEES	= 72 SP	

TOTAL PARKING PROVIDED = 70 (3 ADA SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 35,657 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,566 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,807 SF

OPEN SPACE REQUIRED	= 18,250 SF (250 SF PER DU)
OPEN SPACE PROVIDED	= 20,658 SF

EXISTING IMPERVIOUS	= 6,323 SF
PROPOSED IMPERVIOUS	= 63,502 SF (1.5 AC) (49% of Site)

LOT COVERAGE = 12% (50% MAXIMUM LOT COVERAGE)

R-4 STANDARDS

MIN. LOT AREA	= 6,000 SF(W/ SS)
MIN. LOT WIDTH	= 50'
MAX DENSITY	= 16 DU/AC
MAX. FAR	= 0.5
MAX. HEIGHT	= 45'
MIN. FRONT YARD SETBACK	= 25'
MIN. SIDE YARD SETBACK	= 7.5'
MIN. STREET SIDE SETBACK	= 25'
MIN. REAR YARD SETBACK	= 25'
MIN. COMMON OPEN SPACE	= 250 SF/DU (18,000 SF)

EROSION CONTROL NOTES

- All erosion control devices shall be constructed prior to clearing. Only clearing required to install devices may be done prior to installation.
- Rock silt checks will be placed at all culverts inlets.
- Silt fence will be placed at the low side of all road construction.
- Topsoil stockpile locations to be determined by engineer and must be protected by silt fence.
- Maintenance of all sediment control devices is the general contractor's responsibility. Additional measures may be required and shall be installed as directed by the engineer and/or the Oldham County Inspector.

GENERAL NOTES:

- Existing Manhole rims to be adjusted to match proposed grades.
- Ex. catch basin grades will be adjusted to match proposed grades.
- Sanitary sewer will be provided by connection to existing sewer.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Oldham County Subdivision Regulations and shall be submitted to the County Engineer.
- Runoff from this development will be conveyed to an adequate public outlet.
- Place all sediment control devices prior to beginning construction.
- Road grades depicted @ intersection are approximate but will comply with regulations @ construction plan stage.
- Utilities will be constructed & easements provided as required and depicted on the Record Plat.
- All sidewalks will be granted cross-access between properties.
- Site does not have any slopes greater than 30%.

OLDHAM COUNTY ENGINEERING NOTES:

- A drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Oldham County Ordinances, Regulations and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21185 C 0205 D dated March 23, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to Oldham County granting construction plan approval.
- Off-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Storm drainage shall connect to existing storm system which drains to the existing detention basin. Existing detention basin is sized for the proposed flows.

REVISIONS	DESCRIPTION	BY	DATE
1	ADDRESSED AGENCY COMMENTS	ZS	07/17/2025

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 09041-2 DDDP	SCALE: AS SHOWN	DRAWN BY: IK
DATE: 6-13-2025	CHECKED BY: WH	



LAND DESIGN & DEVELOPMENT, INC.
BUSINESS & LAND SERVICES
607 WESTERN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: 502.416.9714
WEB SITE: WWW.LD&D.COM

DEVELOPMENT PLAN
CHOICE LANDING

OWNER/DEVELOPER
APPLE PATCH COMMUNITY INC DBA: PILLAR
7408-A HWY 329
CRESTWOOD, KY 40014

JOB NO. 09041-2

SHEET 1 OF 1

FIRE PROTECTION DISTRICT - SOUTH OLDHAM FIRE