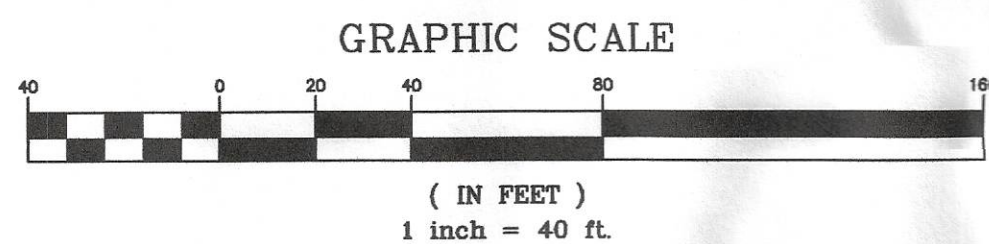
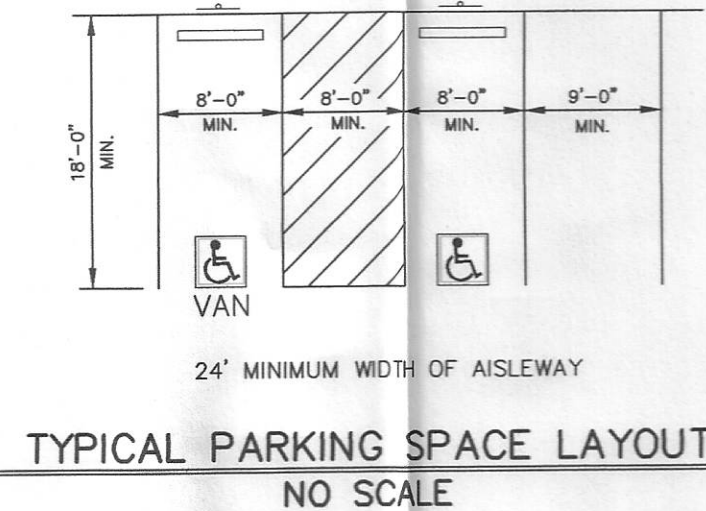


LEGEND

- 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



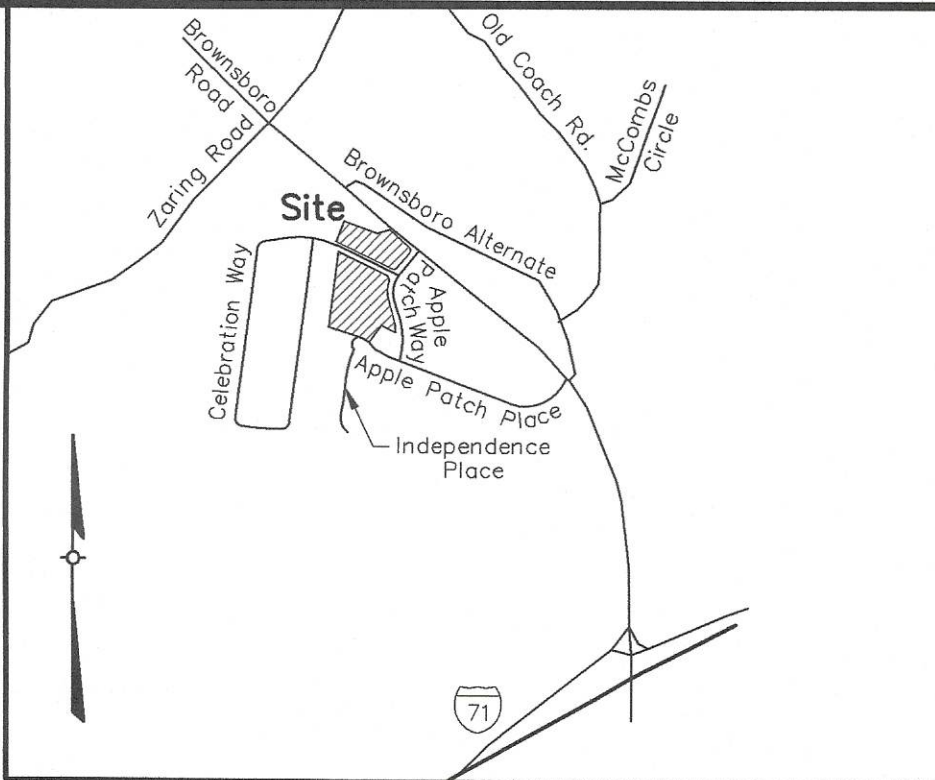
SITE ADDRESS:
7408 HWY 329 (7519 APPLE PATCH CT.)
PARCEL 15-00-00-17E

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

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual 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 will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21185 C 0205 C dated September 20, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD 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 basins is sized for the proposed flows.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

FIRE PROTECTION DISTRICT - SOUTH OLDHAM FIRE



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	= 3 STORIES (42.5')
BUILDING FOOTPRINT AREA	
BUILDING 1	= 24,923.53 SF
TOTAL BUILDING FOOTPRINT AREA	= 24,923.53 SF
BUILDING TOTAL AREA	
WALKOUT BASEMENT	= 9,561.00 SF
FLOOR 1	= 24,923.53 SF
FLOOR 2	= 24,923.53 SF
FLOOR 3	= 24,923.53 SF
TOTAL BUILDING AREA	= 84,331.59 SF
FAR	= 0.42
DENSITY (73/4.6)	= 15.8 DU/AC.
# OF EMPLOYEES	= 35 EMPLOYEES
PARKING REQUIRED	MIN. MAX.
ASSISTED LIVING (RESIDENTIAL 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	= 69 (3 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 35,657 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,783 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,000 SF
EXISTING IMPERVIOUS	= 0
PROPOSED IMPERVIOUS	= 63,502 SF (1.5 AC) (49% of Site)

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 to be placed in all roadside ditches @ 300' intervals.
- Rock silt checks will be placed at all culverts inlets.
- Rip Rap pad will be placed at all culvert outlets with flow velocity > 6 F.P.S.
- 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 maybe 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.

DEVELOPMENT PLAN
CHOICE LANDING

JOB NO.
09041-2

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

SHEET
1
OF 1

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
405 WARDEN AVENUE, SUITE 201
EVANSVILLE, KENTUCKY 40316
PHONE: 502-462-9294
WEB SITE: WWW.LD&D.COM

PROJECT DATA
FILE NAME: 09041-2 DDDP
DATE: 6-13-2025
CHECKED BY: MH
SCALE AS SHOWN
DRAWN BY: NK

REVISIONS
BY
DATE
NO.
DESCRIPTION

ENGINEER'S SEAL

SURVEYOR'S SEAL