

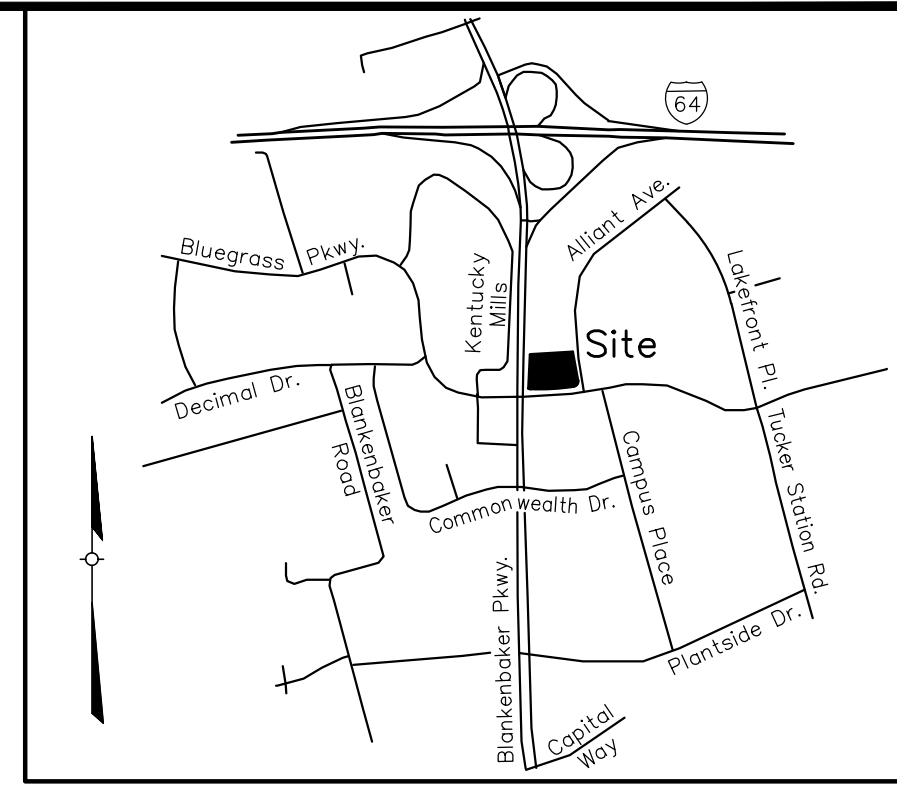
The proposed development is subject to the City of Jeffersonton Land Development Code adopted May 4, 2021.

CONDITIONAL USE PERMIT

1. A Conditional Use Permit is requested from Section 4.2.2B of the Jeffersonton Land Development Code for a medical clinic (freestanding emergency room).

WAIVER REQUESTED:

1. A waiver is requested from Section 10.2.4.B.3 of the Jeffersonton Land Development Code for a more than 50% overlap of easements and the public right-of-ways Landscape Buffer Area.



PROJECT DATA

TOTAL SITE AREA	= 2.25± Ac. (98,007 SF)
EXISTING ZONING	= REC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT (FORMER RESTAURANT)
PROPOSED USE	= EMERGENCY ROOM/MEDICAL OFFICE BUILDING
BUILDING HEIGHT	= 43' (50' MAX. ALLOWED)
BUILDING AREA	= 24,000 SF
BUILDING FOOTPRINT	= 12,150 SF
F.A.R.	= 0.25 (1.0 MAX. ALLOWED)
BUILDING LOT COVERAGE	= 12% (50% MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
24,000/250 S.F. MIN. (MEDICAL OFFICE)	= 96 SP 160 SP
24,000/150 S.F. MAX.	= 103
	(5 HC SP INCLUDED)
TOTAL PARKING REQUIRED	= 96 SP 160 SP
TOTAL PARKING PROVIDED	= 103
	(5 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 41,565 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,118 SF (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,988 SF
EXISTING IMPERVIOUS	= 48,020 SF
PROPOSED IMPERVIOUS	= 62,185 SF (14% INCREASE)
TOTAL AREA OF DISTURBANCE	= 69,335 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging curbing sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from the 02-12-2021 LD&D Alta Survey.
- All proposed service structures (including dumpsters) shall be screened per Louisville Land Development Code 10.2.6.
- All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
- The development plan must receive full construction approval from the City of Jeffersonton (10416 Waterson Trail) and the Metropolitan Sewer District (700 West Liberty St.).
- The sod ditch on the north side of the property shall be connected to the storm system prior to Jeffersonton Public Works construction plan approval.
- All attached and free standing signs shall comply with the Jeffersonton Sign Ordinance.
- The sidewalk fee in lieu will be paid to the city of Jeffersonton for the Blankenbaker Parkway sidewalk.

MSD NOTES:

- 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 was approved by MSD on October 26, 2021.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 F dated February 26, 2021.
- Drainage pattern depicted by arrows (2021) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- 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.
- Detention is provided offsite for this proposal in previously approved basin.
- Subject to Jeffersonton approval prior to MSD construction plan approval.

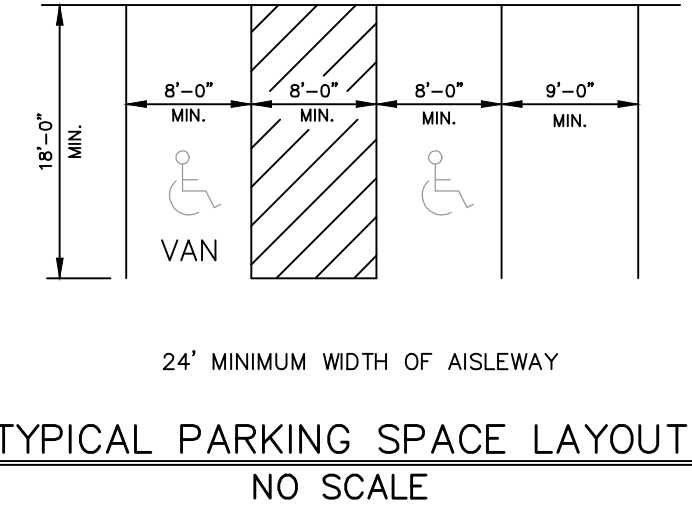
CASE:
 REVISED DEVELOPMENT PLAN:
 JEFFERSONTOWN = 20-00-19
 LOUISVILLE METRO = 21-DDP-0102 & 21-WAIVER-0133
 CONDITIONAL USE PERMIT:
 JEFFERSONTOWN = 21-0020
 RELATED CASES: 9-41-78

OWNER/DEVELOPER:
 BAPTIST HEALTHCARE SYSTEM LLC 11701 BLUEGRASS PARKWAY
 2701 EASTPOINT PKWY TAX BLOCK 2349, LOT 0005
 LOUISVILLE, KY 40223 D.B. 12097, PG. 784

COUNCIL DISTRICT - 20
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN
 MUNICIPALITY - JEFFERSONTOWN
 MSD WM# 6462/21 1158

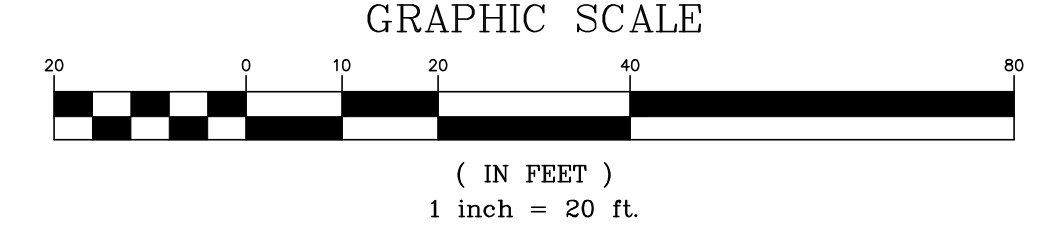
LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= 12" W = UNDERGROUND WATER LINE
	= 4" G = UNDERGROUND GAS LINE
	= SANITARY SEWER MANHOLE
	= TELECOMM. PEDESTAL
	= EXISTING LIGHT POLE
	= EXISTING CATCH BASIN
	= GAS VALVE
	= FIRE HYDRANT
	= WATER METER
	= ELECTRIC MANHOLE
	= WATER VALVE



TREE CANOPY CALCULATIONS - CLASS C

TOTAL SITE AREA	= 98,007 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (19,602 S.F.)
EXISTING TREE CANOPY	= 10% (9,800 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (19,602 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/21	LAYOUT REVISIONS

BY: TF
 DATE: 10/25/21
 NO.: 1

PROJECT DATA
 FILE NAME: 21010-RDDP
 DATE: 9/24/21
 CHECKED BY: AR
 DRAWN BY: TF

SCALE AS SHOWN
 ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.251.1111 FAX: 502.251.1112
 WEB: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BAPTIST HEALTHCARE
11701 BLUEGRASS PARKWAY
 OWNER/DEVELOPER
BAPTIST HEALTHCARE SYSTEMS INC
 2701 EASTPOINT PARKWAY
 LOUISVILLE, KY 40223

JOB NO. 21010
 SHEET 1 OF 1