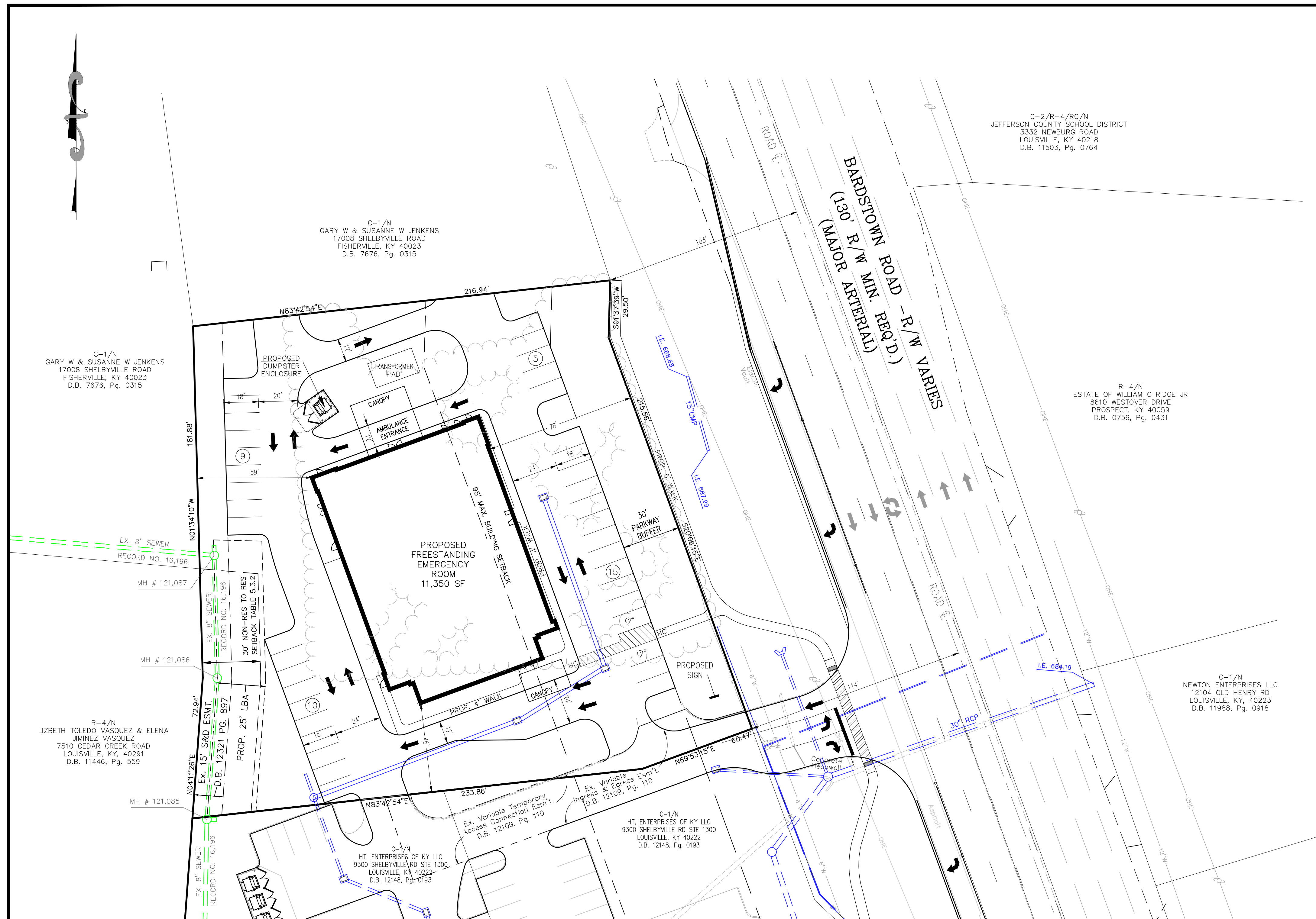


G:\Current Projects\21251\DWG\Planning\21251-DDDP-FILED 10-10-2022.dwg, 10/4/2022 5:07:47 PM, Richard, DWG to PDF.pc3, 11

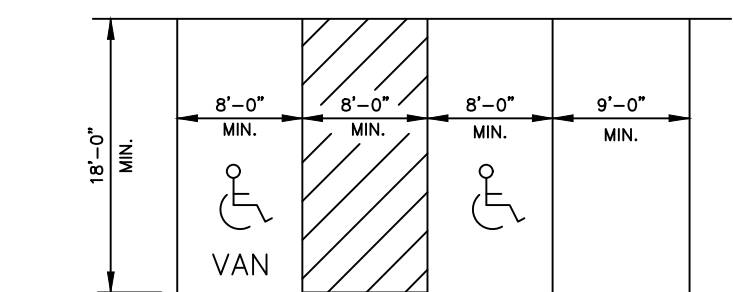


TREE CANOPY CALCULATIONS

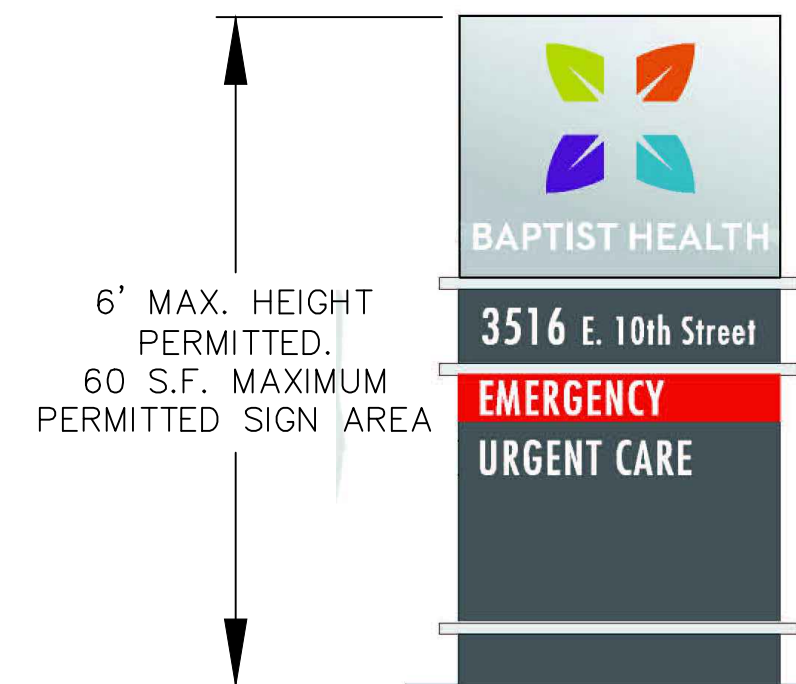
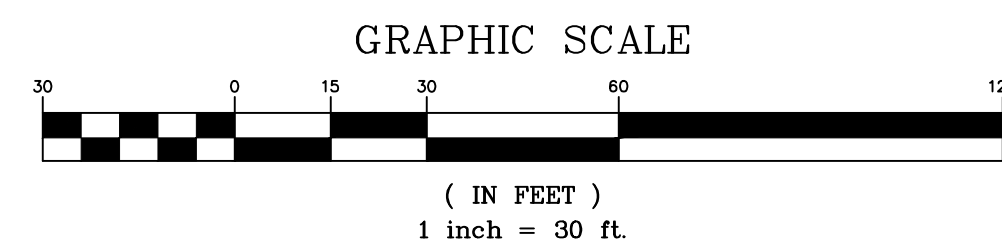
TOTAL SITE AREA	=	62,527 S.F.
EXISTING TREE CANOPY AREA	=	45% (28,137 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED TO BE PRESERVED	=	0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (21,884 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	35% (21,884 S.F.)

LEGEND

- EXISTING CONTOUR
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING STORM SEWER
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE
- EXISTING DRAINAGE SWALE
- PROPOSED DRAINAGE SWALE

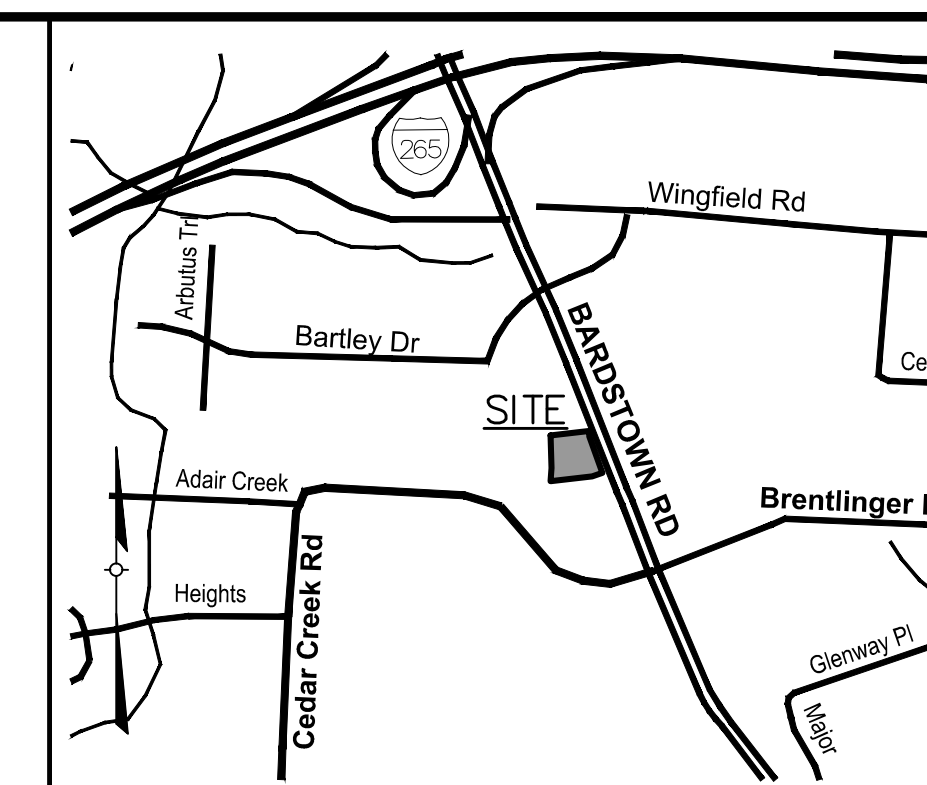


TYPICAL PARKING SPACE LAYOUT
NO SCALE



PROPOSED SIGN DETAIL

* PROVIDED FOR DIMENSIONAL INFORMATION ONLY. EXACT DESIGN TO BE DETERMINED AT SIGN PERMIT STAGE.
** SIGN IS SUBJECT TO TABLE 8.3.3 FREE STANDING SIGN ON DESIGNATED PARKWAYS BECAUSE IT IS MORE RESTRICTIVE THAN THE C.U.P. 4.2.29.A SIGN REQUIREMENTS.



LOCATION MAP
NOT TO SCALE

CONDITIONAL USE PERMIT:

- A Conditional Use Permit is requested from Section 4.2.29 of The Louisville Metro Land Development Code for a medical clinic (freestanding emergency room).

PROJECT DATA

TOTAL SITE AREA	=	1.44± Ac. (62,527 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	FREESTANDING EMERGENCY ROOM (CUP Requested)
BUILDING HEIGHT	=	1 STORY (30' MAX. ALLOWED)
BUILDING AREA	=	11,350 SF
F.A.R.	=	0.18 (1.0 MAX. ALLOWED)

PARKING REQUIRED MIN. MAX.
FREESTANDING EMERGENCY ROOM (4500) = Min. To Be Determined by Director
Max. No more than 25% above minimum.

TOTAL PARKING PROVIDED = 39 SPACES (2 ADA SP INCLUDED)

BIKE PARKING REQUIRED = To Be Determined by Director
PROVIDED = 3 bike parking spaces provided

TOTAL VEHICULAR USE AREA = 20,035 SF
INTERIOR LANDSCAPE AREA REQD (7.5%) = 1,503 SF
INTERIOR LANDSCAPE AREA PROVIDED = 1,638 SF

EXISTING IMPERVIOUS = 2,415 SF
PROPOSED IMPERVIOUS = 34,753 SF (1339% INCREASE)

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.
- No increase in drainage run off to state roadways.
- 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 abutting 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.
- No Karst features were found on a 07-21-2022 site review by Ann Richard RLA.
- Construction plans, bond and KTC permit will be required prior to construction approval by Metro Public Works.

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 on 8/11/22 by letter from MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 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.
- 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 will be provided on the adjacent lot. 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 downstream system, whichever is more restrictive.

SITE ADDRESS:
7702 BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 0647, LOT 0029
D.B. 9707, PG. 0354

CASE #
22-CUP-0227
22-DDP-0094

RELATED CASES:
22-CUPPA-0164
12734

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE

MSD WM#: 10948

NO.	DATE	DESCRIPTION
1	8/15/22	CUP Pre app comments addressed
2	9/19/22	AGENCY COMMENTS

PROJECT DATA	ENGINEER'S SEAL
FILE NAME: 21251-DDDP	
DATE: 8/7/22	
CHECKED BY: AR	
SCALE: AS SHOWN	
DRAWN BY: JH	
	SURVEYOR'S SEAL

LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE 505 WASHINGTON BLVD SUITE 200 LOUISVILLE, KY 40202 TEL: 502.446.9970 FAX: 502.446.9974 WEB SITE: WWW.LDD-INC.COM

REMOVED DETAILED DISTRICT DEVELOPMENT PLAN AND C.U.P. PLAN
BAPTIST HEALTH
7702 BARDSTOWN ROAD
OWNER
WILL REALTY LLC
5815 ROUND HILL ROAD
LOUISVILLE, KY 40222

JOB NO. 21251	SHEET 1 OF BB
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