

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

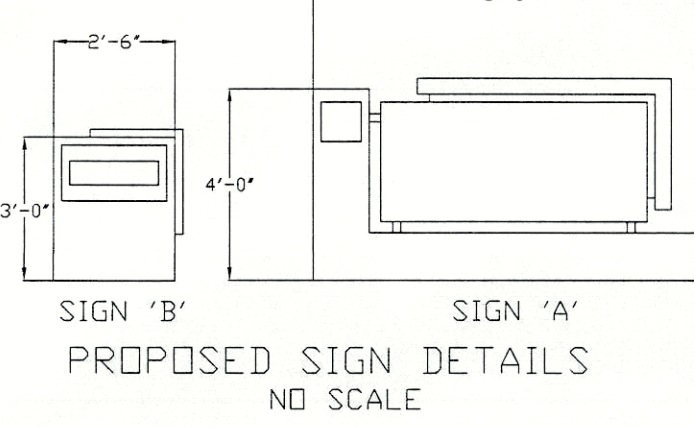
CONDITIONS: *Posting*
BY: *Chad M. Moore*
DATE: *10/17/09*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PROPERTY OWNERSHIP
Key letter shown in hexagon / Tax Lot shown in rectangle
Tax Block 82A unless otherwise noted

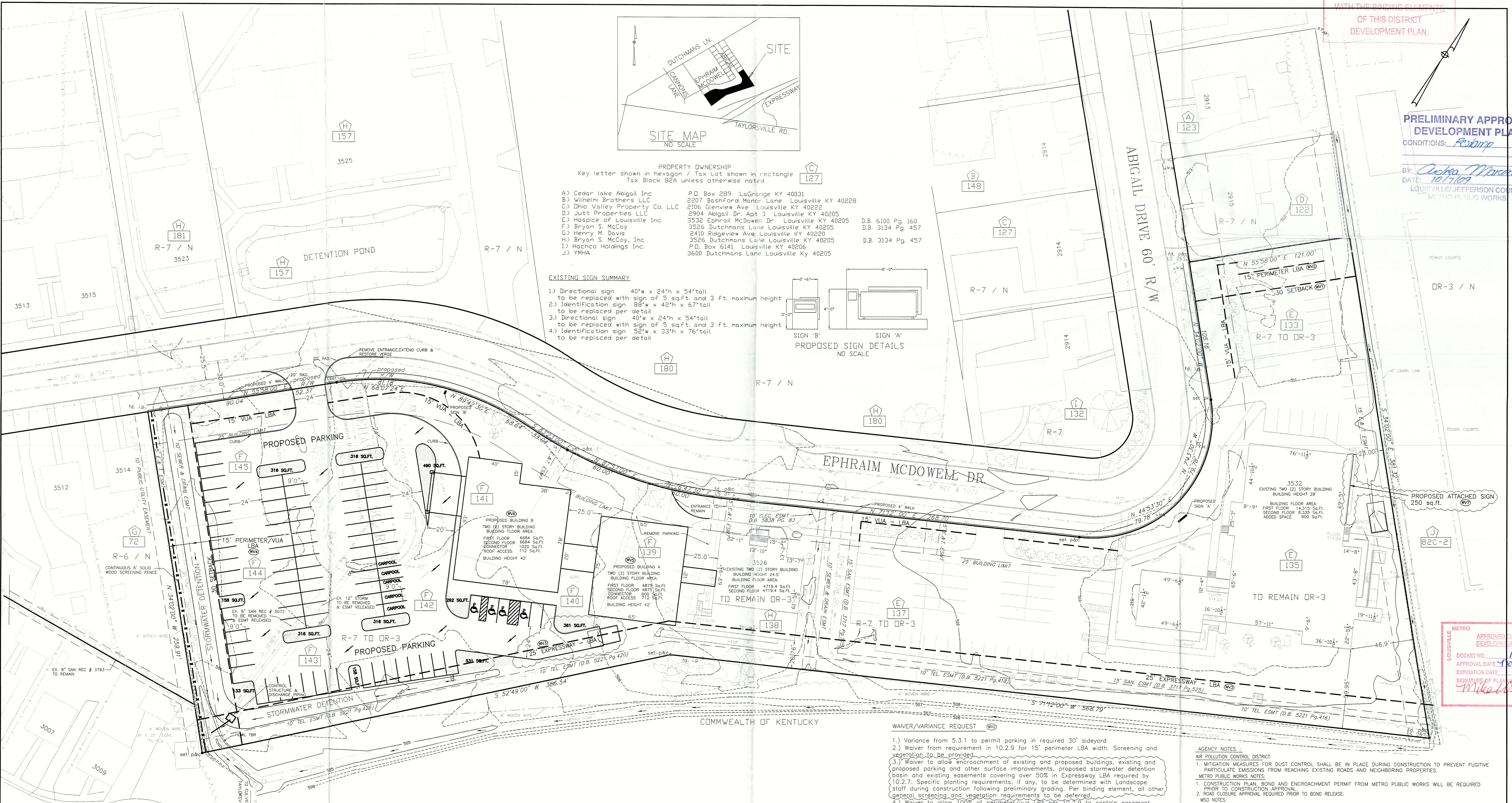
A) Cedar Lake Abigail Inc. P.O. Box 299 LaGrange KY 40031
B) Wilhelm Brothers LLC 2207 Bashford Manor Lane Louisville KY 40228
C) Ohio Valley Property Co. LLC 2106 Glenview Ave Louisville KY 40222
D) Jutt Properties LLC 2904 Abigail Dr. Apt 3 Louisville KY 40205
E) Hospice of Louisville Inc. 3532 Ephraim McDowell Dr. Louisville KY 40205
F) Bryan S. McCoy 3526 Dutchmans Lane Louisville KY 40205
G) Henry M. Davis 2410 Ridgeview Ave. Louisville KY 40220
H) Bryan S. McCoy, Inc. 3526 Dutchmans Lane Louisville KY 40205
I) Hockco Holdings Inc. P.O. Box 6141 Louisville KY 40206
J) YMHA 3600 Dutchmans Lane Louisville KY 40205

EXISTING SIGN SUMMARY

- 1) Directional sign 40'w x 24'h x 54'tall to be replaced with sign of 5 sqft. and 3 ft. maximum height
- 2) Identification sign 88'w x 42'h x 67'tall to be replaced per detail
- 3) Directional sign 40'w x 24'h x 54'tall to be replaced with sign of 5 sqft. and 3 ft. maximum height
- 4) Identification sign 52'w x 33'h x 76'tall to be replaced per detail



PROPOSED SIGN DETAILS
NO SCALE



BEARING TABLE

S 79°02'00" E	42.43'
N 1°10'00" E	7.95'
S 41°32'00" E	48.72'
N 78°27'30" E	30.60'
N 24°33'00" E	41.66'
N 41°07'00" W	45.07'
N 22°50'33" W	50.30'

Canopy and Screening Calculations

project area	181,209 sq.ft.
existing canopy to remain =	17,760 sq.ft.
% existing canopy =	0.098%
required canopy percentage =	17%
required area =	13,047 sq.ft.
required trees (calculated) =	19
type "A" trees to be provided =	28
VUA Calculations	
additional vehicle use area =	37,166 sq.ft.
LA required @ 7.5% =	2,787 sq.ft.
% LA provided =	3,716 sq.ft.

- Notes:
- 1) Based on Type "A" trees <3' and > 1-3/4' = 720 sq.ft. canopy
 - 2) Canopy tree requirement to be partially met by existing trees & trees required for LBA & ILA. Screening Trees perimeter LBA trees = 6 Vehicle use LBA trees = 12 Vehicle use ILA trees = 10
 - 3) All Service Structures shall be screened in accordance with Chapter 10.
 - 4) LBA's facing right of way to be planted with continuous 3' vegetative screen

BUILDING SUMMARY

	Existing Building	Proposed Buildings	Campus Total
Main Office (3532)	22,650 sq.ft.	900 sq.ft.	23,550 sq.ft.
3526 Building	9,438 sq.ft.		9,438 sq.ft.
Building A		11,062 sq.ft.	11,062 sq.ft.
Building B		15,100 sq.ft.	15,100 sq.ft.
Totals	32,088 sq.ft.	27,062 sq.ft.	59,150 sq.ft.

All buildings to be used for office space
Total site area = 181,209 sq.ft.
Site FAR = 0.326

PARKING SUMMARY

	Existing Parking	Proposed Parking	Campus Parking
19+49+27 = 94 Spaces	93 (see note) = 75 Spaces		169 spaces
includes 4 Handicapped	includes 4 hcap & 5 carpool		includes 7 Handicapped
Minimum Required Ratio = 1 spc per 350 sq.ft.			
Minimum Required Spaces = 59,060 sq.ft./350 = 169 spaces			
Maximum Allowed Ratio = 1 spc per 200 sq.ft.			
Maximum Allowed Spaces = 59,060 sq.ft./200 = 296 spaces			

note: 93 spaces provided in new lot
18 spaces (1 handicapped) lost from removed lot

BICYCLE PARKING SUMMARY

- 1) provide two short term bicycle parking spaces at building B and at main building
- 2) provide two long term bicycle parking facilities at main building.

PRELIMINARY BASIN SIZING

Predevelopment Time of Concentration	10 min.
Drainage Area	0.3
Drainage Area	1.48 acres
Predevelopment Discharge	
10 year	165.2 cfs
100 year	171.1 cfs
Post Developed Discharges at maximum storage	
Post Development Time of Concentration	10 min.
Post Developed "C"	0.95
10 year 20 min	i=0.4 Q=5.6 3.971 Cu.Ft.
100 year 30 min	i=4.6 Q=6.5 6,017 cu.ft.

* Duration selected to correspond to maximum storage
Area of proposed detention 4,941 S.F. = 0.11 Acres
Average Depth of Detention = 6,017/4,941 = 1.21 ft

PROJECT PROPERTIES

BLOCK	LOT	ADDRESS	USE	EX. ZONE/FORM	PROP. ZONE/FORM
82A	133	2917 Abigail Dr.	parking lot	R-7 / N	OR-3 / N
82A	135	3532 Ephraim McDowell Dr.	office	OR-3 / N	OR-3 / N
82A	137	3528 Ephraim McDowell Dr.	parking lot	R-7 / N	OR-3 / N
82A	138	3526 Ephraim McDowell Dr.	office	OR-3 / N	OR-3 / N
82A	139	3524 Ephraim McDowell Dr.	parking lot	OR-3 / N	OR-3 / N
82A	140	3522 Ephraim McDowell Dr.	vacant	R-7 / N	OR-3 / N
82A	141	2905 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	142	2903 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	143	2904 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	144	2902 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	145	2900 Stonehaven Court	vacant	R-7 / N	OR-3 / N

All lots to be consolidated and Stonehaven Court to be closed.
Area to be rezoned 2.17 acres (includes Stonehaven Court). Total project area 4.16 acres.

WAIVER/VARIANCE REQUEST

- 1) Variance from 5.3.1 to permit parking in required 30' sidewalk
- 2) Waiver from requirement in 10.2.9 for 15' perimeter LBA width. Screening and vegetation to be provided
- 3) Waiver to allow encroachment of existing and proposed buildings, existing and proposed parking and other surface improvements, proposed stormwater detention basin and existing easements covering over 50% in Expressway LBA required by 10.2.7. Specific planting requirements, if any, to be determined with Landscape staff during construction following preliminary grading. Per binding element, all other general screening and vegetation requirements to be deferred.
- 4) Waiver to allow 100% of perimeter/vua LBA per 10.2.9 to contain easement. Screening and vegetation to be provided.
- 5) Variance from 5.3.1 to increase allowed height of building A from 25' to 42'
- 6) Variance from 5.3.1 to increase allowed height of building B from 30' to 42'
- 7) Variance from 8.3.2.1 to increase mounting height of attached business sign above 3' above first floor ceiling height to top of second floor parapet approximately 29'

PLAN NOTES:

- 1) Topographic information taken from LQJL data purchased by property owner Bryan S. McCoy Inc. in 1998, supplemented by field review and survey as necessary.
- 2) Unless otherwise noted all properties zoned R-7 & Neighborhood Form District
- 3) Lots 138 and 139 zoned DR3 per docket #9-82-00. Related cases B-118-89 & B-119-89
- 4) Stonehaven Court to be closed
- 5) Stonehaven Court pavement and utilities to be abandoned.
- 6) All lots within Campus to be consolidated. Total area (including Stonehaven right-of-way) 4.16 acres.

AGENCY NOTES:

- AIR POLLUTION CONTROL DISTRICT
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- METRO PUBLIC WORKS NOTES:
1. CONSTRUCTION PLAN, BOND AND ENCROACHMENT PERMIT FROM METRO PUBLIC WORKS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL
 2. ROAD CLOSURE APPROVAL REQUIRED PRIOR TO BOND RELEASE.
- MSD NOTES:
1. ON-SITE DETENTION WILL BE PROVIDED LIMITING POST DEVELOPMENT PEAK FLOWS TO PRE-DEVELOPMENT PEAK FLOWS.
 2. MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
 3. KTC PERMIT REQUIRED.
 4. WASTE TO BE TREATED AT MORRIS FOREMAN.
 5. EXISTING STORM LINE ALONG WEST PROPERTY LINE MAY NEED TO BE RELOCATED IF IT CONFLICTS WITH CONSTRUCTION OF PROPOSED DETENTION BASIN
- PLANNING NOTES:
1. DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE DEVELOPMENT CODE.
- KTC NOTES:
1. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
 2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
 3. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- PUBLIC HEALTH AND WELLNESS
1. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES
 2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES

DISTRICT DEVELOPMENT PLAN
FOR
ZONING
FOR THE
HOSPAPUS OFFICE CAMPUS
3532 EPHRAIM MCDOWELL DRIVE
LOUISVILLE, KY. 40205

SCALE: 1" = 30'
DATE: JULY 20, 2009
KEAL & ASSOCIATES
Consulting Engineers
P.O. Box 5130
Louisville, Kentucky 40255
(502) 583-1894

METRO
LOUISVILLE
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. *12796*
APPROVAL DATE: *10.5.2009*
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION
Mike White
PLANNING

PRELIMINARY APPROVAL
Condition of Approval:
[Signature] *10/17/09*
Date
LOUISVILLE/JEFFERSON COUNTY
METRO PLANNING DEPARTMENT

RECEIVED
OCT 05 2009
DESIGN SERVICES

WM# 10096

Proposed Binding Elements – Case: 12796 & Related Case: 9-82-00LW

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/ alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed **59,150** square feet of gross floor area.
3. The only permitted freestanding signs shall be monument style signs, located as shown on the approved development plan. Two signs are shown on the plan. The total dimensions shall not exceed **40** square feet in area and **4** feet in height. One sign is **32** square feet in area and **4** feet in height. The other sign is **8** square feet in area and **3** feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties.
7. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities are permitted within the protected area.
8. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from **Metro Public Works, Inspections, Permits, & Licenses**; and the **Metropolitan Sewer District**.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
9. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
10. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties

engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the **November 5, 2009**, Planning Commission public hearing.
13. If sidewalks are ever installed on Ephraim McDowell Drive, the applicant shall install them on this site.
14. During construction, following preliminary grading, the developer will meet on-site with PDS landscape staff to determine if additional plantings are required to fill gaps in the Expressway LBA Screening and supplement the existing right-of-way vegetation. All screening and vegetation requirements in the Expressway LBA required by (LDC 10.2.7) as in effect on the date hereof, beyond the before mentioned, shall be deferred, as long as the existing right-of-way vegetation provides screening. However, if the existing vegetation is removed from the right-of-way, the required plantings per (LDC 10.2.7) as in effect on the date hereof, shall be provided by the property owner. A revised landscape plan shall be submitted for approval within six months of the existing right-of-way vegetation removal with installation of the new approved plantings being completed by the end of the next planting season.

All binding elements and/or conditions of approval stated in this report are accepted in total without exception by the entity requesting approval of this (these) development item(s).

Name/Title

Signature

Date

