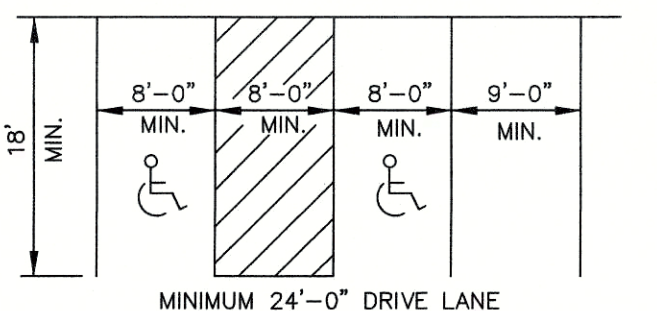


LEGEND

	EX. TREE
	EX. FIRE HYDRANT
	EX. LIGHT POLE
	EX. UTILITY POLE
	EX. SIGN
	EX. PROPERTY LINE
	EX. FENCE
	EX. WATER LINE
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. SWALE
	EX. STORM SEWER
	EX. SANITARY SEWER
	EX. CONCRETE
	EX. EDGE OF PAVEMENT
	PR. STORM SEWER w/ EPSC ROCK CHCK
	PR. SANITARY SEWER
	PR. PROPERTY SERVICE CONNECTION
	PR. ELECTRIC w/ TRANSFORMER
	PR. WATER LINE
	PR. GAS LINE
	PR. SWALE
	PR. CONCRETE
	PR. EDGE OF PAVEMENT
	PR. FENCE
	PR. SILT FENCE
	PR. FIRE HYDRANT
	PR. LIGHT POLE
	PR. SIGN
	LIMITS OF EXISTING BUILDING
	LIMITS OF PROPOSED BUILDING

EROSION CONTROL NOTES

- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

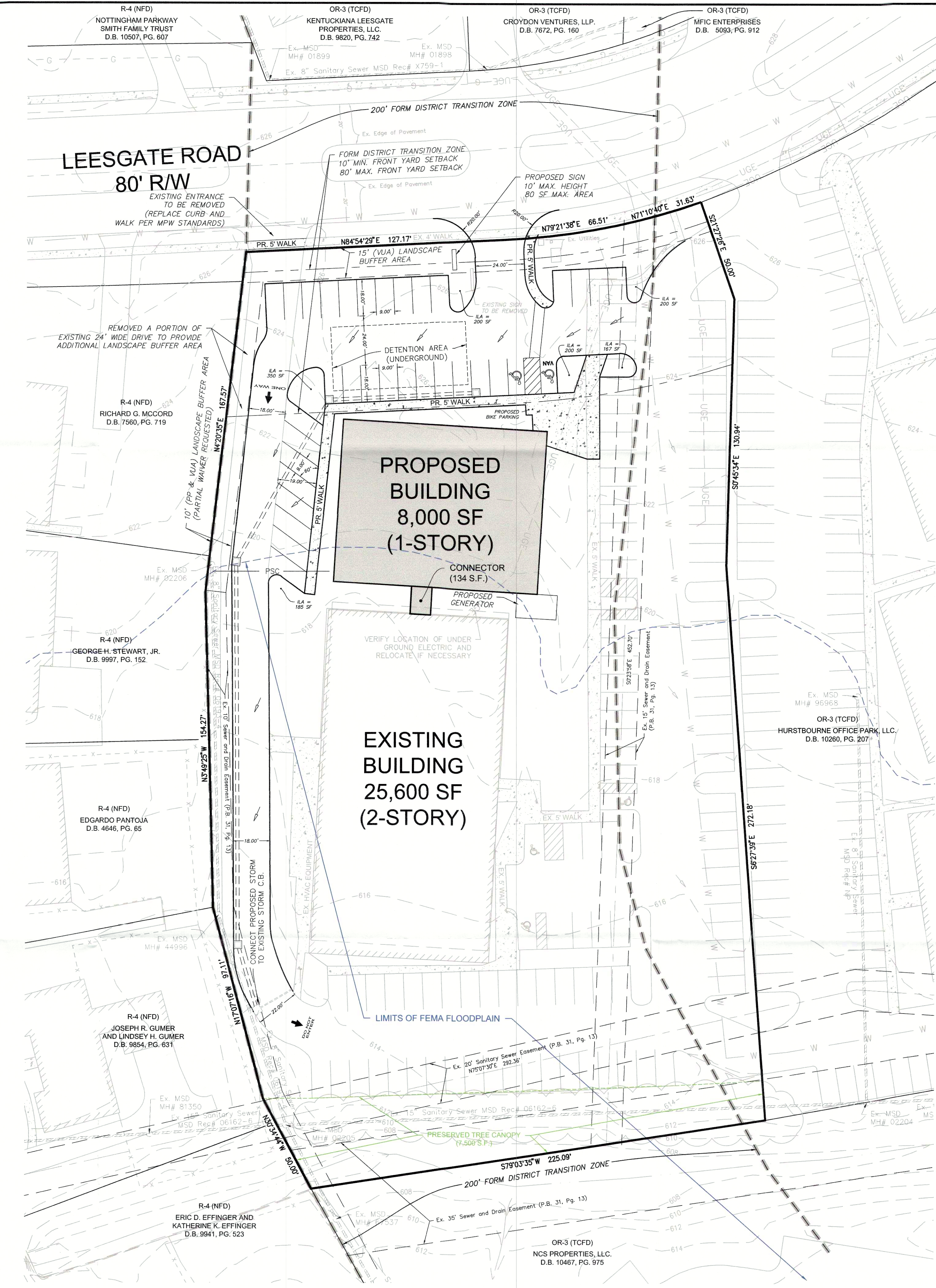


UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detaild by	Chk'd by	Approved By
1	8/11/17	AGENCY COMMENTS	JDC	-	-

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



OWNER

BFN PARTNERSHIP OF KENTUCKY
9200 LEESGATE ROAD, SUITE 200
LOUISVILLE, KY 40222

SITE DATA

9200 LEESGATE ROAD	LOUISVILLE, KY 40222
D.B. 8730, PG. 946	TAX BLOCK 1877, LOT 5A
TOTAL SITE AREA	±2.6 ACRES
FORM DISTRICT	TOWN CENTER
EX. ZONING	OR-3
EX. LAND USE	GENERAL OFFICE
PR. LAND USE	MEDICAL OFFICE/EYECARE SURGERY CENTER
F.A.R.	0.30 F.A.R.
EX. BUILDING	25,600 SF
PR. BUILDING	+8,000 SF
TOTAL BUILDING	33,600 SF
PERCENTAGE OF CHANGE	31.3%

SETBACK DATA

TCFD:	
MIN. FRONT YARD	0'
MAX. FRONT YARD	15'
STREET SIDE YARD	0'
SIDE YARD	0' OR 5' IF ADJ. TO RESIDENTIAL
REAR YARD	5' OR ADJ. FORM DISTRICT
MAX. BUILDING HEIGHT	60'

NFD TRANSITION ZONE:

PER SECTION 5.7.1 OF THE LAND DEVELOPMENT CODE, TRANSITION ZONE SETBACKS SHALL BE APPLIED TO THE FRONT, STREET SIDE AND COMMON REAR PROPERTY LINE.

MIN. FRONT & STREET SIDE YARD	10'
MAX. FRONT & STREET SIDE YARD	15'
SIDE YARD	N/A
REAR YARD	N/A
MAX. BUILDING HEIGHT	45'

IMPURBANCE AREA

PRE	62,376 S.F.
ADDED	+18,864 S.F.
POST	81,340 S.F.
PERCENTAGE OF CHANGE	30.4%

DISTURBANCE AREA

TOTAL DISTURBANCE	35,160 S.F.
(SEE MSD NOTE 7)	

PARKING SUMMARY

TOTAL OFFICE AREA	33,600 S.F.
MINIMUM PARKING REQUIRED - MEDICAL (1 SPACE/250 S.F.)	134 SPACES
MAXIMUM PARKING PERMITTED - MEDICAL (1 SPACE/100 S.F.)	224 SPACES
EXISTING PARKING	105 SPACES
PARKING REMOVED	-5 SPACES
PARKING ADDED	+34 SPACES
TOTAL PARKING PROVIDED	134 SPACES
(INCLUDES 5 ADA SPACES)	

TREE CANOPY CALCULATIONS

GROSS SITE AREA	113,256 S.F.
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	+7,500 S.F. (6.6%)
TREE CANOPY REQUIRED	20,368 S.F. (18%)
1/2 OF REQUIREMENT	10,184 S.F. (9%)
EXISTING TREE CANOPY PRESERVED	7,500 S.F. (6.6%)
TREE CANOPY TO BE PLANTED	+6,795 S.F. (6%)
TOTAL TREE CANOPY PROVIDED	14,295 S.F. (12.6%)

NOTE:
LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPURBANCE SURFACE AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT SHALL PROVIDE ONE-HALF (1/2) THE TREE CANOPY REQUIRED BY THIS PART.

CODE REQUIREMENT CALCULATION:	
(BUILDING & PARKING ADDITIONS)	
EXISTING BUILDING & PARKING AREA	57,213 S.F.
PROPOSED BUILDING & PARKING AREA	+18,192 S.F.
TOTAL BUILDING & PARKING AREA	75,405 S.F.
PERCENT OF INCREASE	31.8%

GENERAL NOTES

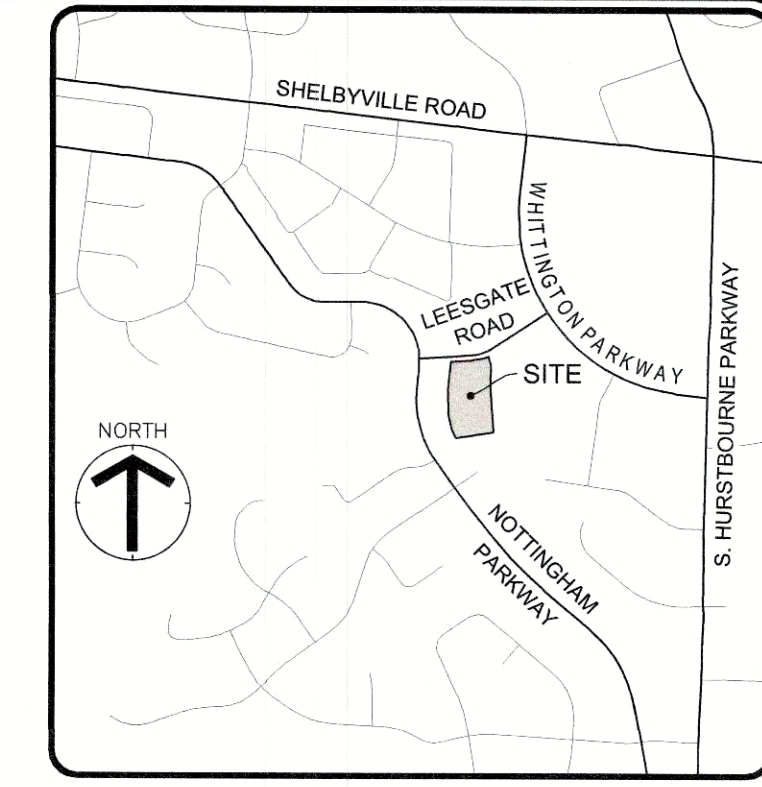
- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER MAINS IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 2) THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) CITY OF HURSTBOURNE APPROVAL MAY BE REQUIRED.

MSD NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 3) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA. PER FEMA'S FIRM MAPPING, (2111C0047E, REV. DECEMBER 5, 2006).
- 4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 5) ON-SITE DETENTION WILL BE REQUIRED. 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.
- 6) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A 1:1 RATIO.
- 7) THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS ARE EQUAL TO OR GREATER THAN ONE (1) ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 35,160 SF.
- 8) KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9) UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF THE MSD DESIGN MANUAL.
- 10) LOWEST FINISH FLOOR OR MACHINERY (NEW CONSTRUCTION/BUILDING) TO BE AT OR ABOVE 617.00.

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THE PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 3) ALL PROPOSED ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 5) CROSS ACCESS AGREEMENT OR EASEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.



LOCATION MAP
NOT TO SCALE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 8/23/17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/50,000 S.F.)	2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 S.F.)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED IN-SITE.	

LANDSCAPE DATA

EXISTING V.I.A.	44,413 S.F.
V.I.A. REMOVED	-2,632 S.F.
PROPOSED V.I.A.	+10,058 S.F.
TOTAL V.I.A.	51,839 S.F.
V.I.A. AREA REQUIRING I.L.A.	10,058 S.F.
I.L.A. REQUIRED	754 S.F.
I.L.A. PROVIDED	1,302 S.F.

NOTE:
LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1, 2&3 STATES: EXPANSION OF BUILDING, V.I.A. OR ANY COMBINATION OF BUILDING AND V.I.A. AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT - ONLY THE AREA OF THE NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10, PART 2 OF THE LDC.

CODE REQUIREMENT CALCULATION:	
(BUILDING & PARKING ADDITIONS)	
EXISTING BUILDING & PARKING AREA	57,213 S.F.
PROPOSED BUILDING & PARKING AREA	+18,192 S.F.
TOTAL BUILDING & PARKING AREA	75,405 S.F.
PERCENT OF INCREASE	31.8%

WAIVER REQUEST

WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED LANDSCAPE BUFFER AREA ALONG THE EASTERN PROPERTY LINE.

NOTE: WAIVER APPROVED PER CASE# 16DEVPLAN1137 TO ALLOW PARKING IN FRONT OF THE STRUCTURE.

PRELIMINARY APPROVAL

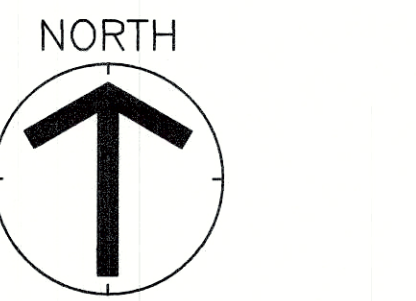
Condition of Approval:

[Signature]
Date: 8-23-17

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS DISTRICT

RECEIVED

AUG 14 2017
DESIGN SERVICES



HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

BENNETT & BLOOM EYE CENTERS
1935 BLUEGRASS AVENUE, SUITE 200
LOUISVILLE, KY 40222

CONDITIONAL USE PERMIT PLAN FOR BENNETT AND BLOOM
9200 LEESGATE ROAD
LOUISVILLE, KENTUCKY

JOB NO: 17037
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: JULY 20, 2017

C02