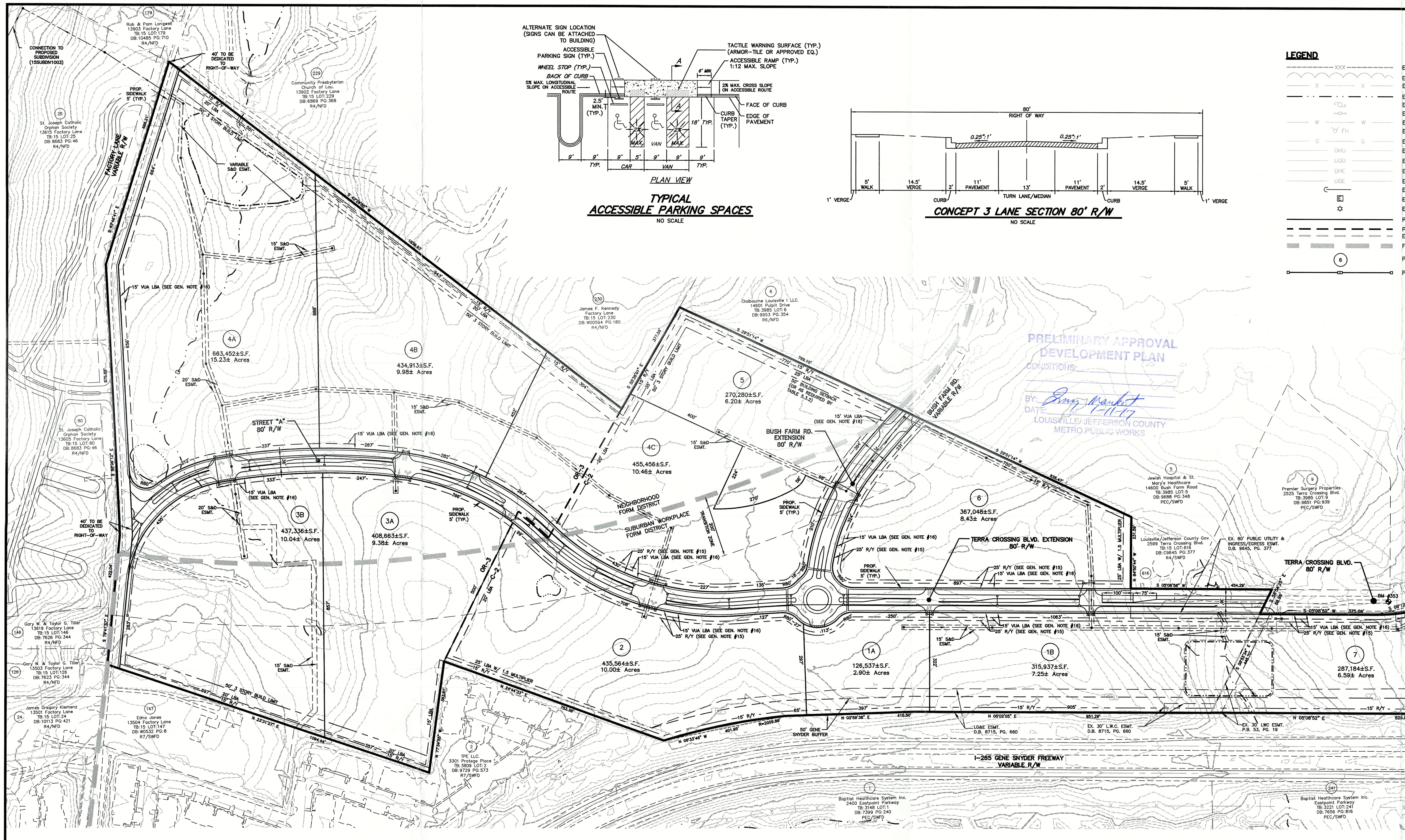
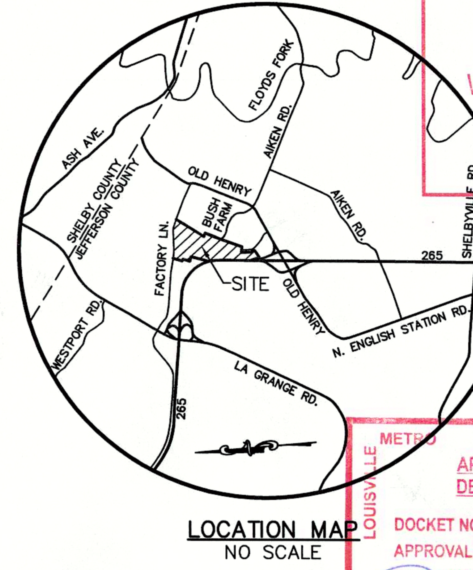


LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CREEK/DRAINAGE WAY
- EXISTING UTILITY POLE
- EXISTING STREET SIGN
- EXISTING WATER LINE W/ SIZE
- EXISTING FIRE HYDRANT
- EXISTING GAS W/ SIZE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING DOWN GUY
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED LOT LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LINE
- FORM DISTRICT BOUNDARY
- PROPOSED LOT NUMBER
- PROPOSED STORM SEWER



LOCATION MAP
NO SCALE

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

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16zone 1019
APPROVAL DATE Jan 19 2017
EXPIRATION DATE Feb 23 2017
SIGNATURE OF PLANNING COMMISSION

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 · Fax: (502) 485-1606 · E-Mail: msa@mindelscott.com

DEVELOPER
JDG 1849, LLC.
320 WHITTINGTON PARKWAY, SUITE 304
LOUISVILLE, KY. 40222

OWNER
JEFFERSON HEALTHCARE
OLD HENRY LANE
(PROPOSED LOT 7)
320 WHITTINGTON PARKWAY, SUITE 304
LOUISVILLE, KY. 40222

OWNER
ST. JOSEPH CATHOLIC ORPHANAGE SOCIETY
2823 FRANKFORT AVENUE
LOUISVILLE, KY. 40206

GENERAL DISTRICT DEVELOPMENT PLAN
ST. JOSEPH'S PROPERTY
13508 FACTORY LANE &
2520 TERRA CROSSING BLVD.
LOUISVILLE, KY. 40245
TB: 15, LOT: 41 & TB: 3985, LOT: 3
D.B. 8683 PG. 46 & D.B. 9175 PG. 707

Revisions		
12/30/16	PER AGENCY COMMENTS	
1/6/17	PER AGENCY COMMENTS	

Vertical Scale: 1"=N/A'
Horizontal Scale: 1"=150'
Date: 11/7/16
Job Number: 3339
Sheet 1 of 1

OVERALL SITE DATA:

EXISTING ZONING — R-4 & PEC
EXISTING FORM DISTRICT — NFD & SWFD
PROPOSED LAND USE — MIXED-USE
GROSS LAND AREA — 106.82± AC.
NET LAND AREA — 96.47± AC.

OVERALL TREE CANOPY DATA:

GROSS SITE AREA — 4,653,175± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 297,587± S.F. (6%)

LOT 1A DATA:

PROPOSED ZONING — C-2
PROPOSED LAND USE — RESTAURANT
TOTAL LAND AREA — 2.90± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 126,537± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 0± S.F. (0%)

LOT 1B DATA:

PROPOSED ZONING — C-2
PROPOSED LAND USE — RETAIL/VEHICLE SALES
TOTAL LAND AREA — 7.25± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 315,937± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 48,700± S.F. (15%)

LOT 2 DATA:

PROPOSED ZONING — C-2
PROPOSED LAND USE — HEALTH CLUB
TOTAL LAND AREA — 10.00± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 435,564± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 10,434± S.F. (5%)

LOT 3A DATA:

PROPOSED ZONING — OR-3
PROPOSED LAND USE — MULTI-FAMILY
TOTAL LAND AREA — 9.38± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 408,663± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 12,563± S.F. (3%)

LOT 3B DATA:

PROPOSED ZONING — OR-3
PROPOSED LAND USE — MULTI-FAMILY
TOTAL LAND AREA — 10.04± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 437,336± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 56,014± S.F. (12%)

LOT 4A DATA:

PROPOSED ZONING — OR-3
PROPOSED LAND USE — MULTI-FAMILY
TOTAL LAND AREA — 15.23± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 663,452± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 13,878± S.F. (2%)

LOT 4B DATA:

PROPOSED ZONING — OR-3
PROPOSED LAND USE — MULTI-FAMILY
TOTAL LAND AREA — 9.98± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 434,913± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 96,937± S.F. (22%)

LOT 4C DATA:

PROPOSED ZONING — OR-3/C-2
PROPOSED LAND USE — RESTAURANT/MULTI-FAMILY
TOTAL LAND AREA — 10.46± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 455,456± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 5,660± S.F. (2%)

LOT 5 DATA:

PROPOSED ZONING — C-2
PROPOSED LAND USE — THEATRE
TOTAL LAND AREA — 6.20± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 270,280± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 20,213± S.F. (7%)

LOT 6 DATA:

PROPOSED ZONING — C-2
PROPOSED LAND USE — RETAIL/GROCERY
TOTAL LAND AREA — 8.43± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 367,048± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 0± S.F. (0%)

LOT 7 DATA:

PROPOSED ZONING — C-2
PROPOSED LAND USE — RETAIL/VEHICLE SALES
TOTAL LAND AREA — 6.59± AC.

TREE CANOPY DATA:
GROSS SITE AREA — 287,184± S.F.
TREE CANOPY CATEGORY — CLASS C
EXISTING TREE CANOPY — 33,188± S.F. (12%)

DIMENSIONAL STANDARDS

FORM DISTRICT	ZONE	FRONT/STREET SIDE SETBACK	SIDE SETBACK	REAR SETBACK	NON-RES. TO RES. SETBACK (5,000-30,000 S.F. BLDG. FOOTPRINT)	NON-RES. TO RES. SETBACK (30,001-80,000 S.F. BLDG. FOOTPRINT)	MAXIMUM BLDG. HEIGHT
NEIGHBORHOOD	OR-3	NONE*	NONE*	15'	30'-NO LOADING (50' IF LOADING)	50'-NO LOADING (80' IF LOADING)	45' HEIGHT + 10' FOR EACH 5' ADDED TO ALL SETBACKS
	C-2	MIN. 10' MAX. 80' OR 150' IF BLDG. FOOTPRINT IS >30,000 S.F.	NONE*	NONE*	30'-NO LOADING (50' IF LOADING)	50'-NO LOADING (80' IF LOADING)	30' HEIGHT (BLDG. FOOTPRINT 5,001-30,000 S.F.)
SUBURBAN WORKPLACE	OR-3	RES. USE-NONE NON-RES. USE-25'	N/A	15'	N/A	N/A	45' HEIGHT + 10' FOR EACH 5' ADDED TO ALL SETBACKS
	C-2	25'	N/A	N/A	N/A	N/A	50' HEIGHT + 4' FOR EACH 1' ADDITIONAL TO ALL SETBACKS; EXCEPT ONLY 45' HEIGHT ALLOWED IN TRANSITION ZONE
	PEC	25'	15'	15'	N/A	N/A	50' HEIGHT + 4' FOR EACH 1' ADDITIONAL TO ALL SETBACKS; EXCEPT ONLY 45' HEIGHT ALLOWED IN TRANSITION ZONE

*VARIES, SEE NON-RESIDENTIAL TO RESIDENTIAL SETBACK REQUIREMENT OF THE LDC 5.3.1.C.5, TABLE 5.3.2

◆ BENCHMARK (NAVD 1988 DATUM)

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA040-2001 NAVD 1988 ELEV. 707.18

BM #353 NAVD 1988 ELEV. 723.28

BEING AN "X" CUT ON THE CONCRETE CURB LOCATED ON THE AT SOUTH END OF A CENTER MEDIAN ON TERRA CROSSING BLVD APPROXIMATELY 1500' NORTH OF THE INTERSECTION AT OLD HENRY ROAD.

MSD NOTES:

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0034E & 21111C0021E).
5. 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 MANAGEMENT PRACTICES.
6. OFFSITE EASEMENT TO PROVIDE GRAVITY SEWER OUTLET SHALL BE ACQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. IF SITE HAS THRU-DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
9. PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.

PUBLIC WORKS NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
12. THE FINAL DESIGN OF "STREET A" TO EXISTING FACTORY LANE SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS AND MUST BE COORDINATED WITH MPW PRIOR CONSTRUCTION PLAN APPROVAL.
13. FINAL DESIGN OF A ROUNDABOUT OR OTHER TRAFFIC CALMING DEVICES SHALL BE DETERMINED AT CONSTRUCTION STAGE AS REQUIRED BY MPW AND THE FIRE DEPARTMENT.
14. THE PROVISION OF PARALLEL PARKING SPACES ON TERRA CROSSING BLVD. WILL BE REVEWED PRIOR TO CONSTRUCTION PLAN APPROVAL.
15. A GENERAL CROSS-OVER AGREEMENT SHALL BE PROVIDED AND RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ALL LOTS THAT HAVE VEHICULAR ACCESS CONNECTIONS BETWEEN THEM. THIS AGREEMENT SHALL BE IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNCIL.
16. VEHICULAR & BICYCLE PARKING SHALL BE PROVIDED IN COMPLIANCE WITH LDC CHAPTER 9 REQUIREMENTS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

OVERALL DETENTION CALCULATIONS

2.9/12 (0.83-0.30) (96.26) = 12.32 AC.FT.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.
6. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
14. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON JUNE 19, 2016 AND NO POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED.
15. A 25' FRONT YARD BUILDING SETBACK IS REQUIRED FOR NON-RESIDENTIAL USES IN THE SUBURBAN WORKPLACE FORM DISTRICT.
16. A 15' VEHICLE USE AREA LANDSCAPE BUFFER IS REQUIRED ON ALL LOTS ONLY WHERE PARKING ABUTS ADJACENT RIGHT-OF-WAY.
17. AT CONSTRUCTION/FINAL DESIGN OF EACH LOT, ADDITIONAL LOCATIONS FOR PEDESTRIAN ACCESS WILL BE ADDRESSED AND PROVIDED AS APPROPRIATE.
18. A UNIFORMED SIGNAGE PLAN SHALL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL OF THE FIRST LOT.
19. THE DESIGN OF THE AMENITY AREA INDICATED ON THE PLAN FOR LOT 6 SHALL COMPLY WITH THE REQUIREMENTS OF 5.12.2 AND BE REVIEWED WITH THE LDC CHAPTER 10 LANDSCAPE PLAN.
20. COMPLIANCE WITH LDC 5.12.1 FOR LOTS 1B, 2, 4C, 5, 6 & 7, AS APPLICABLE, IN REGARDS TO THE DEVELOPMENTS CHARACTER AND APPEARANCE, BUILDING DESIGN, MATERIALS, AS WELL AS THE STANDARDS FOR DESIGN, APPEARANCE & LOCATION OF THE SIGNS FOR THESE LOTS, TO PROVIDE A UNIFIED SIGNAGE PLAN, SHALL BE ADDRESSED IN THE PUBLIC HEARING PRESENTATION.
21. THE PROPERTY OWNER SHALL PROVIDE A CROSS OVER ACCESS EASEMENT TO THE PROPERTY TO THE EAST (JEWISH HOSPITAL PROPERTY) IF IT IS DEVELOPED FOR A NONRESIDENTIAL USE. A COPY OF THE SIGNED EASEMENT AGREEMENT SHALL BE PROVIDED TO THE PLANNING COMMISSION STAFF UPON REQUEST.

VARIANCE [redacted] REQUESTS

1. A VARIANCE OF 5.7.1.B.1 OF THE LDC IS REQUESTED TO EXCEED THE 45' MAXIMUM BUILDING HEIGHT ALLOWED IN THE TRANSITION ZONE FOR ALL BUILDINGS ON LOTS 3A, 3B, 4A, 4B, & 4C.
2. A VARIANCE OF 5.3.4.D.4 OF THE LDC IS REQUESTED TO EXCEED THE 50' MAXIMUM BUILDING HEIGHT WITHOUT INCREASING MINIMUM BUILDING SETBACKS ON LOTS 4B & 4C.
3. [redacted]

RECEIVED
JAN 09 2017
PLANNING & DESIGN SERVICES

CASE # 16ZONE1019
MSD WM # 11374

STATE OF KENTUCKY
J. KENT GOOTEE
601
REGISTERED LANDSCAPE ARCHITECT

GRAPHIC SCALE 1"=150'
0 75 150 300

DRAWN: your name here EDITED:

16 ZONE 1019