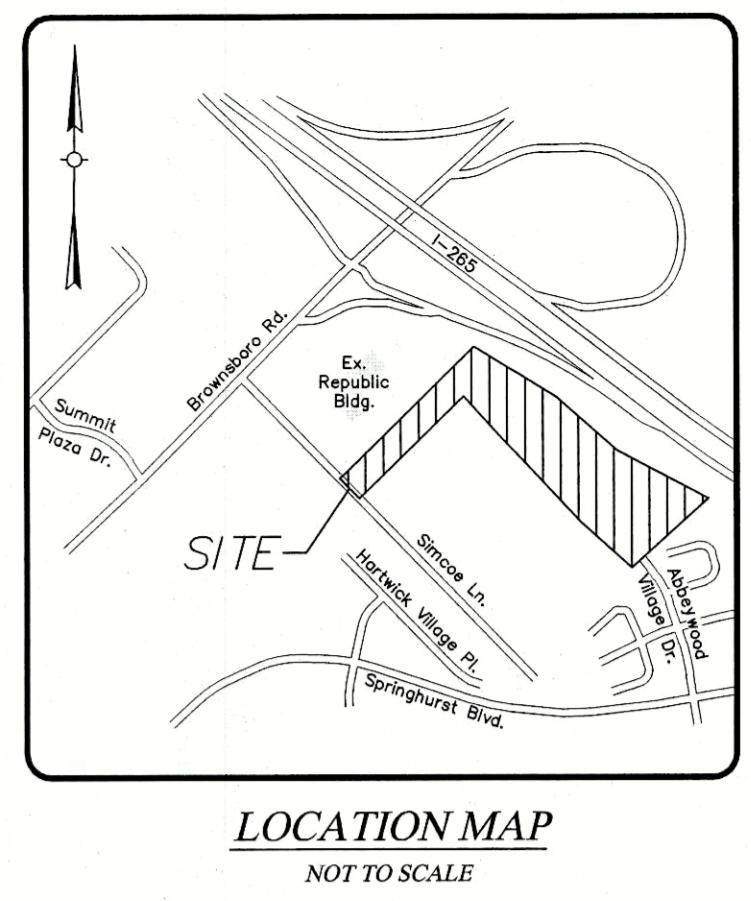
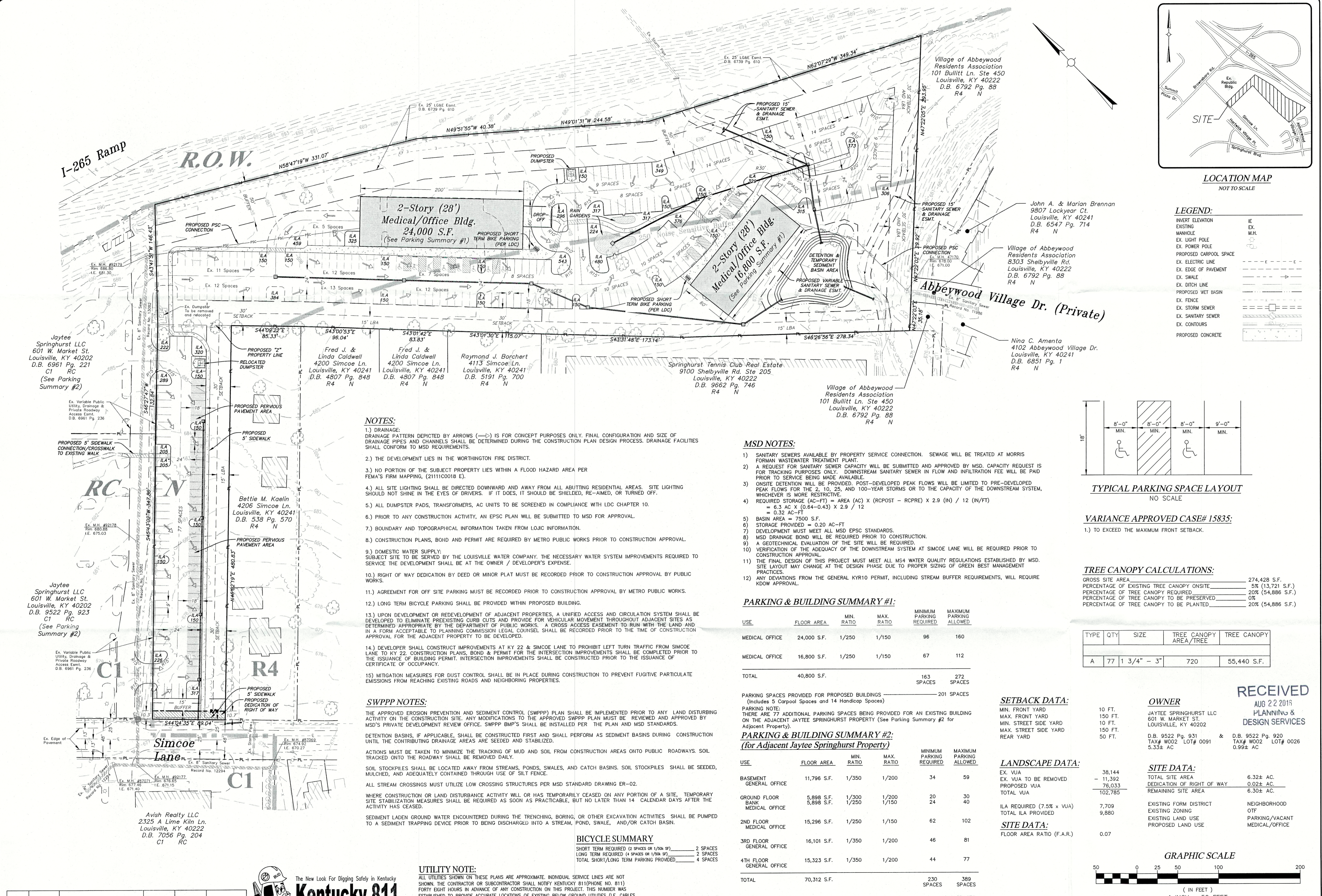
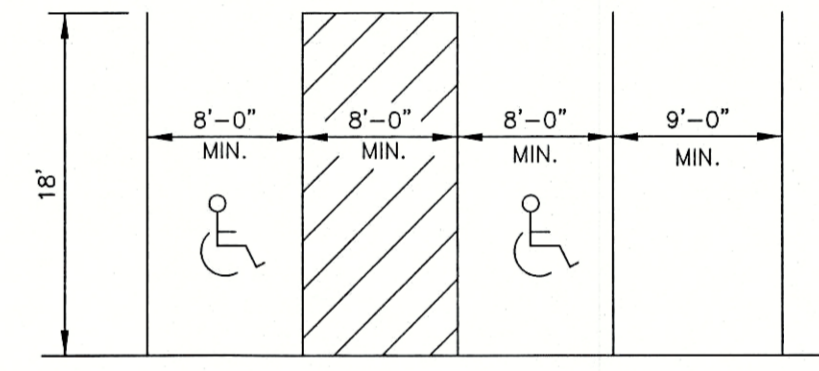


X:\AA-Projects-2011\11013-Jaytee Springhurst\11013 -DDDP (8-22-16).dwg PLOT DATE: August 22, 2016 - 10:26am



**LEGEND:**

INVERT ELEVATION	IE
EXISTING MANHOLE	EX. M.H.
EX. LIGHT POLE	
EX. POWER POLE	
PROPOSED CARPOOL SPACE	
EX. ELECTRIC LINE	---
EX. EDGE OF PAVEMENT	---
EX. SWALE	---
EX. DITCH LINE	---
PROPOSED WET BASIN	
EX. FENCE	---
EX. STORM SEWER	---
EX. SANITARY SEWER	---
EX. CONTOURS	---
PROPOSED CONCRETE	



**VARIANCE APPROVED CASE # 15835:**  
1.) TO EXCEED THE MAXIMUM FRONT SETBACK.

**TREE CANOPY CALCULATIONS:**

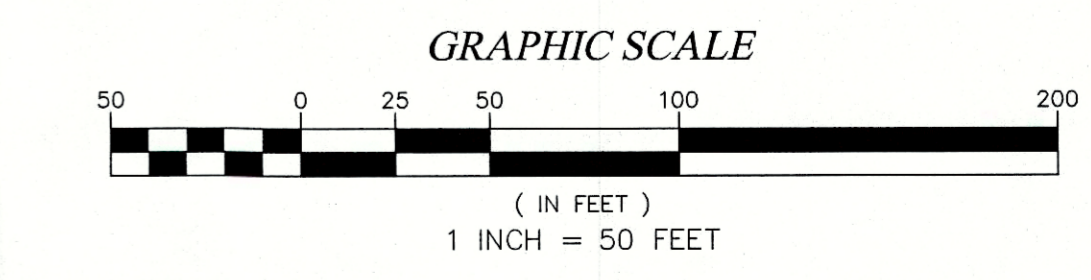
GROSS SITE AREA	274,428 S.F.
PERCENTAGE OF EXISTING TREE CANOPY ONSITE	5% (13,721 S.F.)
PERCENTAGE OF TREE CANOPY REQUIRED	20% (54,886 S.F.)
PERCENTAGE OF TREE CANOPY TO BE PRESERVED	0%
PERCENTAGE OF TREE CANOPY TO BE PLANTED	20% (54,886 S.F.)

TYPE	QTY	SIZE	TREE CANOPY AREA/TREE	TREE CANOPY
A	77	1 3/4" - 3"	720	55,440 S.F.

**OWNER**  
JAYTEE SPRINGHURST LLC  
601 W. MARKET ST.  
LOUISVILLE, KY 40202  
D.B. 9522 Pg. 931  
TAX# W002 LOT# 0091  
5.33± AC

**RECEIVED**  
AUG 22 2015  
PLANNING & DESIGN SERVICES  
D.B. 9522 Pg. 920  
TAX# W002 LOT# 0026  
0.99± AC

**SITE DATA:**  
TOTAL SITE AREA: 6.32± AC.  
DEDICATION OF RIGHT OF WAY: 0.02± AC.  
REMAINING SITE AREA: 6.30± AC.  
EXISTING FORM DISTRICT: NEIGHBORHOOD  
EXISTING ZONING: OTF  
EXISTING LAND USE: PARKING/VACANT  
PROPOSED LAND USE: MEDICAL/OFFICE



- NOTES:**
- 1.) DRAINAGE: DRAINAGE PATTERN DEPICTED BY 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.
  - 2.) THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
  - 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100018 E).
  - 4.) ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE SHIELDED, RE-AIMED, OR TURNED OFF.
  - 5.) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.
  - 6.) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
  - 7.) BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM LOIC INFORMATION.
  - 8.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - 9.) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
  - 10.) RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
  - 11.) AGREEMENT FOR OFF SITE PARKING MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
  - 12.) LONG TERM BICYCLE PARKING SHALL BE PROVIDED WITHIN PROPOSED BUILDING.
  - 13.) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS EASEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
  - 14.) DEVELOPER SHALL CONSTRUCT IMPROVEMENTS AT KY 22 & SIMCOE LANE TO PROHIBIT LEFT TURN TRAFFIC FROM SIMCOE LANE TO KY 22. CONSTRUCTION PLANS, BOND & PERMIT FOR THE INTERSECTION IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMIT. INTERSECTION IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - 15.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**SWPPP NOTES:**  
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (SWPPP) 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.  
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. SOIL STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.  
ALL STREAM CROSSINGS MUST UTILIZE LOW CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.  
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.  
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.

**BICYCLE SUMMARY**

SHORT TERM REQUIRED (2 SPACES OR 1/500 SF)	2 SPACES
LONG TERM REQUIRED (4 SPACES OR 1/250 SF)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES

**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.

- MSD NOTES:**
- 1.) SANITARY SEWERS AVAILABLE BY PROPERTY SERVICE CONNECTION. SEWAGE WILL BE TREATED AT MORRIS FORMAN WASTEWATER TREATMENT PLANT.
  - 2.) A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD. CAPACITY REQUEST IS FOR TRACKING PURPOSES ONLY. DOWNSIDE SANITARY SEWER IN FLOW AND INFILTRATION FEE WILL BE PAID PRIOR TO SERVICE BEING MADE AVAILABLE.
  - 3.) ONSITE DETENTION WILL BE PROVIDED. 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - 4.) REQUIRED STORAGE (AC-FT) = AREA (AC) X (RCPOST - RCPRE) X 2.9 (IN) / 12 (IN/FT) = 0.32 AC-FT
  - 5.) BASIN AREA = 7500 S.F.
  - 6.) STORAGE PROVIDED = 0.20 AC-FT
  - 7.) DEVELOPMENT MUST MEET ALL MSD EPSC STANDARDS.
  - 8.) MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION.
  - 9.) A GEOTECHNICAL EVALUATION OF THE SITE WILL BE REQUIRED.
  - 10.) VERIFICATION OF THE ADEQUACY OF THE DOWNSIDE SYSTEM AT SIMCOE LANE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
  - 11.) 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.
  - 12.) ANY DEVIATIONS FROM THE GENERAL KYR10 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE KDW APPROVAL.

**PARKING & BUILDING SUMMARY #1:**

USE	FLOOR AREA	MIN. RATIO	MAX. RATIO	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED
MEDICAL OFFICE	24,000 S.F.	1/250	1/150	96	160
MEDICAL OFFICE	16,800 S.F.	1/250	1/150	67	112
TOTAL	40,800 S.F.			163 SPACES	272 SPACES

PARKING SPACES PROVIDED FOR PROPOSED BUILDINGS — 201 SPACES  
(Includes 5 Carpool Spaces and 14 Handicap Spaces)  
PARKING NOTE: THERE ARE 77 ADDITIONAL PARKING SPACES BEING PROVIDED FOR AN EXISTING BUILDING ON THE ADJACENT JAYTEE SPRINGHURST PROPERTY (See Parking Summary #2 for Adjacent Property).

**PARKING & BUILDING SUMMARY #2:  
(for Adjacent Jaytee Springhurst Property)**

USE	FLOOR AREA	MIN. RATIO	MAX. RATIO	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED
BASEMENT GENERAL OFFICE	11,796 S.F.	1/350	1/200	34	59
GROUND FLOOR BANK MEDICAL OFFICE	5,898 S.F.	1/300	1/200	20	30
	5,898 S.F.	1/250	1/150	24	40
2ND FLOOR MEDICAL OFFICE	15,296 S.F.	1/250	1/150	62	102
3RD FLOOR GENERAL OFFICE	16,101 S.F.	1/350	1/200	46	81
4TH FLOOR GENERAL OFFICE	15,323 S.F.	1/350	1/200	44	77
TOTAL	70,312 S.F.			230 SPACES	389 SPACES

EXISTING SPACES PROVIDED — 249 SPACES  
PROPOSED SPACES PROVIDED — 77 SPACES  
(Net Loss 36 Spaces based on 113 previously provided)  
TOTAL SPACES PROVIDED FOR EXISTING BUILDING — 326 SPACES

**SETBACK DATA:**  
MIN. FRONT YARD: 10 FT.  
MAX. FRONT YARD: 150 FT.  
MIN. STREET SIDE YARD: 10 FT.  
MAX. STREET SIDE YARD: 150 FT.  
REAR YARD: 50 FT.

**LANDSCAPE DATA:**  
EX. VUA: 38,144  
EX. VUA TO BE REMOVED: - 11,392  
PROPOSED VUA: 76,033  
TOTAL VUA: 102,785  
ILA REQUIRED (7.5% x VUA): 7,709  
TOTAL ILA PROVIDED: 9,880

**SITE DATA:**  
FLOOR AREA RATIO (F.A.R.): 0.07

Revision	Date	Description	Drawn by	Checked by	Approved by
2	10-13-11	Agency Comments	JLW	SWH	
1	9-9-11	Agency Comments	JLW	SWH	



**HERITAGE ENGINEERING, LLC**  
603 North Shore Drive  
Jeffersville, MO 64487  
(816) 286-8281  
(816) 286-8281 Fax

**JAYTEE SPRINGHURST**  
601 W. MARKET ST.  
LOUISVILLE, KY 40202

**DDDP CHANGE PLAN FOR ZONING DEVELOPMENT**  
JAYTEE DEVELOPMENT  
4208 Simcoe Ln.  
Louisville, KY

**RECEIVED**  
AUG 22 2015  
PLANNING & DESIGN SERVICES

JOB NO: 11013  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: N/A  
DESIGNED BY: SWH  
CHECKED BY: JLW  
DATE: MARCH, 2011

SHEET **1** of 1