

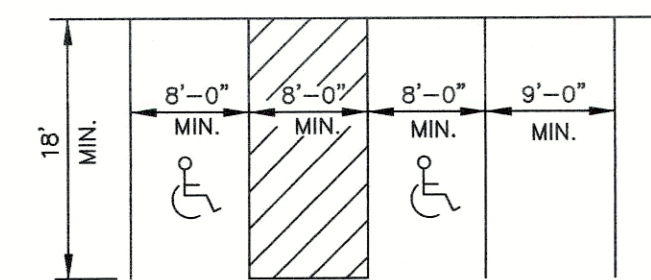
LEGEND

- 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
- PSC
- 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

APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: 10/17/17
BY: [Signature]

EROSION CONTROL NOTES

- 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 SWPP 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.
- 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 LOADED 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.



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



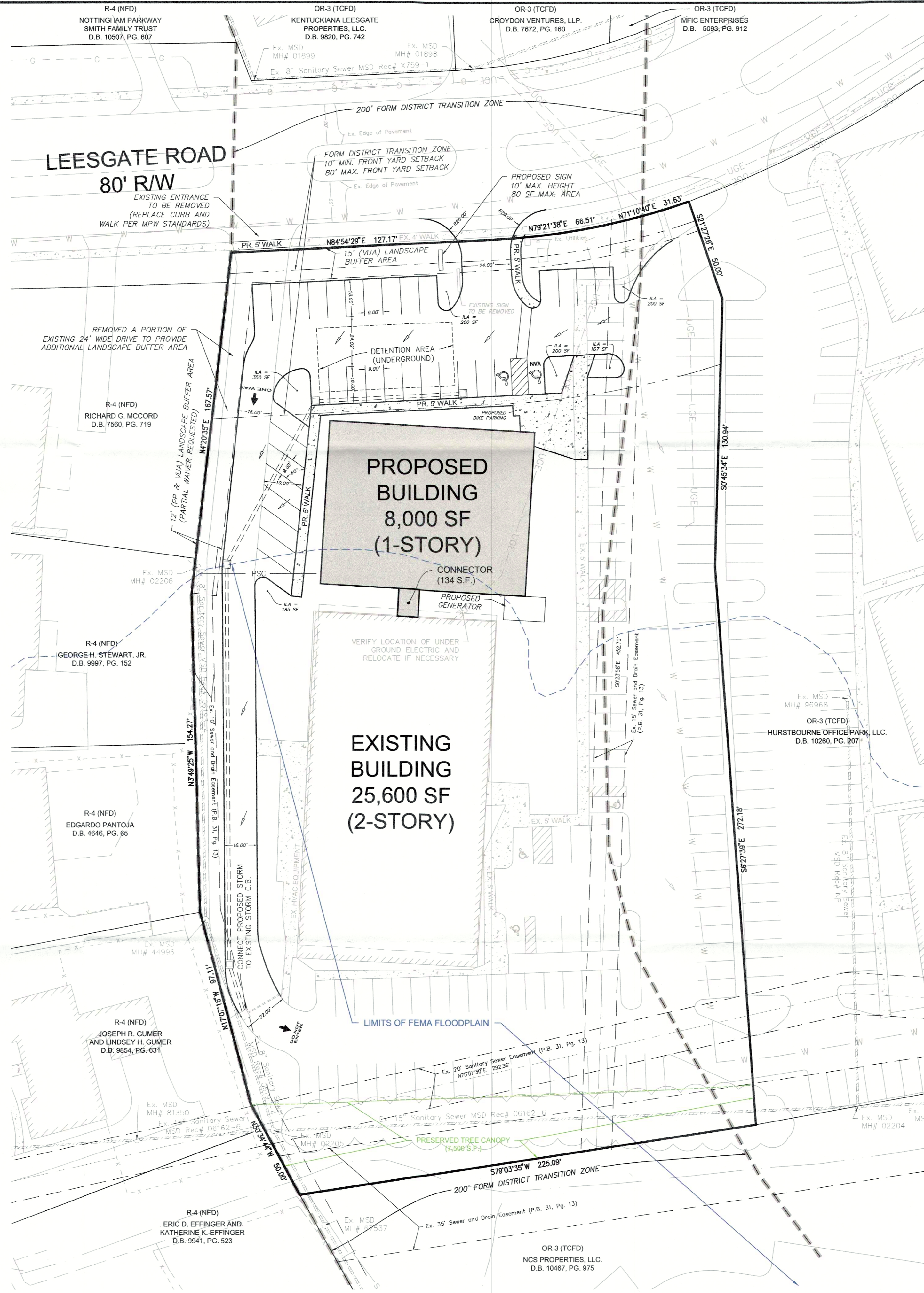
UTILITY NOTE:

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 | Detailed by | Chk'd by | Approved By |
|----------|---------|----------------------------|-------------|----------|-------------|
| 2 | 9/11/17 | NEIGHBOR REQUESTED CHANGES | JDC | - | - |
| 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

8FN PARTNERSHIP OF KENTUCKY
9200 LEESGATE ROAD, SUITE 200
LOUISVILLE, KY 40222

SITE DATA

| | |
|------------------------|----------------|
| 9200 LEESGATE ROAD | 2.6 ACRES |
| LOUISVILLE, KY 40222 | TOWN CENTER |
| D.B. 8730, PG. 946 | OR-3 |
| TAX BLOCK 1877, LOT 5A | GENERAL OFFICE |
| TOTAL SITE AREA | 25,600 SF |
| FORM DISTRICT | 0.30 F.A.R. |
| EX. ZONING | 25,600 SF |
| EX. LAND USE | +8,000 SF |
| PR. LAND USE | 33,600 SF |
| F.A.R. | 33.3% |
| EX. BUILDING | 31.3% |
| TOTAL BUILDING | |
| PERCENTAGE OF CHANGE | |

SETBACK DATA

| | |
|----------------------|---------------------------|
| TCFD: | |
| MIN. FRONT YARD | 0' |
| MAX. FRONT YARD | 15' |
| STREET SIDE YARD | 0' |
| SIDE YARD | 0' |
| REAR YARD | 5' OR ADJ. TO RESIDENTIAL |
| 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.

IMPERVIOUS AREA

| | |
|----------------------|--------------|
| PRE | 62,376 S.F. |
| ADDED | +18,964 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/250 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 | 20,366 S.F. (18%) |
| 1/2 OF REQUIREMENT - SEE NOTE BELOW | 10,193 S.F. (9%) |
| 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 10.2.2.1.2&3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS 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.

GENERAL NOTES

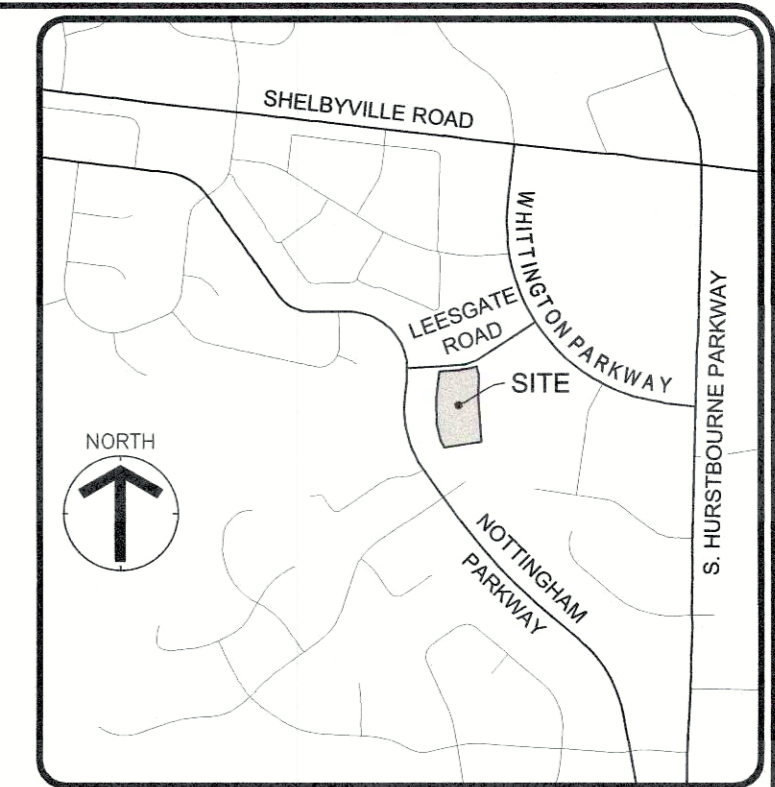
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED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

MSD NOTES

- 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.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110047E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 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.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A 1:1 RATIO.
- 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.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF THE MSD DESIGN MANUAL.
- LOWEST FINISH FLOOR OR MACHINERY (NEW CONSTRUCTION/BUILDING) TO BE AT OR ABOVE 617.00.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL PROPOSED ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 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: 10/17/17
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 INSIDE.

LANDSCAPE DATA

| | |
|------------------------------|--------------|
| EXISTING V.U.A. | 44,413 S.F. |
| V.U.A. REMOVED | -2,632 S.F. |
| PROPOSED V.U.A. | +10,058 S.F. |
| TOTAL V.U.A. | 51,839 S.F. |
| V.U.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 10.2.2.1.2&3 STATES: EXPANSION OF BUILDING, V.U.A. OR ANY COMBINATION OF BUILDING AND V.U.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 | +18,132 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:

Tom Kelly 10-4-17
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
SEP 28 2017
PLANNING & 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 BLURGRASS AVENUE, SUITE 200
LOUISVILLE, KY 40222

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

PROJECT: [Blank]

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

SHEET
C03

CASE# 17CUP1045 | PREVIOUS CASES# 16DEVPLAN1137 | WM# 11447