

- VARIANCE REQUESTED**
- 1 VARIANCE REQUESTED TO ENCOACH 15' INTO THE REQUIRED 30' NON-RESIDENTIAL TO RESIDENTIAL 30' SETBACK PER TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE.
- WAIVER REQUESTED**
- A VARIANCE REQUESTED FOR THE EXISTING 1-1/2 STORY SINGLE FAMILY RESIDENCE TO ENCOACH INTO THE REQUIRED 15' LBA ALONG THE WEST PROPERTY.

- PARKING CREDITS**
- 10% TARC CREDIT SECTION 9.1.3.F OF THE LAND DEVELOPMENT CODE.
 - 10% PARKING CREDIT BEING WITHIN 1/2 MILE OF 10 BASIC SERVICES LISTED IN APPENDIX 5A OF THE LAND DEVELOPMENT CODE.
 - * 10% PARKING CREDIT FOR PROVIDING 3 TIMES THE MINIMUM REQUIREMENT OF THE LDC FOR LONG AND SHORT TERM BIKE PARKING IN APPENDIX 5A OF THE LAND DEVELOPMENT CODE.

PROJECT SUMMARY

EXISTING ZONE	R-5
PROPOSED ZONE	OR
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY/VACANT
PROPOSED USE	MEDICAL OFFICE
SITE ACREAGE	0.50 ACRE (21,787 SF)
EXISTING BUILDING	1,070 SF (1-1/2-STORY)
PROPOSED BUILDING SF	4,270 SF
TOTAL BUILDING	5,340 SF
BUILDING HEIGHT	30' MAXIMUM
VUA	7,036 SF
ILA REQUIRED (5%)	352 SF
ILA PROVIDED	559 SF

PARKING SUMMARY

MEDICAL OFFICE (5,340 S.F.)	
MIN. (1 SPACE/250 S.F.)	21 SPACES
MAX. (1 SPACE/150 S.F.)	36 SPACES
PARKING CREDITS	
MIN.	15 SPACES
PROPOSED PARKING PROVIDED	
PROPOSED STANDARD PARKING:	16 SPACES
PROPOSED HANDICAP PARKING:	2 SPACES
TOTAL PROPOSED PARKING PROVIDED:	18 SPACES
BICYCLE SPACE REQUIRED	
LONG TERM PARKING	NONE
SHORT TERM PARKING	2
TOTAL SPACES REQUIRED:	2 SPACES
BICYCLE SPACE PROVIDED	
LONG TERM PARKING	NONE
SHORT TERM PARKING	6*
TOTAL SPACES PROVIDED:	6 SPACES



108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

HAQ MEDICAL OFFICE

OWNER/DEVELOPER:
HAQS LLC
203 ASH RUN ROAD
LOUISVILLE, KENTUCKY 40245
T.B. 0727, LOT 0078, 0033 & 0070 SUB. LOT 0003

DATE: 8/25/14
DRAWN BY: T.D.M.
CHECKED BY: D.L.E.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

PREAPP COMMENTS 9/19/14
PDS COMMENTS 9/30/14
PDS COMMENTS 11/1/14
PDS COMMENTS 11/8/14
BUILDING REVISED 1/26/15

RECEIVED
FEB 02 2015
PLANNING & DESIGN SERVICES

DEVELOPMENT PLAN

JOB NUMBER 14055

1
OF
1

GENERAL NOTES

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCOACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCOACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. THE PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY PSC WITH A MINIMUM 6" SANITARY SEWER. OWNER MUST PROVIDE CONNECTION DOCUMENTS.
- VERIFICATION OF THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM WILL BE REQUIRED. THERE SHALL BE NO INCREASE IN RUNOFF TO STATE RIGHT OF WAY.
- A KARST SURVEY IS REQUIRED.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- THE ENTRANCE TO BARDSTOWN ROAD (US 31 E) WILL BE MADE A RIGHT IN/ RIGHT OUT BY USING THE FG 300 CURB SYSTEM IN THE MEDIAN OF BARDSTOWN ROAD IN FRONT OF THE ENTRANCE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- IF THE ADJACENT PROPERTY TO THE NORTH IS REZONED OR REDEVELOPED, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITE AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION'S LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY.
- BOUNDARY INFORMATION SHOWN IS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY SCHROLL LAND SURVEYING LLC DATED SEPTEMBER 15, 2014.
- BEARINGS ARE BASED ON GRID NORTH AS IT RELATES TO KENTUCKY STATE PLANE NORTH ZONE (NAD83).
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- UNDERGROUND DETENTION TO MEET MSD REQUIREMENTS.
- ON-SITE DETENTION WILL BE REQUIRED. POSTDEVELOPED PEAKS FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS. TACTILE WARNINGS WILL BE INSTALLED FOR THE INTERSECTION RAMP.
- A DEED OF CONSOLIDATION IS REQUIRED TO BE RECORDED PRIOR TO PERMITTING.

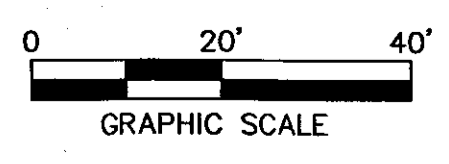
INCREASED IMPERVIOUS SURFACE
PRE-DEVELOPED IMPERVIOUS SURFACE = 3,157 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 13,023 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 9,866 S.F.

INCREASED RUNOFF CALCULATIONS
Cpre = 0.33
Cpost = 0.78
AREA = 0.500 AC
(0.78 - 0.33) x 2.9/12 x 0.500 AC = 0.052 AC-FT

BENCHMARK
TEMPORARY BENCHMARKS
RAILROAD SPIKE IN POWER POLE
ELEVATION 490.94 NAVD 88 DATUM

TREE CANOPY CALCULATIONS
SITE AREA: 0.500 AC (21,787 SF)
EXISTING TREES PRESERVED: 0 S.F. (0%)
REQUIRED TREE CANOPY: 4,357 S.F. (20%)
REQUIRED NEW TREE CANOPY: 4,357 SF (20%)
NEW TREE CANOPY TO BE PROVIDED:
7 ~ 1 3/4" TYPE A TREES (720 SF EACH) = 5,040 SF
TOTAL TREE CANOPY: 5,040 SF (23%)

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 2-5-15
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS



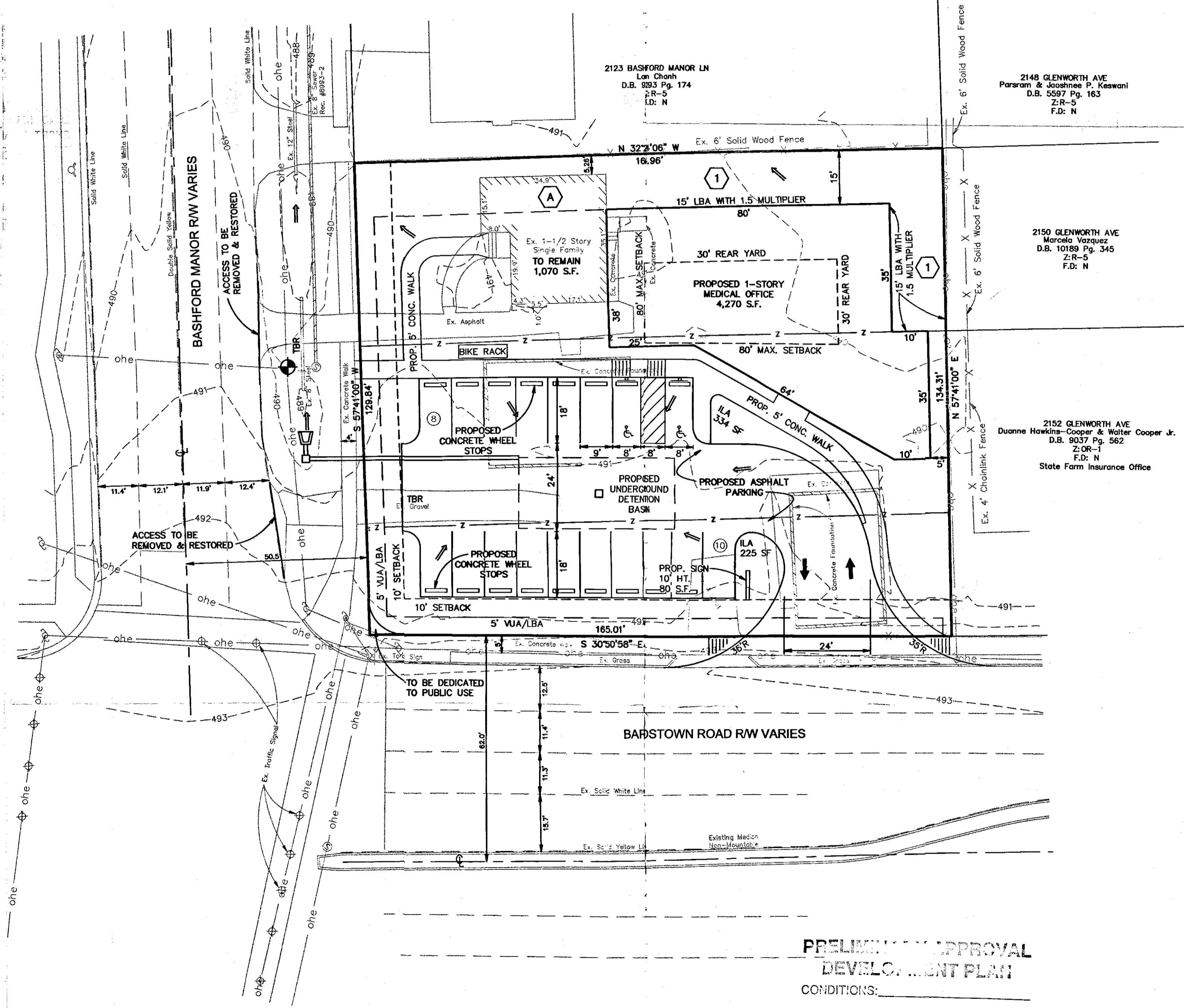
CASE #14ZONE1041
DEVELOPMENT PLAN
(FOR ZONING MAP AMENDMENT)

OF
HAQ MEDICAL OFFICE
3506 BARDSTOWN ROAD
A.K.A.
2127 BASHFORD MANOR LANE
LOUISVILLE, KENTUCKY 40218

FOR
OWNER/DEVELOPER:
HAQS LLC
203 ASH RUN ROAD
LOUISVILLE, KENTUCKY 40245
D.B. 10247, PG. 170
T.B. 0727, LOT 0079, 0033 & 0070 SUB. LOT 0003

WM #11043

14055dev.dwg



- LEGEND**
- EX. UTILITY POLE
 - EX. CONTOUR
 - EX. OVERHEAD ELECTRIC
 - EX. SANITARY SEWER
 - DIRECTION OF STORM WATER FLOW
 - PROPOSED SIGN ON POST
 - EXISTING TRAFFIC SIGNAL
 - PROPOSED TACTILE WARNINGS STRIPS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Development Engineer
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT