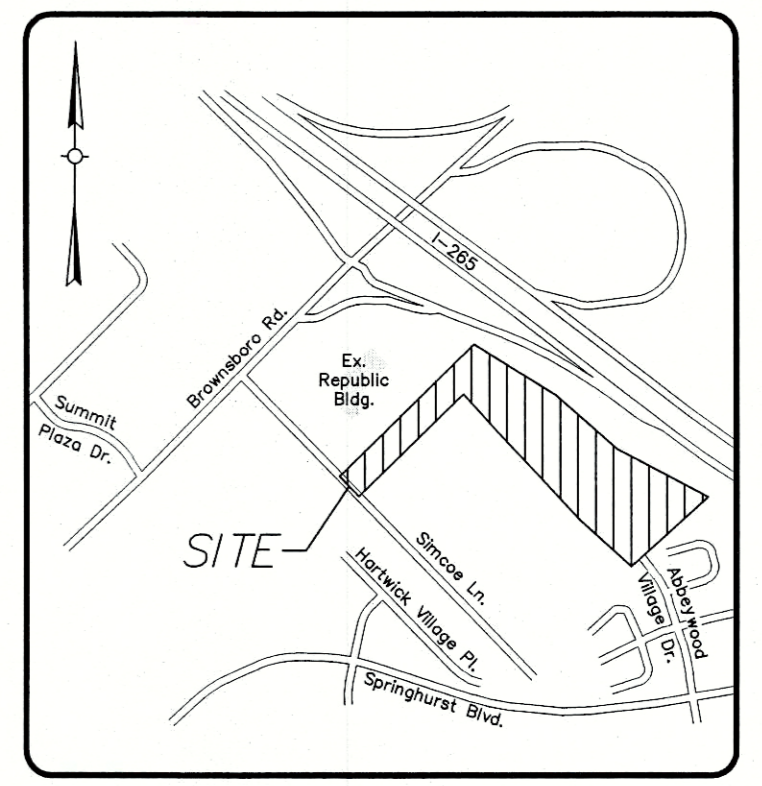


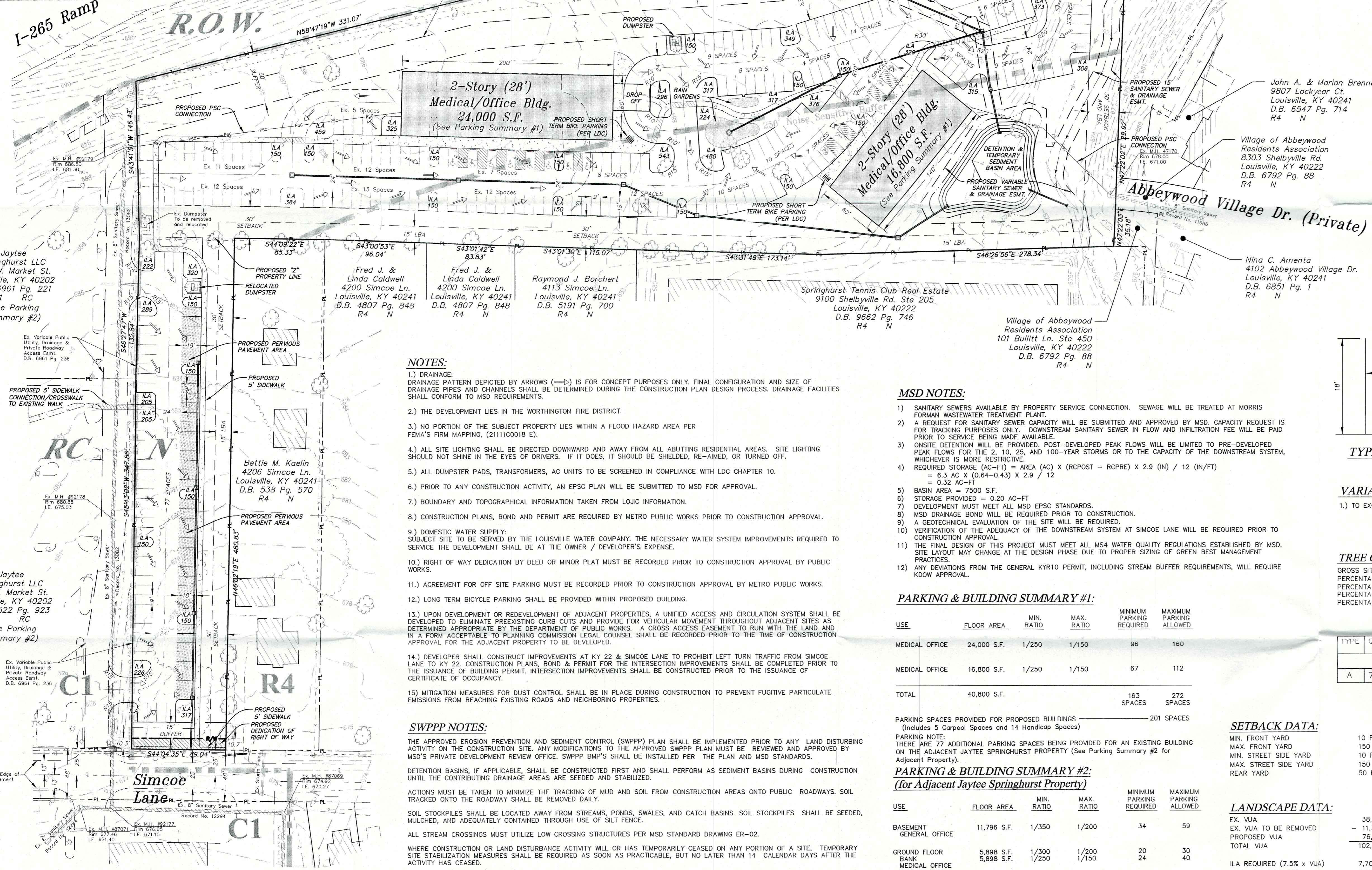
PRELIMINARY APPROVAL  
 Condition of Approval: \_\_\_\_\_  
 Date: 8-31-16  
 By: Tony Kelly  
 Louisville, KY 40202  
 Metro Public Works

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS: \_\_\_\_\_  
 BY: Benny Mackey  
 DATE: 8-31-16  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS

METRO  
 LOUISVILLE  
 APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 16DEVPLAN1071  
 APPROVAL DATE 9-8-16  
 EXPIRATION DATE 9-8-18  
 SIGNATURE OF PLANNING COMMISSION  
Laura L. Mackey  
 PLANNING COMMISSION



LEGEND:  
 INVERT ELEVATION  
 EXISTING MANHOLE  
 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



**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 ABUTTING 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 LOJIC 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 SEED, 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 1/200 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. DOWNSTREAM 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 DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 4.) REQUIRED STORAGE (AC-FT) = AREA (AC) X (RCPOST - RCPRE) X 2.9 (IN) / 12 (IN/FT) = 6.3 AC X (0.64-0.43) X 2.9 / 12 = 0.32 AC-FT
- 5.) BASIN AREA = 750 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 DOWNSTREAM 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

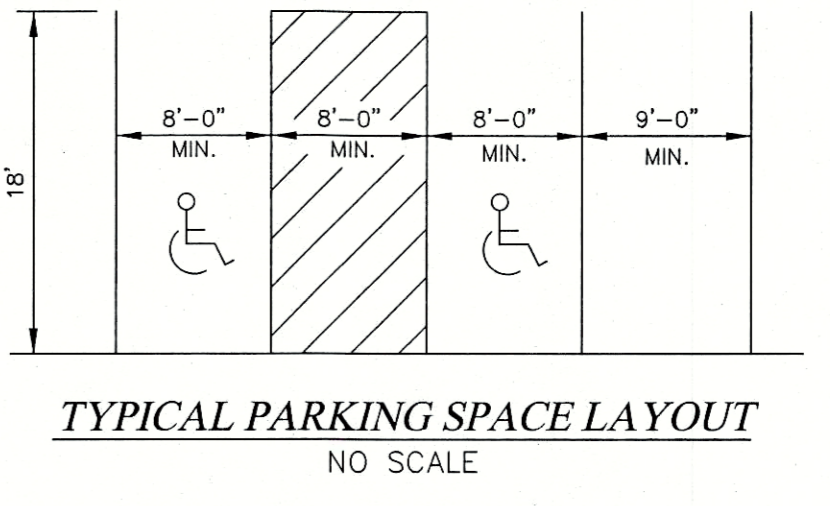
PARKING SPACES PROVIDED FOR PROPOSED BUILDINGS = 201 SPACES  
 (Includes 5 Carpool Spaces and 14 Handicap Spaces)

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
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



**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.

**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:**

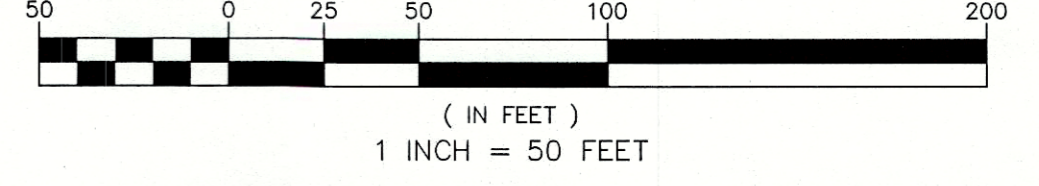
EX. VUA 38,144  
 EX. VUA TO BE REMOVED - 11,392  
 PROPOSED VUA 76,033  
 TOTAL VUA 102,785

ILA REQUIRED (7.5% x VUA) 7,709  
 TOTAL ILA PROVIDED 9,860

**SITE DATA:**

FLOOR AREA RATIO (F.A.R.) 0.07

**GRAPHIC SCALE**



RECEIVED  
 AUG 22 2016  
 PLANNING &  
 DESIGN SERVICES

**OWNER**

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

D.B. 9522 Pg. 931 & D.B. 9522 Pg. 920  
 TAX# W002 LOT# 0091 & TAX# W002 LOT# 0026  
 5.33± AC 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

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

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  
 Jeffersonville, IN 47130  
 (812) 286-8201  
 (812) 286-8201 Fax

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

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

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

SHEET  
**1**  
 of 1

16DEVPLAN1071

## **Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 40,800 square feet of gross floor area.
3. There shall be no direct vehicular access to Simcoe Lane.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing 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 protected area.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from Louisville Metro Public Works.
  - c. A minor subdivision plat shall be recorded dedicating additional right-of-way to Simcoe Lane as shown on the approved development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - e. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - f. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - g. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the ~~1/5/2012 Planning Commission meeting~~ **September 8, 2016 Land Development & Transportation Meeting**.
10. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
11. Upon development or redevelopment of the adjacent properties, a cross-access agreement and details thereof, and responsibilities for construction and maintenance of said cross-access agreement, shall be required. The appropriate location/s shall be mutually agreed upon by the property owners and Metro Public Works. In the event a location cannot be mutually agreed upon, the development plan shall be returned to the Planning Commission or its Committee designee thereof for final decision. Cross-access agreement to run with the land and in a form acceptable to the Planning Commission Legal Counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
12. Prior to the first certificate of occupancy being issued for this site written proof confirming that the previous Conditional Use Permit for the parking lot (Case No. 9783) has been abandoned by action of the Board of Zoning Adjustments or its staff designee.
13. The applicant shall preserve existing trees and vegetation within the variable 25- to 35-foot area marked by green cross-hatching (the "Buffer Area") as shown on the Tree/Vegetation Buffer Exhibit immediately adjacent to property owned by Village of Abbeywood Residents Association, Inc. (DB 6792, P 0088), subject to (a) applicant's right to remove trees or vegetation as necessary to stabilize the slopes of the stream within the proposed 15-foot Sanitary Sewer & Drainage Easement shown on the Exhibit or to locate necessary utilities within the Buffer Area, and (b) the removal of any trees or branches within the Buffer Area which are dead, diseased or hazardous to the public.
14. A screen abutting 4206 Simcoe Lane shall be implemented pursuant to LDC 10.2.4 following a meeting between applicant's representatives and the owner of 4206 Simcoe Lane, subject to DPDS staff approval. Implementation shall occur prior to issuance of certificates of occupancy.
15. Perimeter screening abutting the rear property lines of 4206, 4200 and 4113 Simcoe Lane and abutting the rear property line of the Springhurst Tennis Club shall be implemented following a meeting between the owners of these abutting properties and representatives of the applicant, subject to DPDS staff approval. Implementation shall occur prior to issuance of certificate of occupancy.
16. Developer shall construct intersection improvements at KY 22 & Simcoe Ln to prohibit left turn traffic from Simcoe to KY 22. Construction plans, bond & permit for the intersections improvements shall be completed prior to the issuance of building permit. Intersection improvements shall be constructed prior to the issuance of certificate of occupancy.