

GENERAL NOTES

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211110040E, DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: 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.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #1 FIRE DISTRICT. STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM SHALL LIMIT THE 10 YEAR POST DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.31.2 OF THE MSD DESIGN MANUAL.
- ALL FREESTANDING SIGNS WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- SITE IS LOCATED ADJACENT TO THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENTLY METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- PORTIONS OF THE EXISTING MSD SANITARY SEWERS TO BE RELEASED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.B.4 OF MSD'S DESIGN MANUAL.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

EPSC PHASING

- INSTALL SILT FENCE & CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

DETENTION CALCULATION

PRE 10 = 25.27 CFS
POST 100 (INFLOW) = 37.35 CFS
POST 100 (OUTFLOW) = 24.66 CFS

CALCULATIONS BASED OFF THE SCS TYPE II STORM AND DETENTION CONFIGURATION SHOWN

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

PARKING CALCULATIONS

PROPOSED USES
OFFICE: 363,050 SF
CAFETERIA: 19,800 SF

MIN. PARKING REQUIRED:
(OFFICE @ 1/500 = 726)
(CAFETERIA @ 1/250 = 79)
MAX. PARKING ALLOWED:
(OFFICE @ 1/200 = 1815)
(CAFETERIA @ 1/50 = 396)

PARKING PROVIDED:
(INCLUDING 11 H.C. SPACES)
582 SPACES

BICYCLE PARKING REQUIRED:
SHORT TERM
(OFFICE @ 1/500,000 SF = 7)
(CAFETERIA = 4)

LONG TERM**
(OFFICE @ 1/5,000 SF = 7)
(CAFETERIA = 2)

*** PER LDC 9.1.1.F THIS SITE IS ELIGIBLE FOR THE FOLLOWING PARKING REDUCTIONS:**
1. 10% FOR PROXIMITY TO TARC ROUTE
9. 20% FOR GREEN SITE DESIGN CRITERIA 1, 2 & 7.

**** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE PARKING GARAGE.**

TREE CANOPY REQUIREMENTS

SITE AREA (PHASE I ONLY)
EXISTING TREE CANOPY: 259,065 SF
EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)
REQUIRED NEW TREE CANOPY*: 8,808 SF (3.4%)

*** THIS SITE IS ELIGIBLE FOR A 66% REDUCTION IN REQUIRED TREE CANOPY PER LDC 10.1.**

ILA CALCULATIONS
VUA AREA: 24,044 SF
REQUIRED ILA (5%): 1,202 SF
PROPOSED ILA TREES REQUIRED: 6 TREES

IMPERVIOUS AREA CALCULATIONS

SITE AREA: 259,065 SF (5.95 ACS)
EXISTING IMPERVIOUS AREA: 190,602 SF (4.38 ACS)
PROPOSED IMPERVIOUS AREA: 230,333 SF (5.29 ACS)

DIMENSIONAL STANDARDS

R-6	C-1	EZ-1
MIN. LOT SIZE: 4,500 SF	NONE	NONE
MIN. LOT WIDTH: 35'	NONE	NONE
MAX. FRONT/STREET SIDE YARD: 25'	15'	25'
MIN. FRONT/STREET SIDE YARD: 15'/3"	0'	0'
MIN. SIDE YARD: 3' (0")	0'	0'
MIN. REAR YARD: 5'	NONE	NONE
MAX. BUILDING HEIGHT: 45'	50'	45'

* AT LEAST TWO GREEN BUILDING DESIGN CRITERIA WILL BE MET TO ALLOW AN ADDITIONAL STORY PER LDC 5.5.6. A ROOFTOP MECHANICAL PENTHOUSE WILL ALSO BE PROVIDED ABOVE THE 4TH FLOOR. THIS PENTHOUSE WILL BE SET BACK A MINIMUM OF 15' FROM BOTH THE BROADWAY AND 20TH STREET RIGHTS-OF-WAY.

ADDITIONAL REQUESTS

- WAIVER OF LDC 10.2.4 TO ELIMINATE THE PROPERTY PERIMETER LANDSCAPE BUFFER BETWEEN C-1 AND EZ-1.
- VARIANCE FROM LDC 5.5.1.A.2 TO ALLOW BUILDING 1 TO BE SET BACK 117' FROM EXISTING DIXIE HIGHWAY AND 286' FROM PROPOSED DIXIE HIGHWAY.

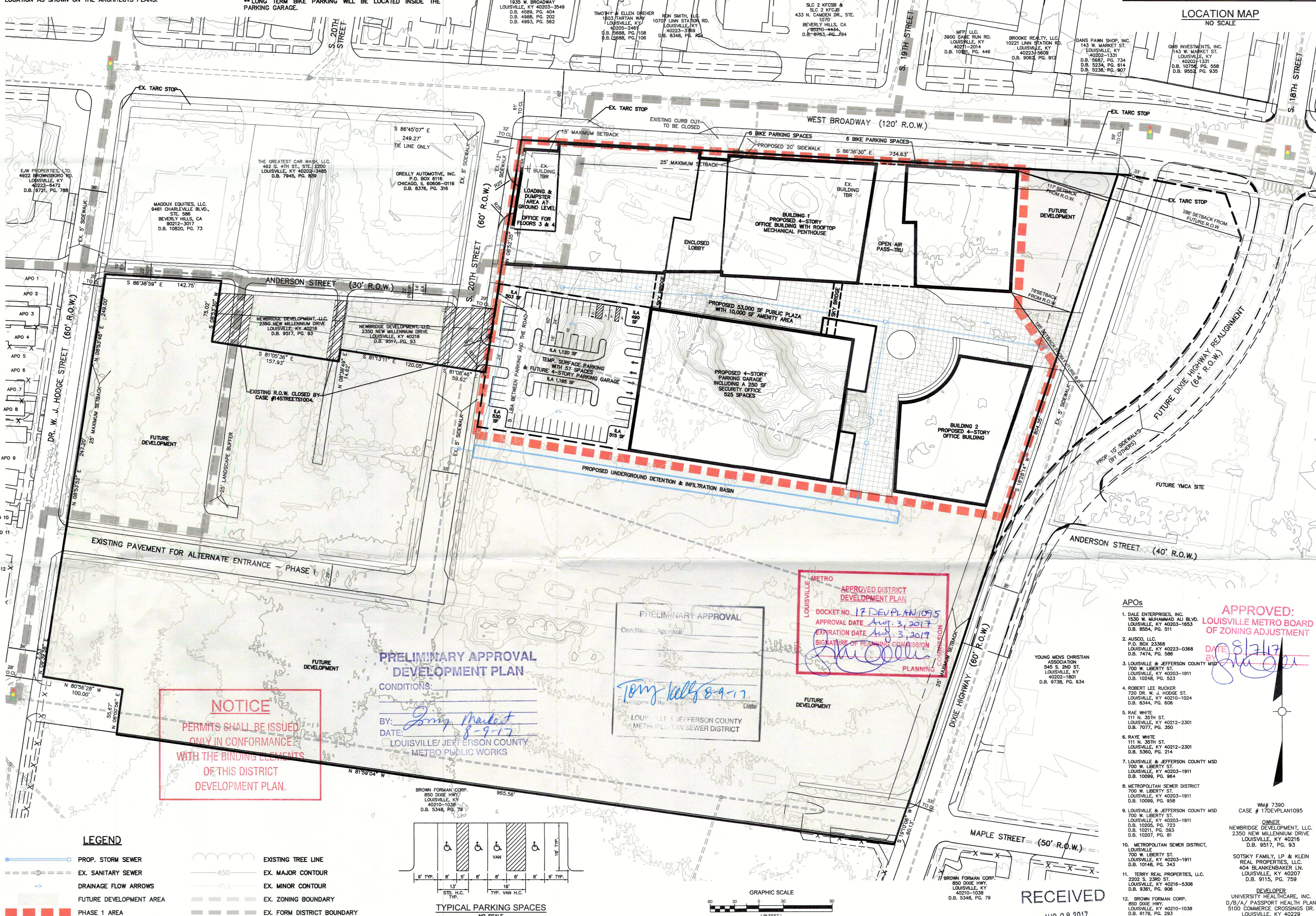
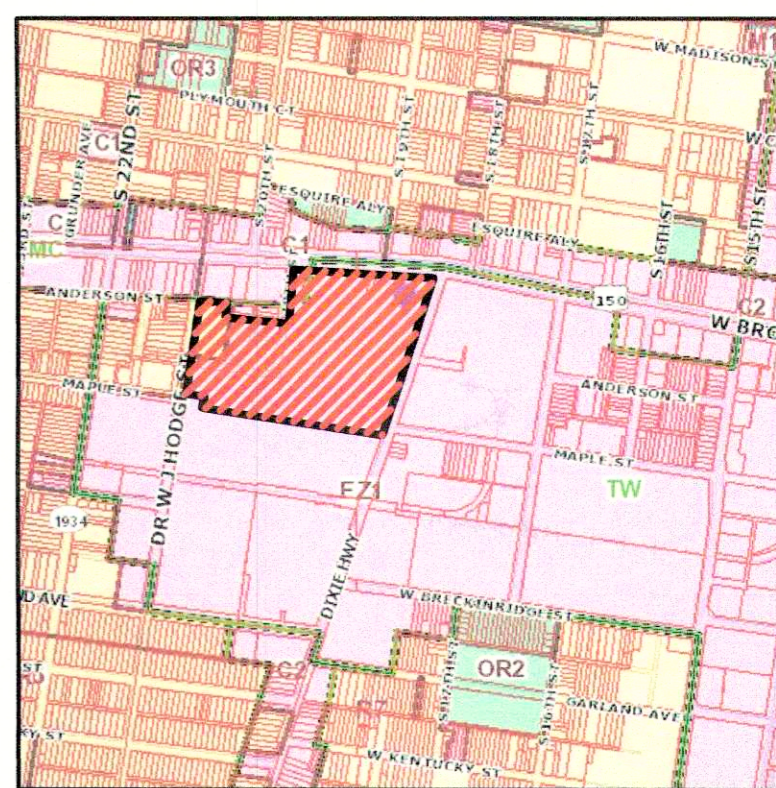
SITE DATA

ZONING: R-6, C-1 & EZ-1
FORM DISTRICT: TMO & TW
EXISTING USE: HEALTH & WELLNESS CAMPUS
PROPOSED USE: HEALTH & WELLNESS CAMPUS
GROSS SITE AREA: 18.16 AC (791,169 SF)
PHASE I AREA: 5.95 ACS (259,065 SF)
144,700 SF

BUILDING 1: 80,000 SF
BUILDING 2: 20,000 SF
GARAGE: 44,700 SF
GROSS BUILDING AREA: 561,400 SF
BUILDING 1: 302,600 SF
BUILDING 2: 80,000 SF
GARAGE: 178,800 SF

PROPOSED BUILDING HEIGHT: 70'
PROPOSED GARAGE HEIGHT: 40'
FAR: 12.17
AMENITY AREA REQUIRED: 10,000 SF
AMENITY AREA PROVIDED: 10,000 SF
SEATS REQUIRED: 50 SEATS

* THIS DOES NOT INCLUDE THE PARKING GARAGE FOOTPRINT.



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

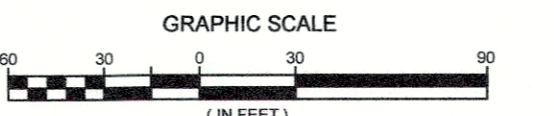
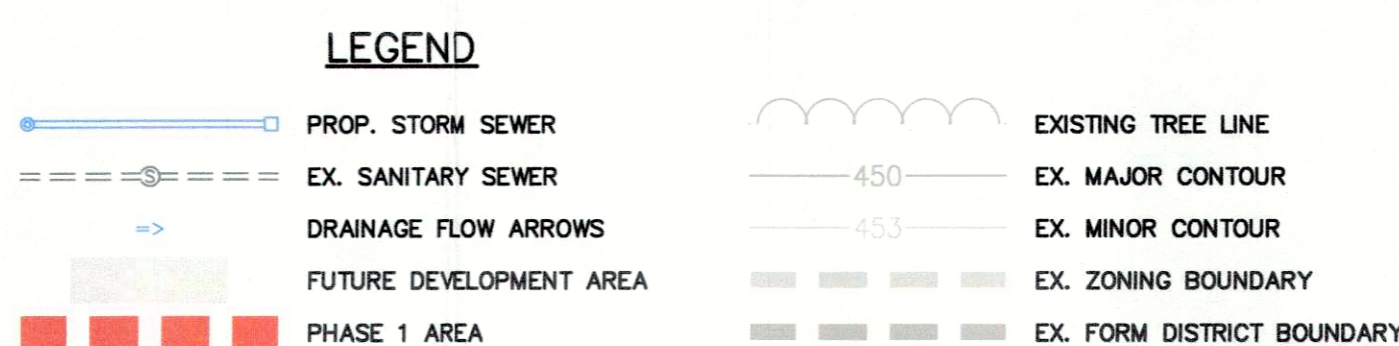
PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Tommy Kelly*
DATE: 8-9-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Conditions Approval:
Tommy Kelly
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17 DEV PLAN 1095
APPROVAL DATE Aug. 3, 2017
EXPIRATION DATE Aug. 3, 2019
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING

APPROVED: LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
[Signature]

- APOs**
- DALE ENTERPRISES, INC. 1500 W. MURHAMMO ALI BLVD. LOUISVILLE, KY 40203-1653 D.B. 9554, PG. 511
 - AUSCO, LLC P.O. BOX 23368 LOUISVILLE, KY 40223-0368 D.B. 7474, PG. 586
 - LOUISVILLE & JEFFERSON COUNTY MSP 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10248, PG. 523
 - ROBERT LEE RUCKER 720 DR. W. J. HOODE ST. LOUISVILLE, KY 40210-1024 D.B. 8344, PG. 608
 - RAE WHITE 111 N. 30TH ST. LOUISVILLE, KY 40212-2301 D.B. 7077, PG. 350
 - RAE WHITE 111 N. 30TH ST. LOUISVILLE, KY 40212-2301 D.B. 5360, PG. 214
 - LOUISVILLE & JEFFERSON COUNTY MSP 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10096, PG. 984
 - METROPOLITAN SEWER DISTRICT 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10207, PG. 81
 - LOUISVILLE & JEFFERSON COUNTY MSP 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10248, PG. 523
 - LOUISVILLE & JEFFERSON COUNTY MSP 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10248, PG. 523
 - TERRY REAL PROPERTIES, LLC 202 S. 2ND ST. LOUISVILLE, KY 40216-5306 D.B. 9361, PG. 906
 - BROWN FORMAN CORP. 850 DIXIE HWY. LOUISVILLE, KY 40210-1038 D.B. 9176, PG. 293
- WM# 7390**
CASE # 17DEVPLAN1095
OWNER: NEWBRIDGE DEVELOPMENT, LLC
404 BLANKENBARGER LN. LOUISVILLE, KY 40207
DEVELOPER: SOTSKY FAMILY, LP & KLEIN REAL PROPERTIES, LLC
UNIVERSITY HEALTHCARE, INC. D/B/A/ PASSPORT HEALTH PLAN 5100 COMMERCE CROSSINGS DR. LOUISVILLE, KY 40229



RECEIVED
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PLANNING & DESIGN SERVICES

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KY 40202
(502) 384-6271

NO.	REVISION	DATE
1	AGENCY COMMENTS	06/29/17
2	BIG STOP LABELS	08/07/17

SHEET TITLE: REVISED DETAILED DEVELOPMENT PLAN
PROJECT TITLE: PASSPORT HEALTH & WELLNESS CAMPUS - PHASE I
1800, 1824, & 1812 W. BROADWAY, LOUISVILLE, KY 40203
I.B. 36C; LOTS 84, 85, & 170.

JOB NO.: 3029
SCALE: 1"=60'
DATE: 06/05/17
DRAWING NO.: 1
SHEET 1 OF 1

Case No. 17DEVPLAN1095 – Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Revised District Development Plan, **SUBJECT** to the following 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. 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.
 - d. 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.
5. A certificate of occupancy must be received from the appropriate 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.
6. The applicant shall submit final renderings/elevations of the proposed building for review by sub-committee of the Planning Commission.
7. 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.
8. The applicant shall work with the staff of TARC to finalize the locations of the TARC stops along the roadway frontages adjacent to the development site. No changes to the approved development plan shall be required to be made by the applicant as a result of the final TARC stop locations.
9. Land Development Code infrastructure requirements will be reviewed per additional phases of development adjacent to those zoning districts and roadways.
10. The applicant will work with Louisville Metro Public Works and the Kentucky Transportation Cabinet to identify appropriate road improvements prior to construction approval. All required road improvements will be constructed prior to the issuance of a Certificate of Occupancy.
11. West Broadway will be restriped to allow a left turn lane from 18th Street to 22nd Street prior to the issuance of a Certificate of Occupancy.

