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101 South Fifth Street  
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CONDITIONAL USE PERMIT PLAN /  
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**KENTUCKY FARM BUREAU**  
DEVELOPER:  
KENTUCKY FARM BUREAU FEDERATION  
9201 BUNSEN PARKWAY  
LOUISVILLE, KY 40220  
PHONE: (502) 495-5176

No.	Date	Revision

RECEIVED  
JUN 08 2008  
PLANNING &  
DESIGN SERVICES

FILE: 21762C01  
PROJECT: 21776.00  
DATE: MARCH 23, 2009

10475 #7H

### DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$   
 $\Delta C = 0.95 - 0.23 = 0.72$   
 $A = 0.37$  ACRES  
 $R = 2.8$  INCHES  
 $X = (0.72) / (2.8) = 0.257$  AC.-FT.  
 REQUIRED  $X = 2,708$  CU.FT.  
 PROVIDED BASIN = 1,500 SQ.FT.  
 TOTAL = 1,500 SQ.FT. @ APPROX. 2 FT. DEPTH  
 = 3,000 CU.FT. > 2,708 CU.FT.

#### TREE CANOPY - CHAPTER 10, PART 1

LAND USE	OFFICE
ZONING	R-4 AND DR-3
FORM DISTRICT	CAMPUS
EXISTING BUILDING AREA	143,000 SF
EXISTING VIA AREA	236,484 SF
VIA EXPANSION AREA	16,178 SF
PERCENT OF CHANGE	4.3%

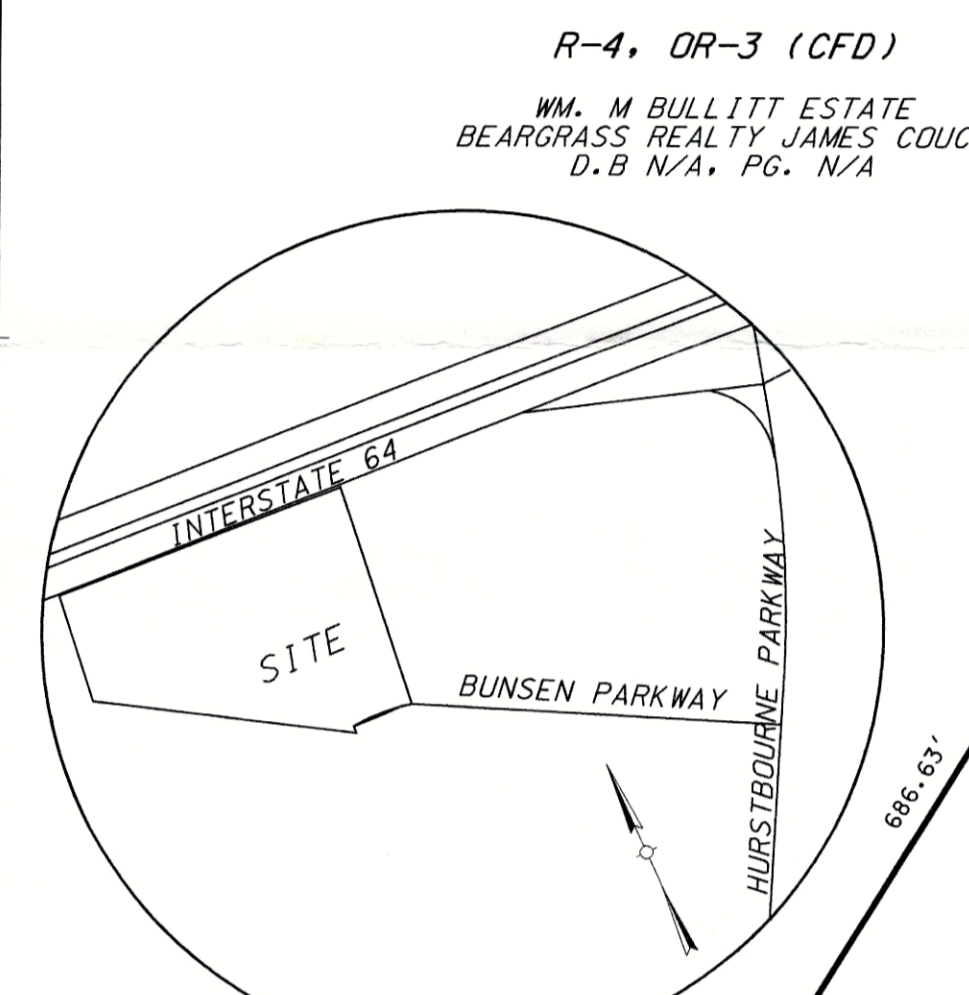
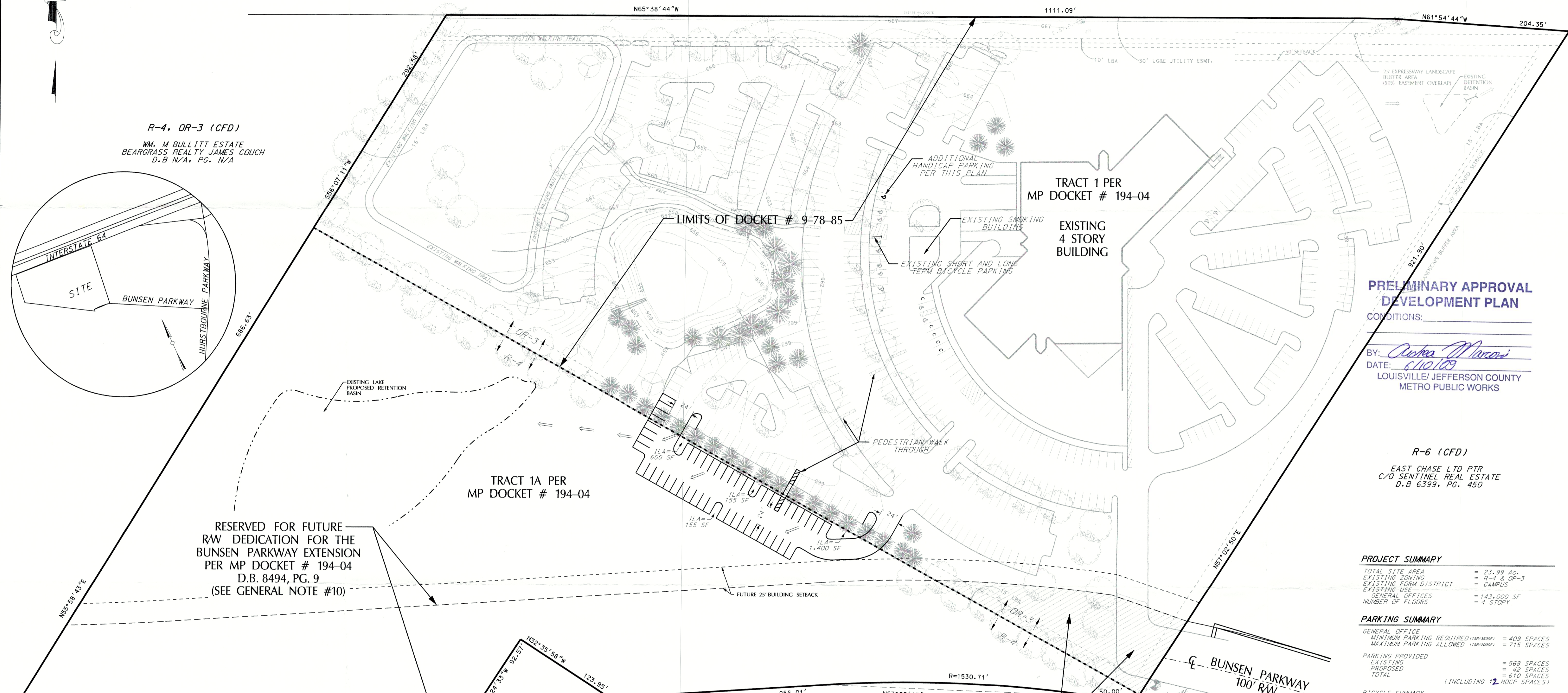
LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

#### LANDSCAPE DESIGN - CHAPTER 10, PART 2

LAND USE	OFFICE
ZONING	R-4 AND DR-3
FORM DISTRICT	CAMPUS
EXISTING BUILDING AREA	143,000 SF
EXISTING VIA AREA	236,484 SF
VIA EXPANSION AREA	16,178 SF
PERCENT OF CHANGE	4.3%

SUMMARY OF LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1.2.B.3 STATES: EXPANSION OF BUILDING, VIA OR ANY COMBINATION OF BUILDING AND VIA AREA LESS THAN TWENTY (20) PERCENT IS NOT REQUIRED TO MEET CHAPTER 10, PART 2 OF THE LDC.

INTERSTATE 64



R-4, DR-3 (CFD)  
 WM, M BULLITT ESTATE  
 BEARGRASS REALTY JAMES COUCH  
 D.B N/A, PG. N/A

RESERVED FOR FUTURE  
 RW DEDICATION FOR THE  
 BUNSEN PARKWAY EXTENSION  
 PER MP DOCKET # 194-04  
 D.B. 8494, PG. 9  
 (SEE GENERAL NOTE #10)

TRACT 1A PER  
 MP DOCKET # 194-04

TRACT 1 PER  
 MP DOCKET # 194-04

EXISTING  
 4 STORY  
 BUILDING

### PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
 BY: *Chakra M. Mason*  
 DATE: 6/10/09  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS

R-6 (CFD)  
 EAST CHASE LTD PTR  
 C/O SENTINEL REAL ESTATE  
 D.B 6399, PG. 450

#### PROJECT SUMMARY

TOTAL SITE AREA	= 23.99 AC.
EXISTING ZONING	= R-4 & DR-3
EXISTING FORM DISTRICT	= CAMPUS
EXISTING USE	= OFFICE
GENERAL OFFICES	= 143,000 SF
NUMBER OF FLOORS	= 4 STORY

#### PARKING SUMMARY

GENERAL OFFICE	
MINIMUM PARKING REQUIRED (150/1000SF)	= 409 SPACES
MAXIMUM PARKING ALLOWED (150/1000SF)	= 715 SPACES
PARKING PROVIDED	
EXISTING	= 568 SPACES
PROPOSED	= 42 SPACES
TOTAL	= 610 SPACES
(INCLUDING 12 HOOP SPACES)	

#### BICYCLE SUMMARY

SHORT TERM REQUIRED	= 2 SPACES
LONG TERM REQUIRED	= 2 SPACES

#### V. U. A. SUMMARY

EXISTING VIA	= 236,484 SF
PROPOSED VIA	= 16,178 SF
TOTAL VIA	= 252,662 SF
PERCENTAGE OF CHANGE	= 6.8%
EXISTING USE	= 1,213 SF
NEW USE PROVIDED	= 2,310 SF

PRELIMINARY APPROVAL  
 Conditions of Approval:  
 OWNER:  
 KENTUCKY FARM BUREAU FEDERATION  
 Development Review 9201 BUNSEN PKWY  
 LOUISVILLE, KY 40220  
 METROPOLITAN SEWER DISTRICT  
 SITE ADDRESS:  
 9201 BUNSEN PKWY  
 TAX BLOCK 38, LOT 19  
 D.B. 5058, PG. 775

APPROVED:  
*Chakra M. Mason*  
 LOUISVILLE METRO BOARD  
 OF ZONING ADJUSTMENT

#### GENERAL NOTES

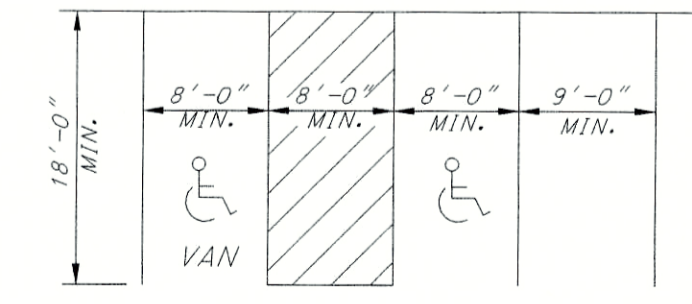
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0047 E DATED DECEMBER 5, 2006.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVER'S.
- NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- DEVELOPMENT OF TRACT 1, 1A AND/OR TRACT 2 AS SHOWN ON RECORDED MINOR PLAT (DOCKET # 194-04 - DEED BOOK 8494, PAGE 9) SHALL REQUIRE THE RIGHT OF WAY DEDICATION FOR THE BUNSEN PARKWAY EXTENSION AS STATED IN THE AGREEMENT BETWEEN THE OWNERS OF TRACT 2 AND TRACT 1 AND AS REQUIRED BY METRO PUBLIC WORKS. AGREEMENT AND UNDERSTANDING MORE ACCURATELY REFLECTED IN DEED BOOK 8490, PAGE 980.

RESERVED FOR FUTURE  
 RW DEDICATION FOR THE  
 BUNSEN PARKWAY EXTENSION  
 PER BINDING ELEMENTS  
 OF DOCKET # 9-78-85

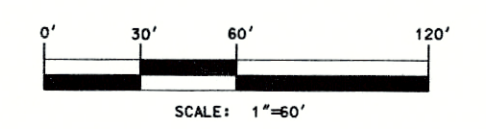
DR-3 (CFD)  
 SILVERLAKE PARTNERS LLC  
 D.B 9086, PG. 158

TRACT 2 PER  
 MP DOCKET # 194-04  
 R-4 (CFD)

MARGARET THIENEMAN AND  
 THIENEMAN FAMILY LIMITED PARTNERSHIP  
 D.B 8491, PG. 1



TYPICAL PARKING SPACE LAYOUT  
NO SCALE



WM# 483