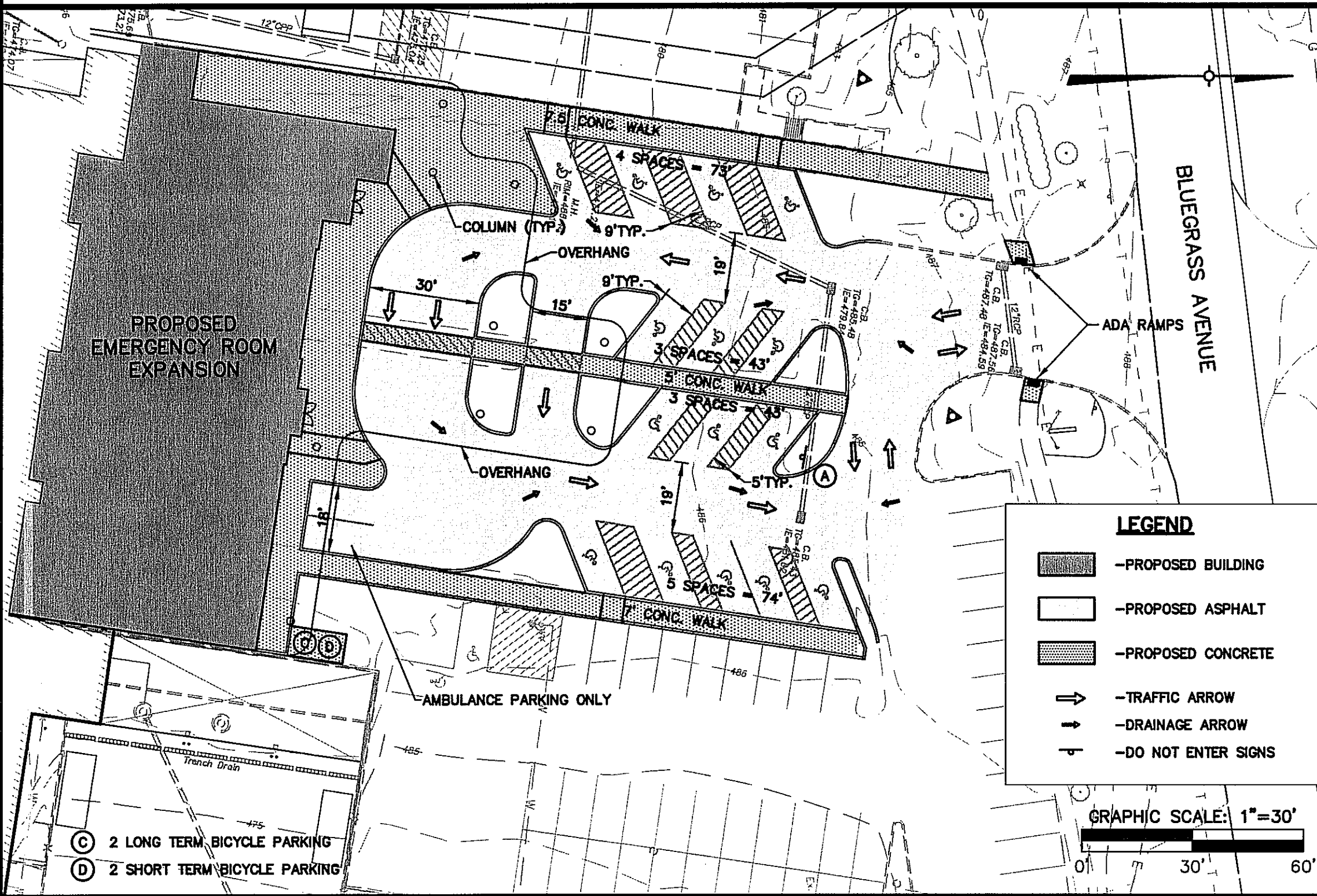


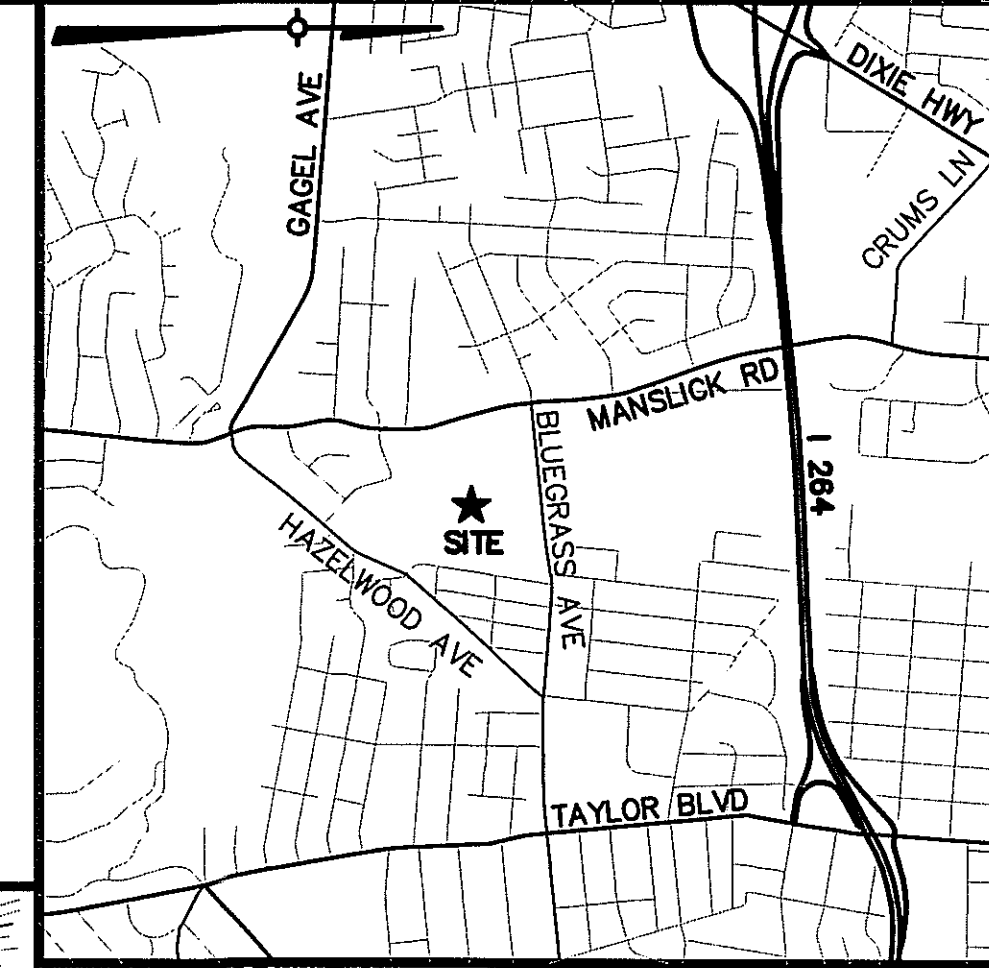
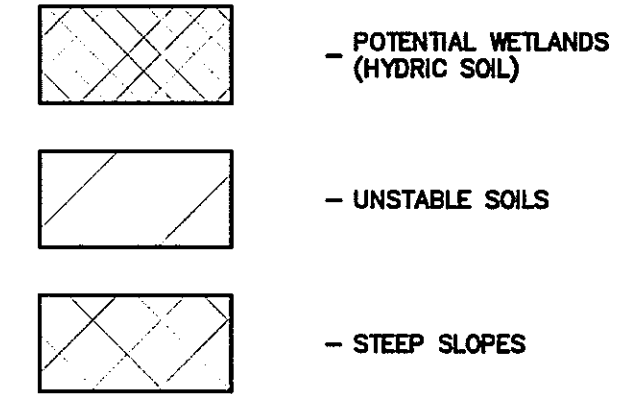
DEVELOPMENT AREA ENLARGEMENT



NOTES:

- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ANY WORK IN METRO PUBLIC WORKS RIGHT-OF-WAY.
- THE ELEVATION OF THE LOWEST FINISHED FLOOR OF THE PROPOSED STRUCTURE TO BE VERIFIED AT 1' OR ABOVE 100 YR FLOOD PLAIN ELEVATION 473.56. PROPOSED FINISHED FLOOR ELEVATION = 488.25.
- RIGHT-OF-WAY DEDICATION (IF REQUIRED) BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- SIDEWALK DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- SIGNAGE WILL CONFORM TO THE LAND DEVELOPMENT CODE.
- LIGHTING WILL CONFORM TO THE LAND DEVELOPMENT CODE.
- SEWERAGE FROM THIS DEVELOPMENT SHALL BE TREATED AT THE MORRIS FOREMAN WATER QUALITY TREATMENT CENTER.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROAD AND NEIGHBORING PROPERTIES.
- THE APPLICANT WILL ASSUME MAINTENANCE RESPONSIBILITY OF THE BUS STOP AND SHELTER ADJACENT TO THE SITE. THESE RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, TRASH COLLECTION, SHELTER MAINTENANCE, AND LANDSCAPING.
- NO ADDITIONAL FREE-STANDING SIGNAGE IS PROPOSED FOR THIS PROJECT.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL SERVICE STRUCTURES ON THE SITE INCLUDING DUMPSTERS WILL BE SCREENED PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

ENVIRONMENTAL LEGEND



OWNER INFORMATION

CATHOLIC HEALTH INITIATIVES
1850 BLUEGRASS AVENUE
LOUISVILLE, KY 40215
MAILING ADDRESS
3900 OLYMPIC BLVD, SE. 400
ERLANGER, KY, 41018
D.B. 8731 PG. 375

SITE DATA

SITE AREA = 39.075 AC., 1,702,128 S.F.
FORM DISTRICT = NEIGHBORHOOD

EXISTING ZONING = R5, OR1 & OTF
EXISTING SITE USE = MEDICAL OFFICE
PROPOSED USE = HOSPITAL
TAX BLOCK = 67H
LOT NUMBERS = 4, 18, 20 & 21

BUILDING HEIGHT
PLAZA 1 = 50'-0"
PLAZA 2 = 34'-0"
PLAZA 3 = 34'-0"
HOSPITAL = 89'-0"
CENTRAL UTILITY PLANT = 42'-0"

PROPOSED = BUILDING = 28'-0"
BUILDING FOOTPRINT AREA
EXISTING = 181,136 S.F.
PROPOSED = 9,904 S.F.

GROSS FLOOR AREA
PLAZA 1 = 76,002 S.F.
PLAZA 2 = 34,875 S.F.
PLAZA 3 = 36,313 S.F.
HOSPITAL = 425,788 S.F.
CENTRAL UTILITY PLANT = 17,110 S.F.
EXISTING TOTAL = 590,088 S.F.
PROPOSED = 9,904 S.F.

IMPERVIOUS AREA
EXISTING = 522,450 S.F.
EXISTING IN DEVELOPMENT AREA = 60,167 S.F.
PROPOSED = 58,526 S.F.
DECREASE = 1,641 S.F. < 20%

NO ADDITIONAL TREE CANOPY AREA REQUIRED
FLOOR AREA RATIO
ZONING R-5 : 1,231,141 S.F. / 425,788 S.F. (HOSPITAL)
= 0.34 < 0.5 (MAX.)
ZONING OR-1 : 503,400 S.F. / 110,877 S.F. (PLAZA 1 & 2)
= 0.22 < 1.0 (MAX.)
ZONING OTF : 22,257 S.F. / 36,313 S.F. (PLAZA 3)
= 1.63 < 1.63 (MAX.)

VEHICULAR USE AREA
EXISTING TOTAL V.U.A. = 595,058 S.F.
EXISTING IN DEVELOPMENT AREA = 46,359 S.F.
PROPOSED V.U.A. = 38,235 S.F.
DECREASE IN V.U.A. = 8,124 S.F. < 20% OF EXISTING
NO ADDITIONAL V.U.A. LANDSCAPING AREAS REQUIRED

TREE CANOPY CALCULATIONS
EXISTING TREE CANOPY
INTERIOR TREES (SURVEYED) = 32,555 S.F. (ASSUMED ALL TYPE C)
WOODED AREA (MEASURED USING AERIAL) = 707,109 S.F.
TOTAL EXISTING TREE CANOPY = 739,664 S.F.
CALCULATION WAS MADE USING A COMBINATION
OF SURVEY DATA AND AERIAL CALCULATIONS
EXISTING TREE CANOPY = 739,664 / 1,702,128 = 43%
NO ADDITIONAL TREE CANOPY AREA REQUIRED

PARKING SUMMARY
539 EMPLOYEES @ 0.5 SPACES PER EMPLOYEE = 270 SPACES (MIN.)
1339 BEDS @ 2 SPACES PER 5 BEDS = 536 SPACES (MIN.)
TOTAL MIN. PARKING REQUIRED = 806 SPACES (MIN.)
539 EMPLOYEES @ 0.8 SPACES PER EMPLOYEE = 431 SPACES (MAX.)
1339 BEDS @ 4 SPACES PER 1 BEDS = 5356 SPACES (MAX.)
TOTAL MAX. PARKING REQUIRED = 5787 SPACES (MAX.)
EXISTING SPACES = 1468 SPACES
INCLUDING 76 ACCESSIBLE SPACES
EXISTING SPACES BEING REMOVED = 36
PROPOSED SPACES = 15
INCLUDING 15 ACCESSIBLE SPACES
TOTAL PARKING SPACES = 1448
INCLUDING 77 ACCESSIBLE SPACES
ACCESSIBLE SPACES REQUIRED = 25 SPACES
BICYCLE PARKING REQUIRED = 8 SPACES
4 LONG TERM, 4 SHORT TERM
EXISTING BICYCLE PARKING = 4 SPACES
2 LONG TERM (A), 2 SHORT TERM (B)

RELATED CASES
ORIGINAL CONDITIONAL USE PLAN
B-15027-10
DOCKET NO. B-19-87, VARIANCE FOR SIGN ENCRoACHMENT
DOCKET NO. B-6-69, CONDITIONAL USE PERMIT FOR ADDITION
DOCKET NO. B-61-78
DOCKET NO. B-62-78
DOCKET NO. B-8-79
DOCKET NO. 9-8-80, ZONING CHANGE FROM R-5 TO R-10 (OTF)
DOCKET NO. 9-31-90V, ZONING CHANGE FRO R-5 TO OR-1
REVISED DETAILED DISTRICT DEVELOPMENT PLAN (WITHDRAWN)
CASE NO. DP-14244-10
REVISED CONDITIONAL USE PLAN (6/7/10)
CASE NO. DP-14244-10

RECEIVED
OCT 03 2014
PLANNING & DESIGN SERVICES

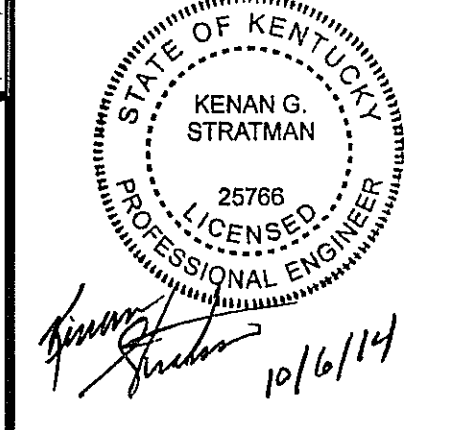
Jewish Hospital & St. Mary's HealthCare
EMERGENCY ROOM EXPANSION
& ASSOCIATED PARKING

MODIFIED CONDITIONAL USE PLAN
& REVISED DETAILED DISTRICT
DEVELOPMENT PLAN

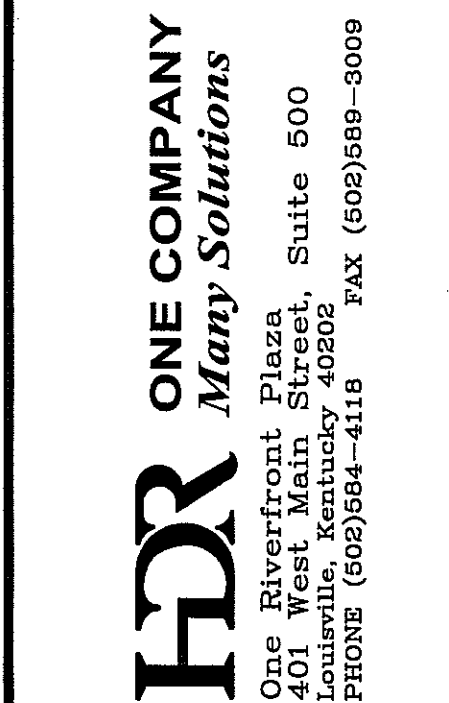
MSD WM# 1274

GRAPHIC SCALE: 1"=100'

NO.	DATE	REVISION COMMENTS
1	10/02/14	



SCALE:	1" = 100'
DATE:	09-15-14
CONTRACT NO.:	79967
PROJECT NO.:	208597
DESIGNED:	KGS
DRAWN:	WMG
CHECKED:	NJB
Q/C:	NJB



Jewish Hospital & St. Mary's HealthCare
EMERGENCY ROOM EXPANSION
& ASSOCIATED PARKING

MODIFIED CONDITIONAL USE PLAN
& REVISED DETAILED DISTRICT
DEVELOPMENT PLAN

DRAWING: 1 of 1

14 deplan.1132