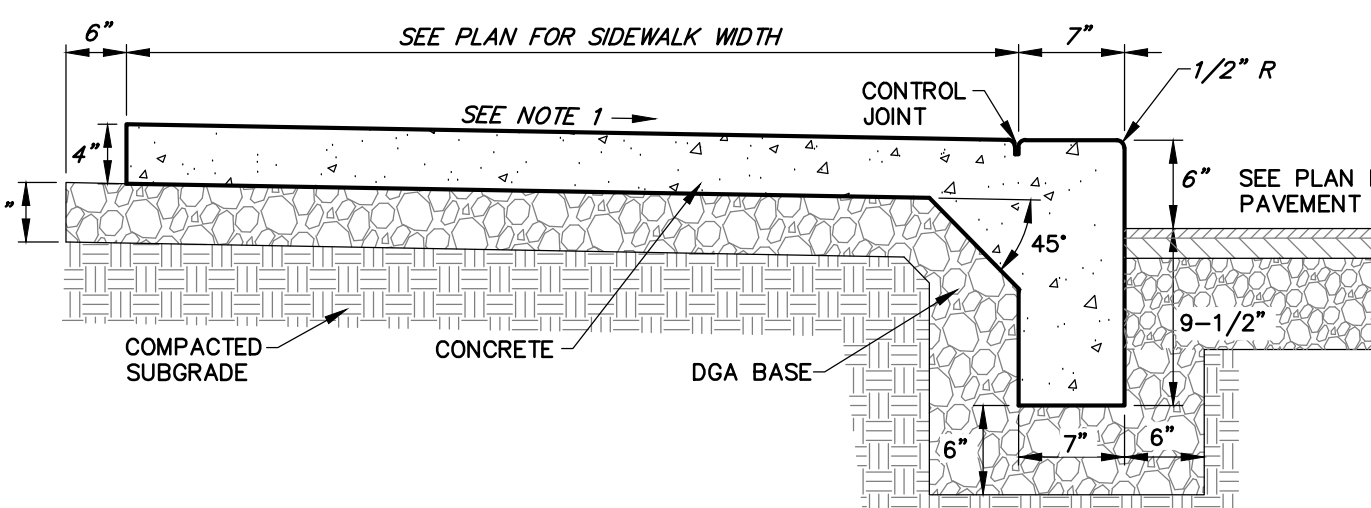


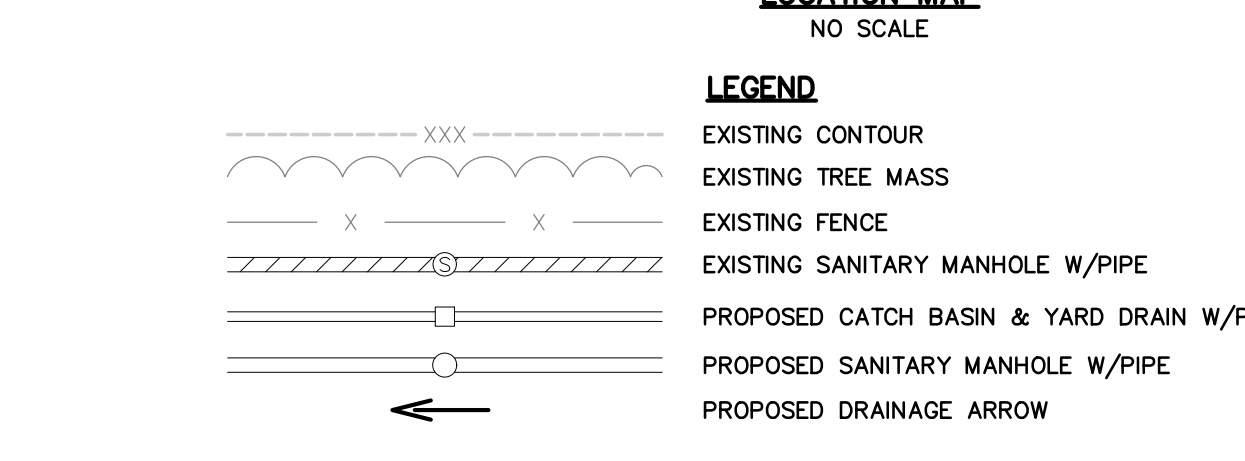
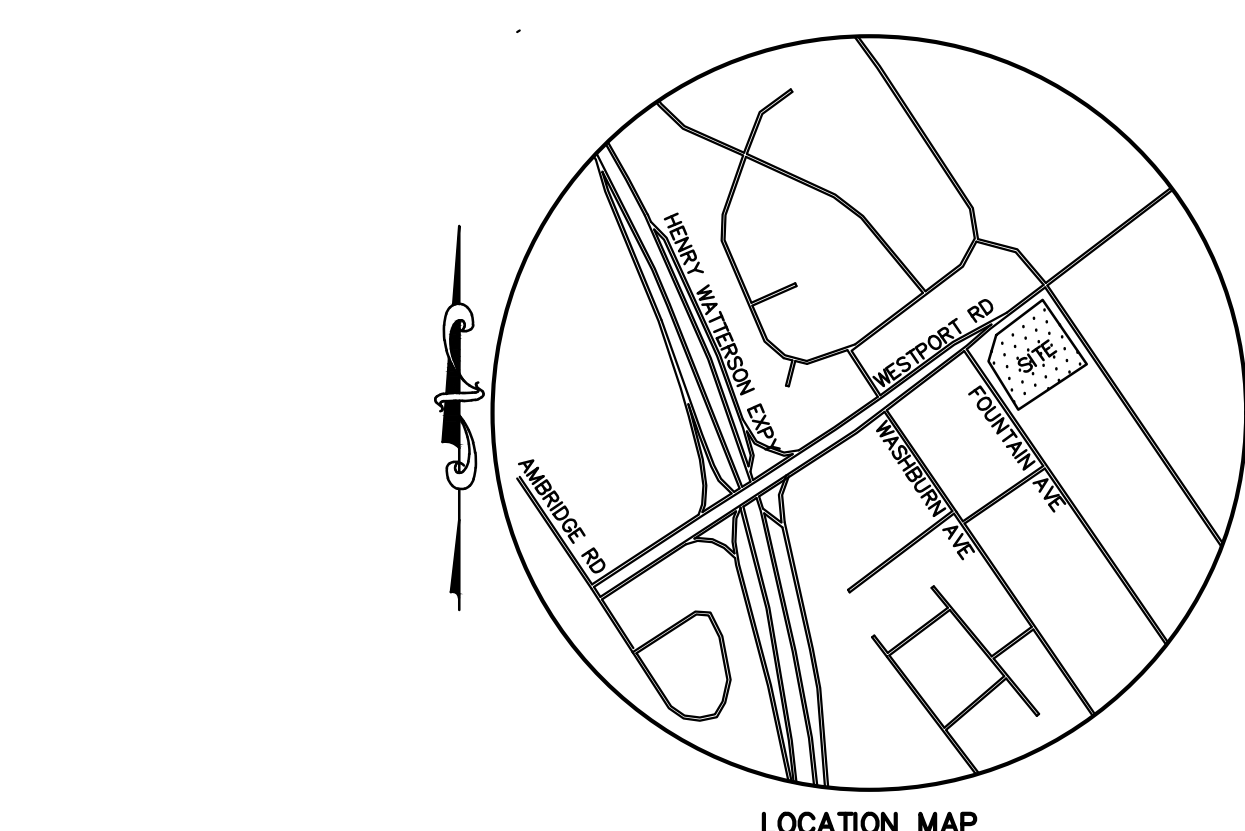
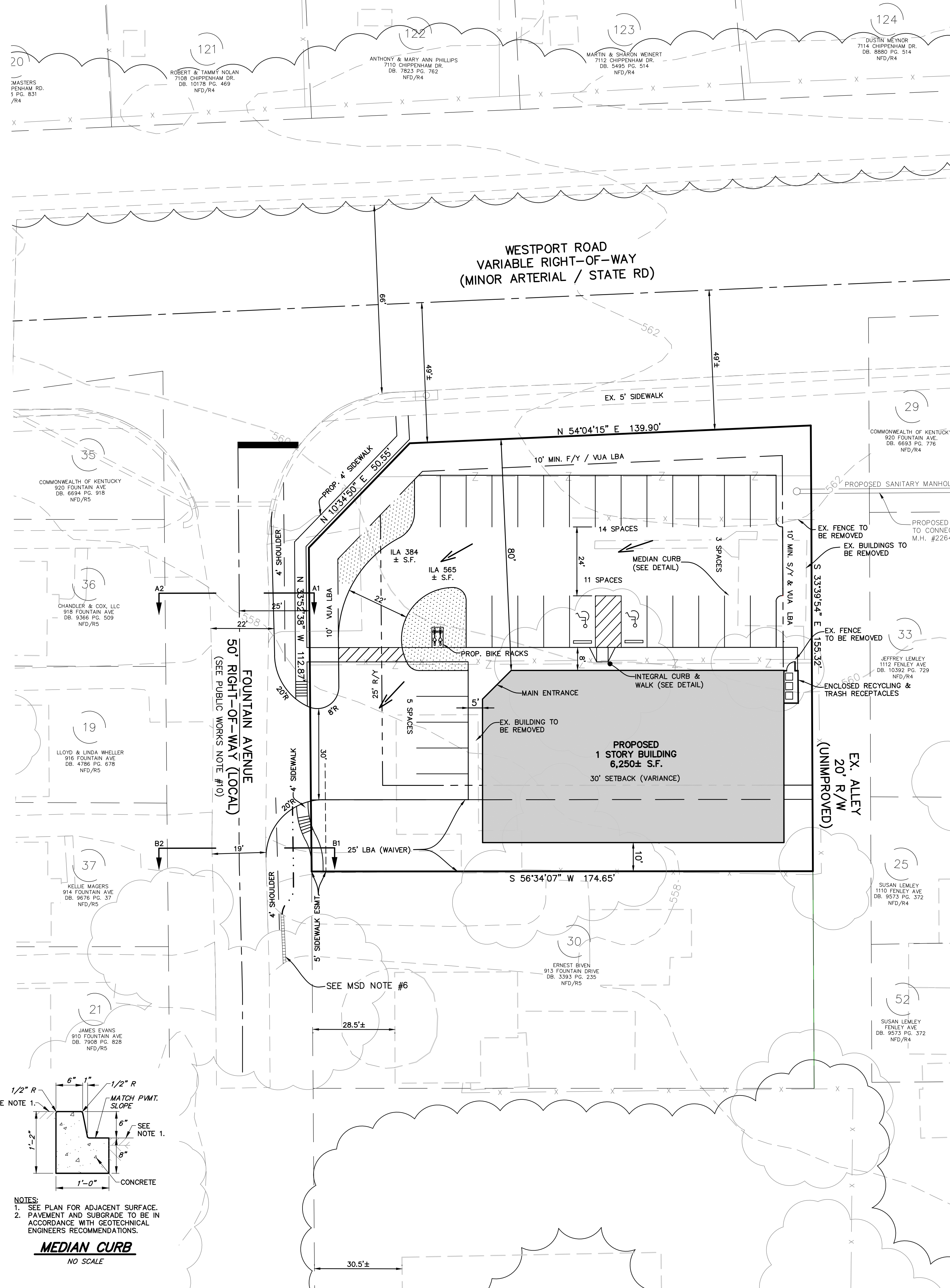
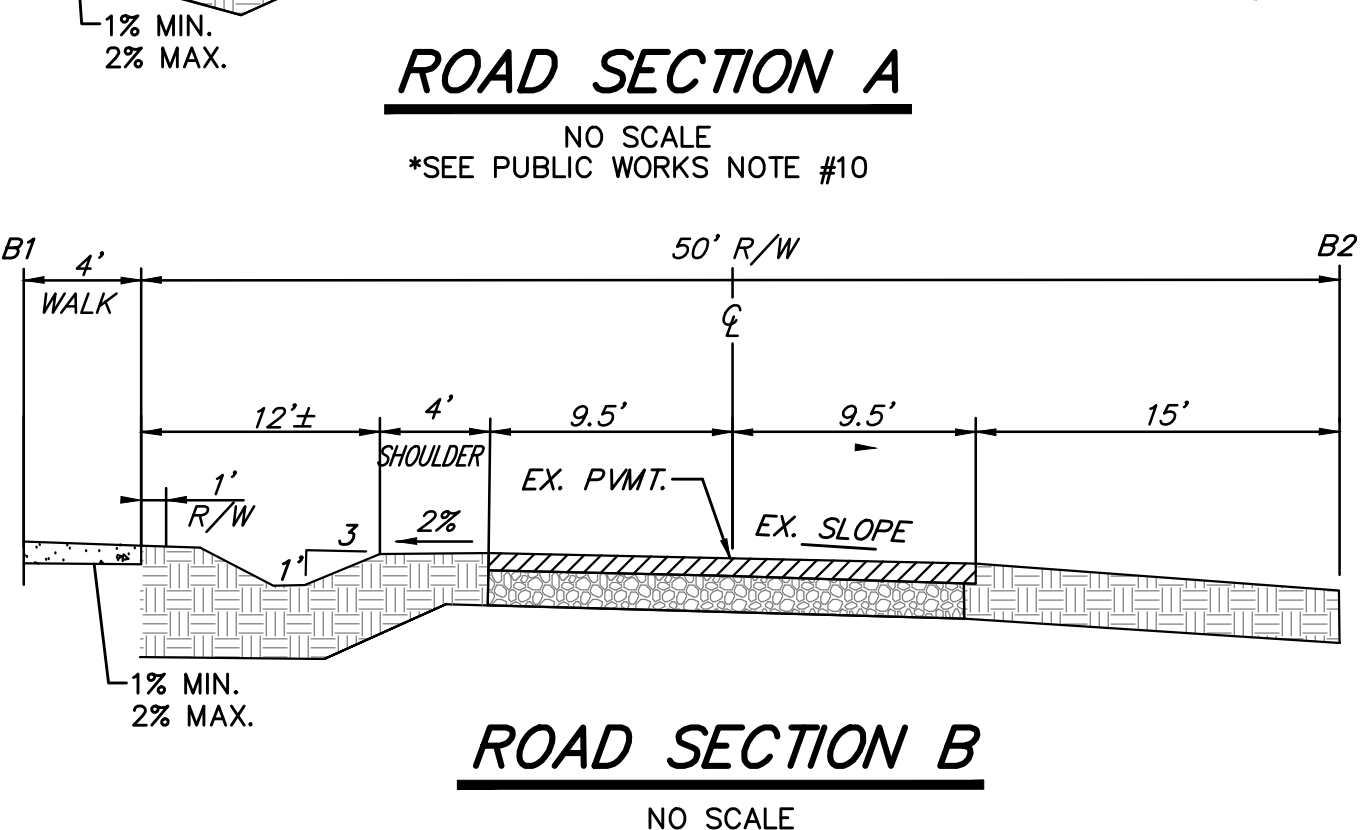
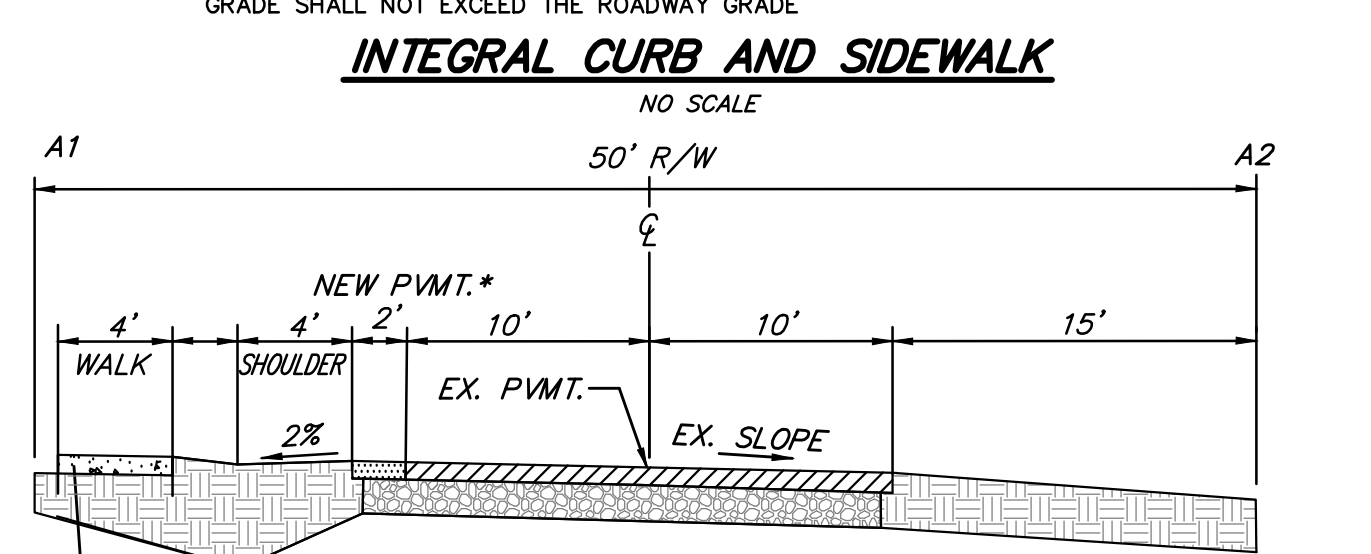
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DUMP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - ALL TRASH CANS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
 - IN ACCORDANCE WITH CHAPTER 4.2 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/08/2020 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY. THE EXISTING LOTS SHALL BE CONSOLIDATED BY DEED.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER BY LATERAL EXTENSION TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW 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.
 - EROSION AND 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 30E).
 - THE DEVELOPER SHALL SIZE AND INSTALL A REPLACEMENT TRENCH DRAIN ACROSS THE DRIVEWAY OF 913 FOUNTAIN AVENUE.
 - ROOF DRAINAGE SHALL BE DIRECTED TO SPLASH OUT ONTO THE PROPOSED PARKING LOT AND NOT TO THE REAR OF THE PROPOSED BUILDING.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
 - METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
 - DEVELOPER SHALL IMPROVE FOUNTAIN AVENUE TO PROVIDE 22' OF PAVEMENT BETWEEN WESTPORT ROAD AND THE ENTRANCE TO THE SITES' PARKING LOT AS REQUIRED BY METRO PUBLIC WORKS.



NOTES:
1. SIDEWALK CROSS SLOPE 1.5% (± 0.5%), LONGITUDINAL SLOPE 5% MAX., UNLESS THE ADJACENT ROADWAY GRADE IS OF A STEEPER GRADE, IN WHICH CASE THE SIDEWALK GRADE SHALL NOT EXCEED THE ROADWAY GRADE



SITE DATA:

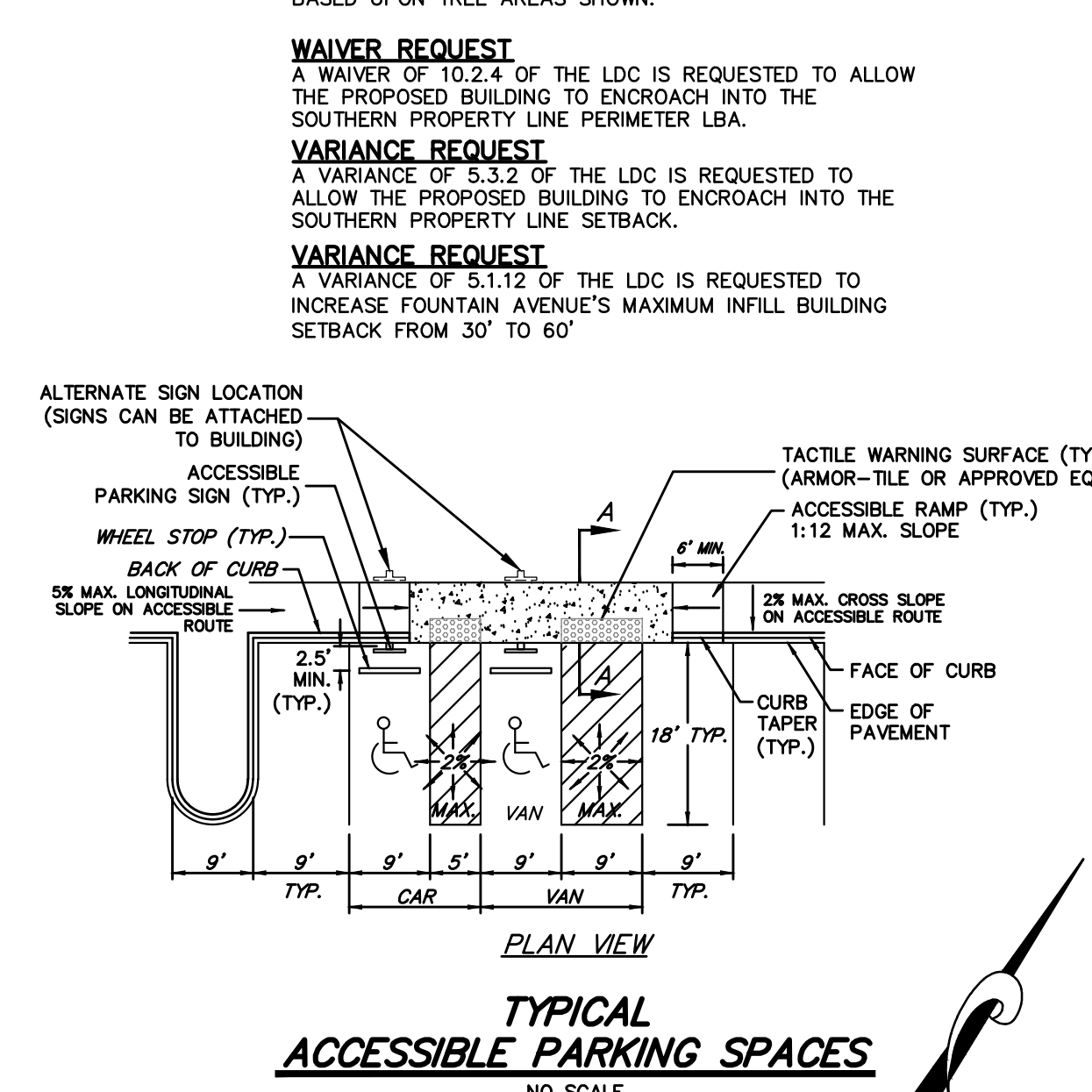
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	RS OR
PROPOSED ZONING	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE	MEDICAL OFFICE
PROPOSED LAND USE	0.53± AC
TOTAL LAND AREA	6,300 ± S.F.
BUILDING AREA	30'
BUILDING HT. (ALLOWED 30')	0.24
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	
PARKING REQUIRED	
MINIMUM (1 SPACE/400 S.F.)	16 SPACES
MAXIMUM (1 SPACE/200 S.F.)	32 SPACES
TOTAL (MINIMUM-MAXIMUM)	16 - 32 SPACES
PARKING PROVIDED	30 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	2 SPACES
LONG TERM (IN BUILDING)	
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA	4,788± S.F.
PROPOSED IMPERVIOUS AREA	18,199± S.F.
LANDSCAPE DATA:	
V.U.A.	10,513± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	788 S.F.
I.L.A. PROVIDED	949± S.F.
TREE CANOPY DATA:	
GROSS SITE AREA	25,885± S.F.
LAND USE	MEDICAL OFFICE
EXISTING TREE CANOPY	4,934± S.F. (19%)
PROPOSED TO BE PRESERVED	0
REQUIRED/PROPOSED TREE CANOPY	9,060± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

WAIVER REQUEST
A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO ALLOW THE PROPOSED BUILDING TO ENCRACH INTO THE SOUTHERN PROPERTY LINE PERIMETER LBA.

VARIANCE REQUEST
A VARIANCE OF 5.3.2 OF THE LDC IS REQUESTED TO ALLOW THE PROPOSED BUILDING TO ENCRACH INTO THE SOUTHERN PROPERTY LINE SETBACK.

VARIANCE REQUEST
A VARIANCE OF 5.1.12 OF THE LDC IS REQUESTED TO INCREASE FOUNTAIN AVENUE'S MAXIMUM INFILL BUILDING SETBACK FROM 30' TO 60'



GRAPHIC SCALE 1"=20'

0 5 10 20 40

MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
502-465-1508 > mindel@scott.com

DEVELOPER
LOUISVILLE SPINE & WELLNESS
147 CHENOWETH LN
LOUISVILLE, KY 40207

OWNER
ESTATE OF EVELYN A. KAELEN
802 HUDDERSFIELD CT
LOUISVILLE, KY 40222

DETAILED DISTRICT DEVELOPMENT PLAN
WESTPORT OFFICE
4700 WESTPORT RD & 919 & 917 FOUNTAIN AVE
LOUISVILLE, KY 40222
TAX BLOCK 351, LOT 31, 32, & 34
DEED BOOK 683, PAGE 65 & 66
DEED BOOK 7069, PAGE 288

10/20/21	FORMAL REVIEW
10/18/21	PER AGENCY COMMENTS
11/16/21	PER AGENCY COMMENTS
12/09/21	PER AGENCY COMMENTS
12/20/21	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 12/16/2019
Job Number: 3624
Sheet: 1 of 1

CASE # 21-ZONE-0117
RELATED CASE # 19-ZONE-0094,
19-ZONEA-0084, 21-ZONEA-0083
MSD WM # 12077

21-ZONE-0117 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, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District. b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet for any work in the Westport Road right-of-way.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - 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.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 17, 2022 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
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.