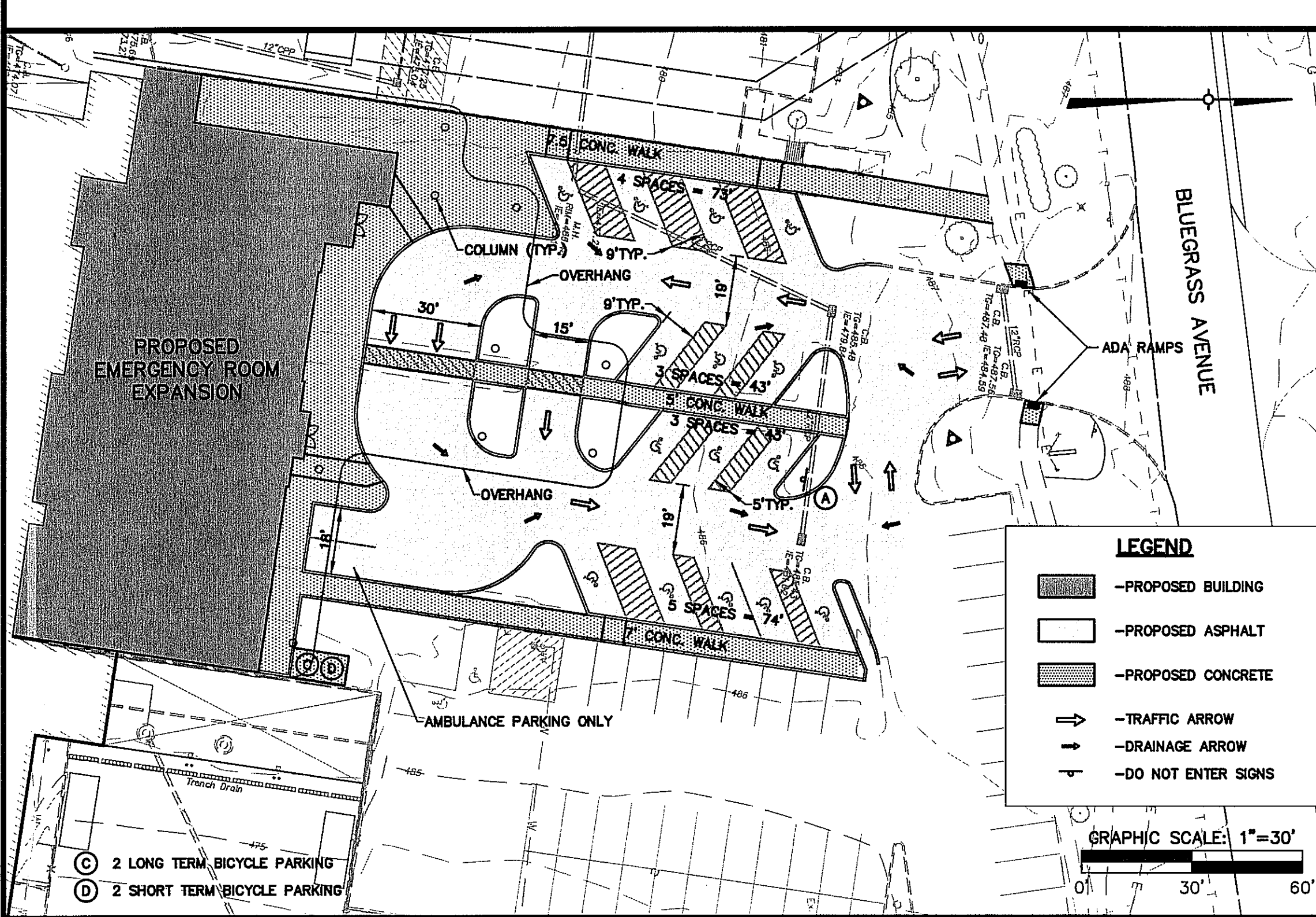


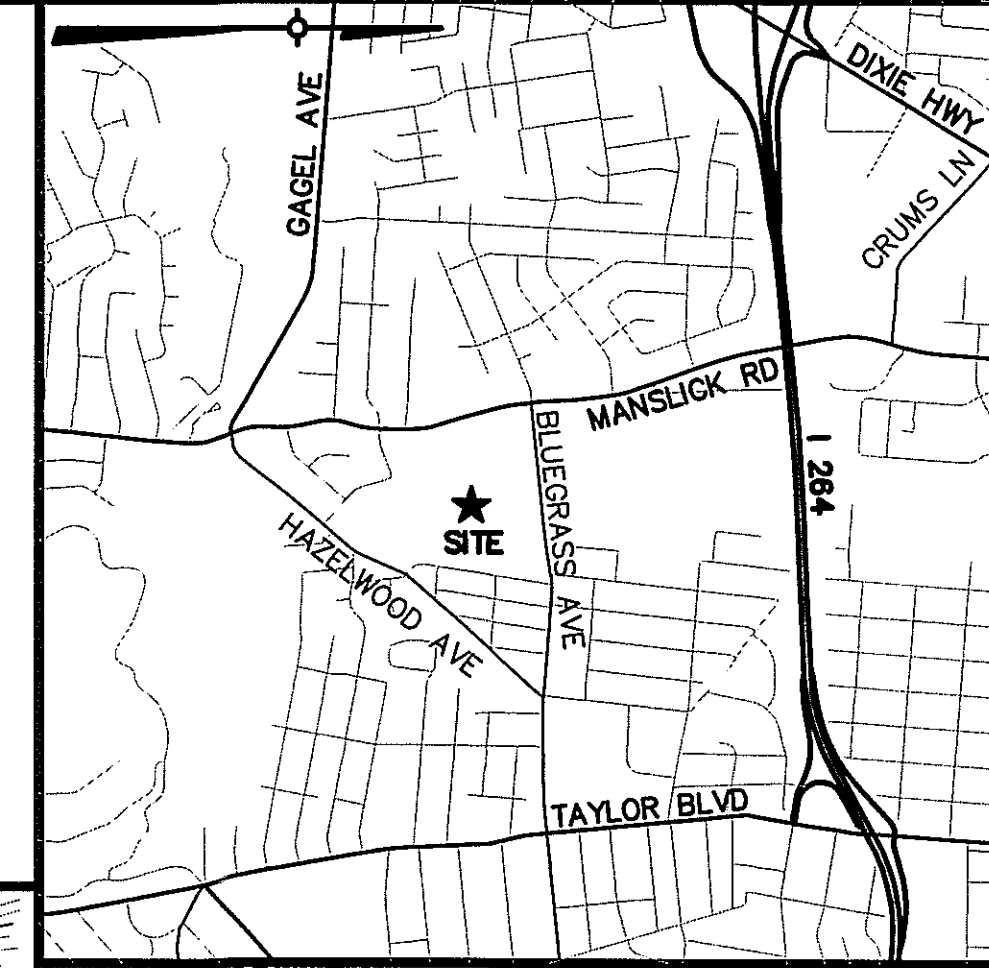
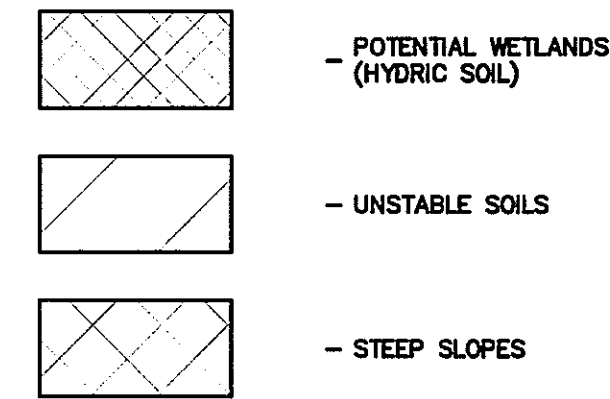
DEVELOPMENT AREA ENLARGEMENT



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 PERPERTIES.
- 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 = 58,528 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 = 1,458 SPACES
 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

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 FROM 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

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: *James R. ...*
 DATE: 10-8-14
 LOUISVILLE/JEFFERSON COUNTY
 METHO PUBLIC WORKS

HDR
 ONE COMPANY
 Many Solutions
 One Bluegrass Plaza
 401 West Main Street, Suite 500
 Louisville, Kentucky 40202
 PHONE (502)684-4118 FAX (502)689-3009

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/dep/1132