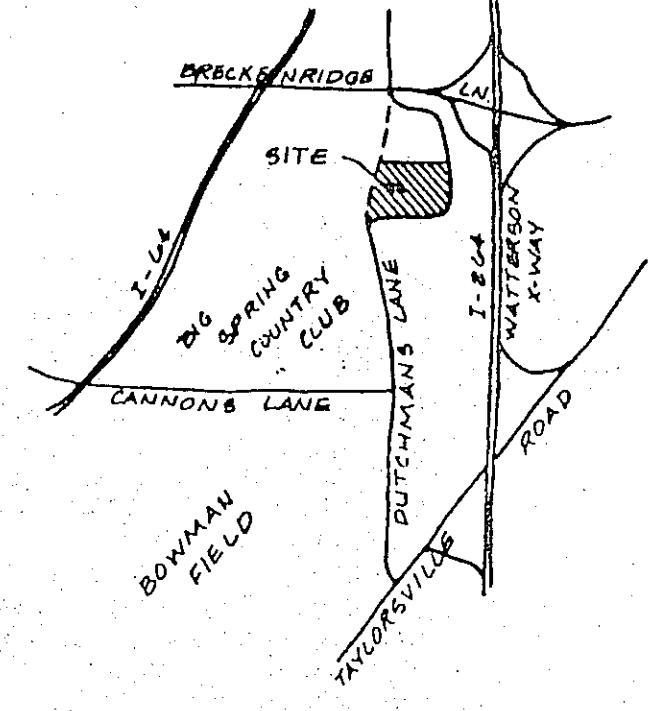
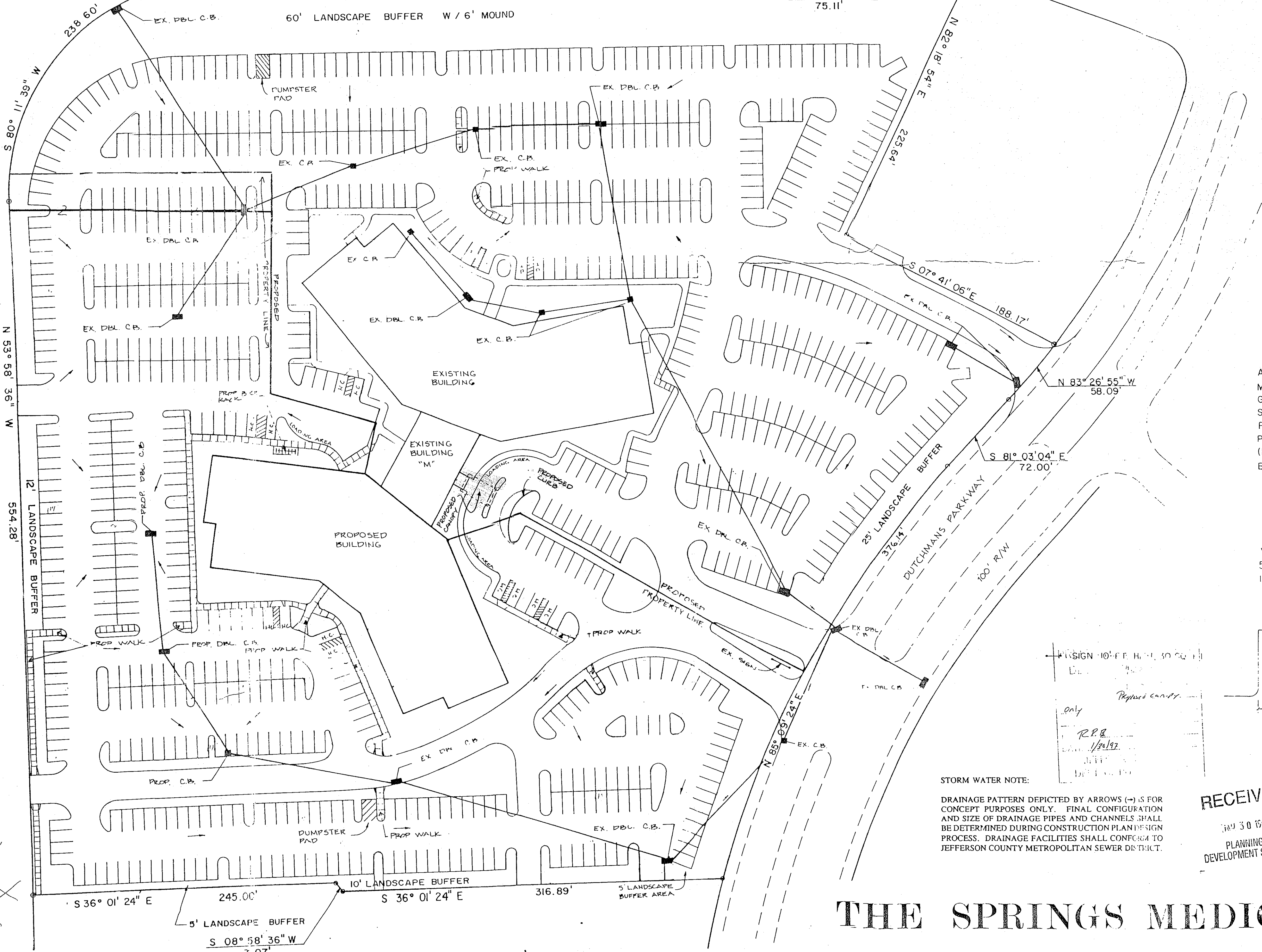


DUTCHMANS LANE 65' R.O.W.

N 34° 22' 00" W 539.08'

N 28° 58' 45" W 75.11'



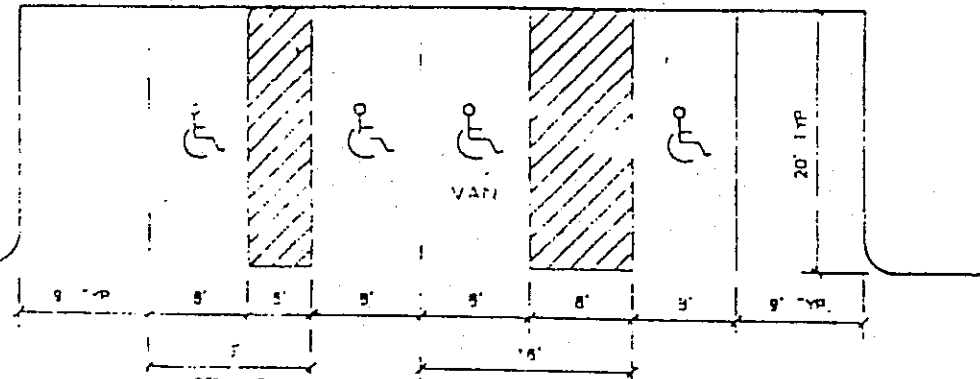
JEFFERSON COUNTY  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-39-87  
 APPROVAL DATE 2-13-97  
 EXPIRATION DATE 2-13-98  
 SIGNATURE OF PLANNING COMMISSION  
*Jan L. Gumble*

**DATA**  
**BUILDING M 3 STORIES**

ACREAGE	11.62 AC.
MEDICAL OFFICE	141,119 SQ. FT.
GENERAL OFFICE	42,403 SQ. FT.
STORAGE / MECHANICAL	23,826 SQ. FT.
PARKING REQUIRED	793 SPACES
PARKING PROVIDED	827 SPACES
(HANDICAP SPACES)	16 SPACES)
EXISTING ZONING	OR-3

**LANDSCAPE REQUIREMENTS**

V.U.A.	278,448 SQ. FT.
5% REQUIREMENT	13,922 SQ. FT.
I.L.A. PROVIDED	19,996 SQ. FT.



**TYPICAL PARKING SPACES**  
NO SCALE

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

JEFFERSON COUNTY APPROVED DISTRICT DEVELOPMENT PLAN  
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DESIGN 10'-0" HIGH 30' SQ. FT.  
 Proposed canopy  
 only  
 R.P.A.  
 1/25/97

**STORM WATER NOTE:**  
 DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT.

**RECEIVED**  
 JAN 30 1997  
 PLANNING & DEVELOPMENT SERVICES REVISED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-39-87  
 TAX BLOCK 2538 LOTS 4 AND 9

**THE SPRINGS MEDICAL CENTER**

OWNER  
 NTS/BRECKINRIDGE, LTD.  
 10172 LINN STATION RD.  
 LOUISVILLE, KY 40223  
 DEVELOPER 9-39-87  
 NTS DEVELOPMENT CO.  
 10172 LINN STATION RD.  
 LOUISVILLE, KY 40223



**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6721

SCALE 1" = 40'  
 DATE 1/31/90  
 REV 12/1/94  
 REV 12/26/94  
 REV 1/11/97

DOCKET NO. 9-39-87  
Developer: The Springs  
Medical Plaza  
Location: 6400  
Dutchmans Parkway  
Request: Revised  
District Development Plan.

RESOLVED: That the Land Development and Transportation Committee does hereby APPROVE the Revised District Development Plan for Docket No. 9-39-87, ON CONDITION that a revised plan as discussed above is submitted subject to approval by Staff; and subject to the following binding elements:

1. The binding elements originally attached to the approved general district development plan shall still apply.
2. The development shall be in accordance with the approved district development plan, the land use permitted in the requested zone unless specifically prohibited herein and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission
3. Existing Building "M" shall not exceed 108,570 square feet of gross floor area, with a maximum of 74,400 square feet of medical

office. Proposed Building "M" shall not exceed 99,200 square feet of gross floor area, with a maximum of 78,000 square feet of medical office.

4. Before a building or alteration permit and/or a certificate of occupancy is requested:
  - a) The development plan must be re-approved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
  - b) A minor plat shall be recorded creating the lots shown on the approved district development plan. A copy of the recorded instrument shall be submitted to the Planning Commission. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
  - d) The appropriate variances shall

be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development.

5. The only permitted freestanding sign shall be located as shown on the approved district development plan. The size of the sign shall be no more than 30 square feet in area and 10 feet in height.
6. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
7. A certificate of occupancy must be received from the appropriate code enforcement office 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.
8. The above binding elements may be amended as provided for in the Zoning District Regulations upon approval of the City Council of St. Matthews.