

**LEGEND**

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER w/ EPSC ROCK CHCK
- PR. SANITARY SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. ELECTRIC W/ TRANSFORMER
- PR. WATER LINE
- PR. GAS LINE
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN

**PRELIMINARY APPROVAL**

Condition of Approval:

*Tony Kelly 8-22-18* Date

Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

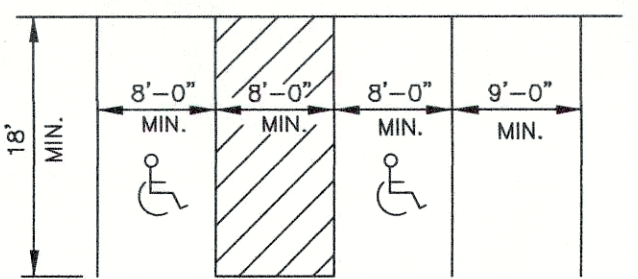
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Janet White*  
DATE: *8/27/18*  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**EROSION CONTROL NOTES**

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

**TYPICAL PARKING SPACE LAYOUT**  
NOT TO SCALE



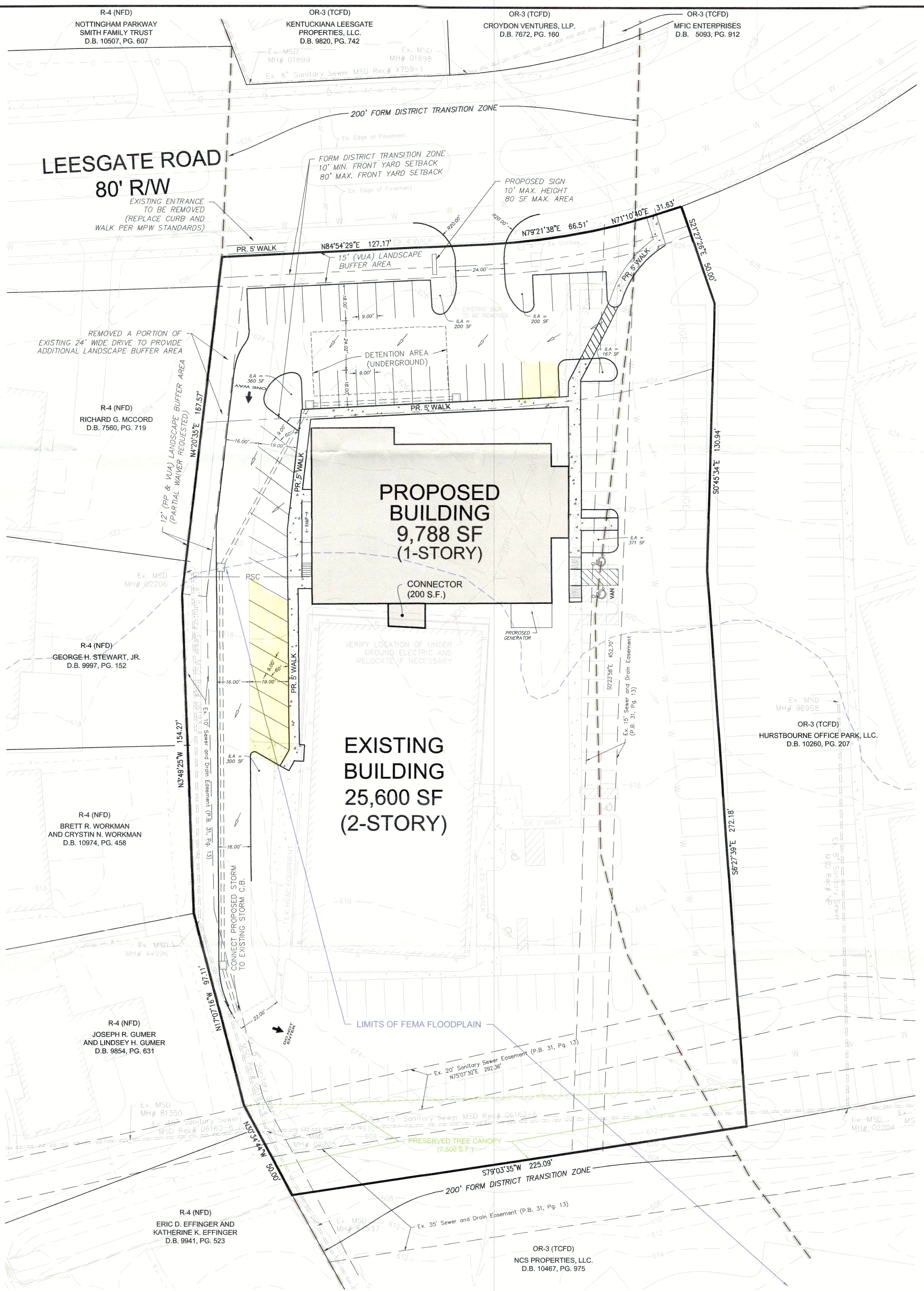
**UTILITY NOTE:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by	Chk'd by	Approved By
1	8/3/18	AGENCY COMMENTS	JDC	-	-

**BENCHMARK**

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



**OWNER**

LESSGATE HOLDINGS LLC  
14906 LANDMARK DRIVE  
LOUISVILLE, KY 40245

**SITE DATA**

9200 LEESGATE ROAD LOUISVILLE, KY 40222 D.B. 10942, PG. 668 TAX BLOCK: 1877, LOT 5A	TOTAL SITE AREA: 42.6 ACRES
FORM DISTRICT: TOWN CENTER	EX. ZONING: OR-3
EX. LAND USE: GENERAL OFFICE	PR. LAND USE: MEDICAL OFFICE/EYECARE SURGERY CENTER
F.A.R.: 0.30 F.A.R.	EX. BUILDING: 25,600 SF
PR. BUILDING: 9,788 SF	TOTAL BUILDING: 35,388 SF
TOTAL BUILDING: 35,388 SF	PERCENTAGE OF CHANGE: 38.2%

**SETBACK DATA**

**TCFD:**

MIN. FRONT YARD: 0'
MAX. FRONT YARD: 15'
STREET SIDE YARD: 0'
SIDE YARD: 0' OR 5' IF ADJ. TO RESIDENTIAL
REAR YARD: 5' OR ADJ. FORM DISTRICT
MAX. BUILDING HEIGHT: 60'

**NFD TRANSITION ZONE:**  
PER SECTION 5.7.1 OF THE LAND DEVELOPMENT CODE, TRANSITION ZONE SETBACKS SHALL BE APPLIED TO THE FRONT, STREET SIDE AND COMMON REAR PROPERTY LINE.

**IMPERVIOUS AREA**

PRE: 62,376 S.F.
ADDED: 11,326 S.F.
POST: 73,702 S.F.
PERCENTAGE OF CHANGE: 30.4%

**DISTURBANCE AREA**

TOTAL DISTURBANCE: 39,000 S.F.
(SEE MSD NOTE 7)

**PARKING SUMMARY**

TOTAL OFFICE AREA: 35,388 S.F.	MINIMUM PARKING REQUIRED - MEDICAL (1 SPACE/250 S.F.): 142 SPACES
MAXIMUM PARKING PERMITTED - MEDICAL (1 SPACE/100 S.F.): 236 SPACES	EXISTING PARKING: 105 SPACES
PARKING REMOVED: -7 SPACES	PARKING ADDED: +44 SPACES
TOTAL PARKING PROVIDED: 142 SPACES	(INCLUDES 5 ADA SPACES)

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA: 113,256 S.F.	CLASS C: 44,413 S.F.
CANOPY COVERAGE CLASS: 7,500 S.F. (6.6%)	PROPOSED V.U.A.: 11,680 S.F.
AREA OF SITE WITH EX. TREE CANOPY: 20,386 S.F. (18%)	TOTAL V.U.A.: 53,090 S.F.
TREE CANOPY REQUIRED: 10,193 S.F. (9%)	V.U.A. AREA REQUIRING I.L.A.: 11,680 S.F.
1/2 OF REQUIREMENT - SEE NOTE BELOW: 5,096 S.F. (4.5%)	I.L.A. REQUIRED: 876 S.F.
TREE CANOPY PRESERVED: 7,500 S.F. (6.6%)	I.L.A. PROVIDED: 1,598 S.F.
TREE CANOPY TO BE PLANTED: 4,693 S.F. (4.1%)	
TOTAL TREE CANOPY PROVIDED: 12,193 S.F. (10.8%)	

**NOTE:** 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 MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT SHALL PROVIDE ONE-HALF (1/2) THE TREE CANOPY REQUIRED BY THIS PART.

**CODE REQUIREMENT CALCULATION:**

(BUILDING & PARKING ADDITIONS)	EXISTING BUILDING & PARKING AREA: 57,213 S.F.
PROPOSED ADDED BUILDING & PARKING AREA: +21,468 S.F.	TOTAL BUILDING & PARKING AREA: 78,681 S.F.
TOTAL BUILDING & PARKING AREA: 78,681 S.F.	PERCENT OF INCREASE: 37.5%

**GENERAL NOTES**

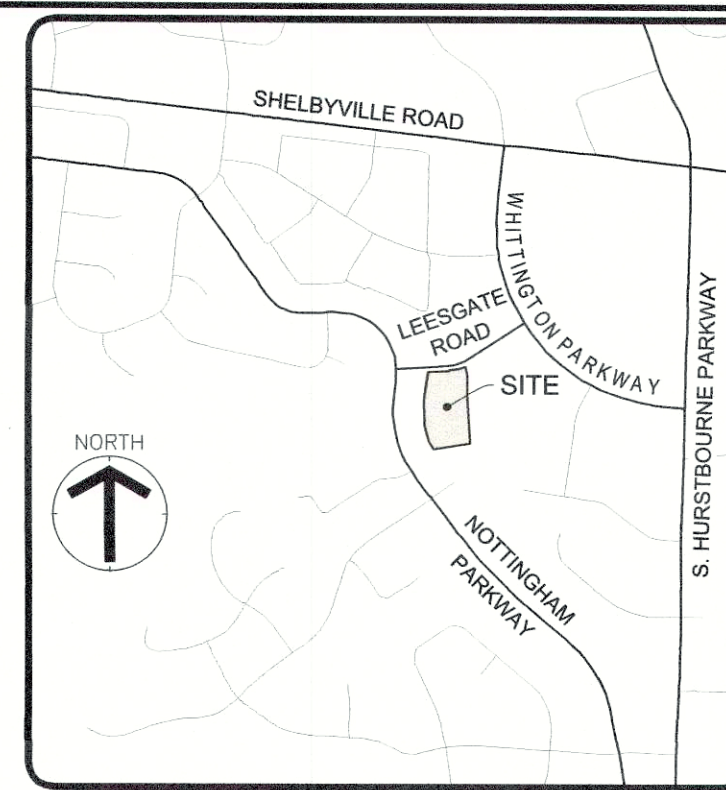
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CITY OF HURSTBOURNE APPROVAL MAY BE REQUIRED.

**MSD NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0047E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1.5:1 RATIO.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS ARE EQUAL TO OR GREATER THAN ONE (1) ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 39,000 SF.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF THE MSD DESIGN MANUAL.
- LOWEST FINISH FLOOR OR MACHINERY (NEW CONSTRUCTION/BUILDING) TO BE AT OR ABOVE 617.00.

**TRANSPORTATION NOTES**

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL PROPOSED ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CROSS ACCESS AGREEMENT OR EASEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.



**LOCATION MAP**  
NOT TO SCALE

**BICYCLE SUMMARY**

SHORT TERM REQUIRED (2 SPACES OR 1/50,000 S.F.): 2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 S.F.): 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 4 SPACES

NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

**LANDSCAPE DATA**

EXISTING V.U.A.: 44,413 S.F.
V.U.A. REMOVED: 3,003 S.F.
PROPOSED V.U.A.: 11,680 S.F.
TOTAL V.U.A.: 53,090 S.F.
V.U.A. AREA REQUIRING I.L.A.: 11,680 S.F.
I.L.A. REQUIRED: 876 S.F.
I.L.A. PROVIDED: 1,598 S.F.

**NOTE:** LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1,2&3 STATES: EXPANSION OF BUILDING, VIA OR ANY COMBINATION OF BUILDING AND VIA AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT - ONLY THE AREA OF THE NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10, PART 2 OF THE LDC.

**CODE REQUIREMENT CALCULATION:**

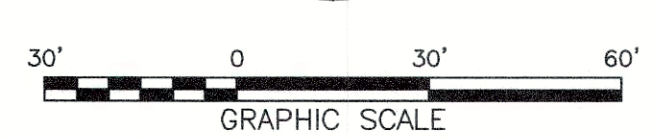
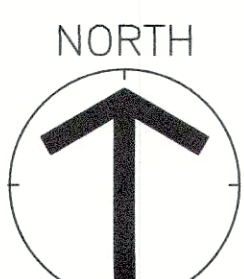
(BUILDING & PARKING ADDITIONS)	EXISTING BUILDING & PARKING AREA: 57,213 S.F.
PROPOSED ADDED BUILDING & PARKING AREA: +21,468 S.F.	TOTAL BUILDING & PARKING AREA: 78,681 S.F.
TOTAL BUILDING & PARKING AREA: 78,681 S.F.	PERCENT OF INCREASE: 37.5%

**WAIVER APPROVALS**

WAIVER OF CHAPTER 10, PART 2, SECTION 10.2.4 APPROVED PER CASE# 17CUP1045 TO REDUCE THE REQUIRED LANDSCAPE BUFFER AREA ALONG THE EASTERN PROPERTY LINE.

WAIVER APPROVED PER CASE# 16DEVPLAN1137 TO ALLOW PARKING IN FRONT OF THE STRUCTURE.

RECEIVED  
AUG 03 2018  
PLANNING & DESIGN SERVICES



**HERITAGE ENGINEERING, LLC**

642 South 4th Street  
Suite 100  
Louisville, KY 40202  
(502) 262-4411 Fax  
(502) 262-4411 Fax

**BENNETT AND BLOOM EYE CENTERS**

1935 BLUEGRASS AVENUE, SUITE 200  
LOUISVILLE, KY 40222

**MODIFIED CONDITIONAL USE PERMIT PLAN FOR BENNETT AND BLOOM 9200 LEESGATE ROAD LOUISVILLE, KENTUCKY**

JOB NO: 17037  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: N/A  
DESIGNED BY: JDC  
CHECKED BY: SWH  
DATE: APRIL 23, 2018

SHEET  
**C06**