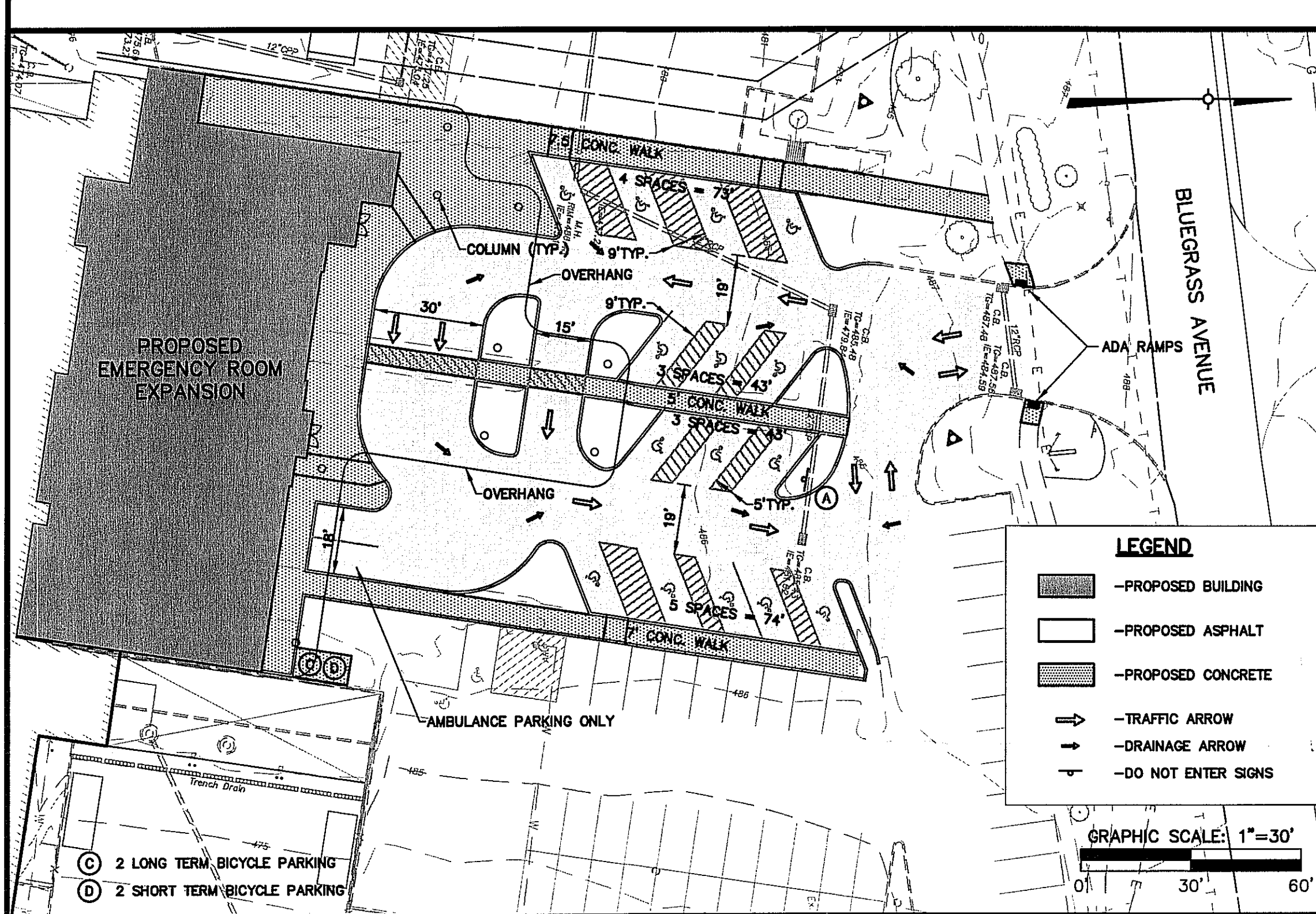


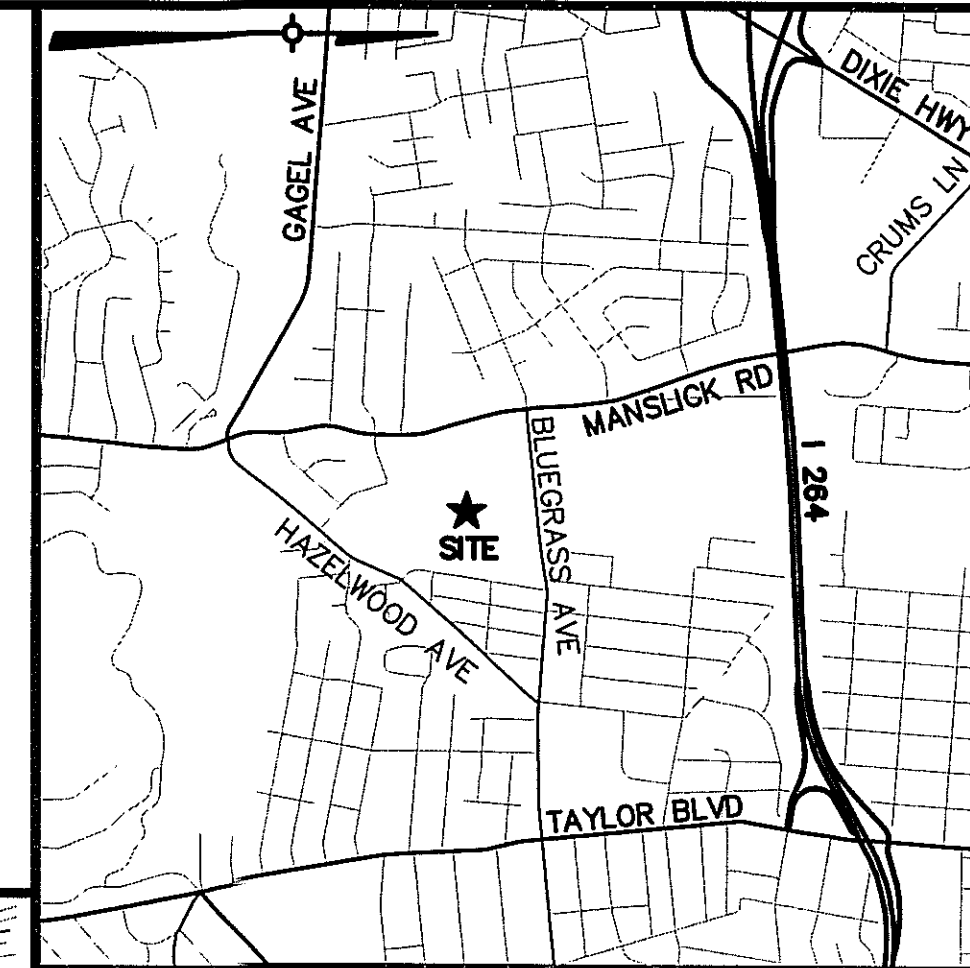
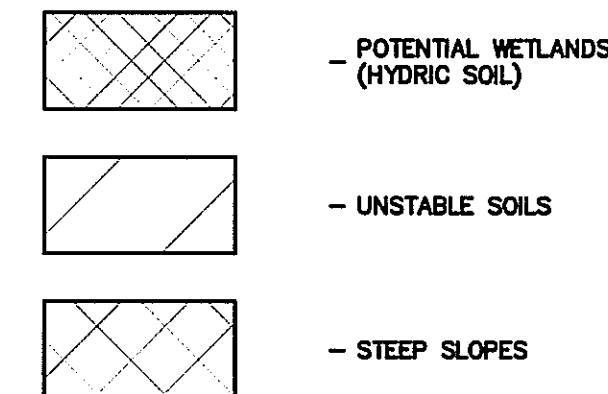
DEVELOPMENT AREA ENLARGEMENT



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 CONDITIONS:

EXISTING = 181,136 S.F.

PROPOSED = 9,904 S.F.

GROSS FLOOR AREA:

PLAZA 1 = 76,002 S.F. BY: *Emmy Nesher*

PLAZA 2 = 34,875 S.F. DATE: *10-8-14*

PLAZA 3 = 36,313 S.F.

HOSPITAL = 425,788 S.F. LOUISVILLE/JEFFERSON COUNTY

CENTRAL UTILITY PLANT = 17,101 S.F. METRO PUBLIC WORKS

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 < 0.8 (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 = 1,469 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)

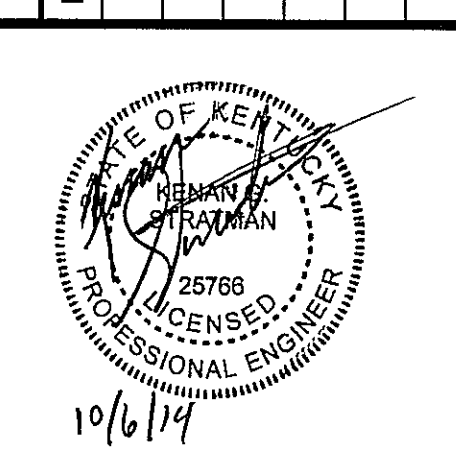
CASE NO. DP-14244-10

REVISED CONDITIONAL USE PLAN (6/7/10)

CASE NO. DP-14244-10

RECEIVED
OCT 08 2014
PLANNING &
DESIGN SERVICES

REVISIONS:	NO.	DATE	DESCRIPTION
	1	10/02/14	REVIEW COMMENTS



MOD. CUP
APPROVED: *4/6*
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: *11/11/2014*
BY: *Star Henderson*

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

HDR ONE COMPANY
Many Solutions
One Riverfront Plaza, Suite 500
401 West Main Street, Louisville, KY 40202
PHONE (502) 584-4118 FAX (502) 589-3009

Jewish Hospital & St. Mary's HealthCare
EMERGENCY ROOM EXPANSION
& ASSOCIATED PARKING
MODIFIED CONDITIONAL USE PLAN
& REVISED DETAILED DISTRICT
DEVELOPMENT PLAN

DRAWING: 1 of 1

MSD WM# 1274

14CUP 1033

14derplan.1132

OPTION B - 34 BEDS

LEGEND

○ Addition

○ Renovation

○ Existing ED to Remain

90H F

530S F

42H F



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SEP 15 2014

PLANNING & DESIGN SERVICES

STENGEL-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

Sts. Mary & Elizabeth Hospital
KentuckyOne Health

PARTIAL FIRST FLOOR PLAN - NEW WORK
EMERGENCY DEPARTMENT ADDITION/RENOVATION
ST. MARY AND ELIZABETH HOSPITAL
LOUISVILLE, KENTUCKY

15 SEPTEMBER 2014
SHEET 403

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