

APPROXIMATE DETENTION CALCULATION:

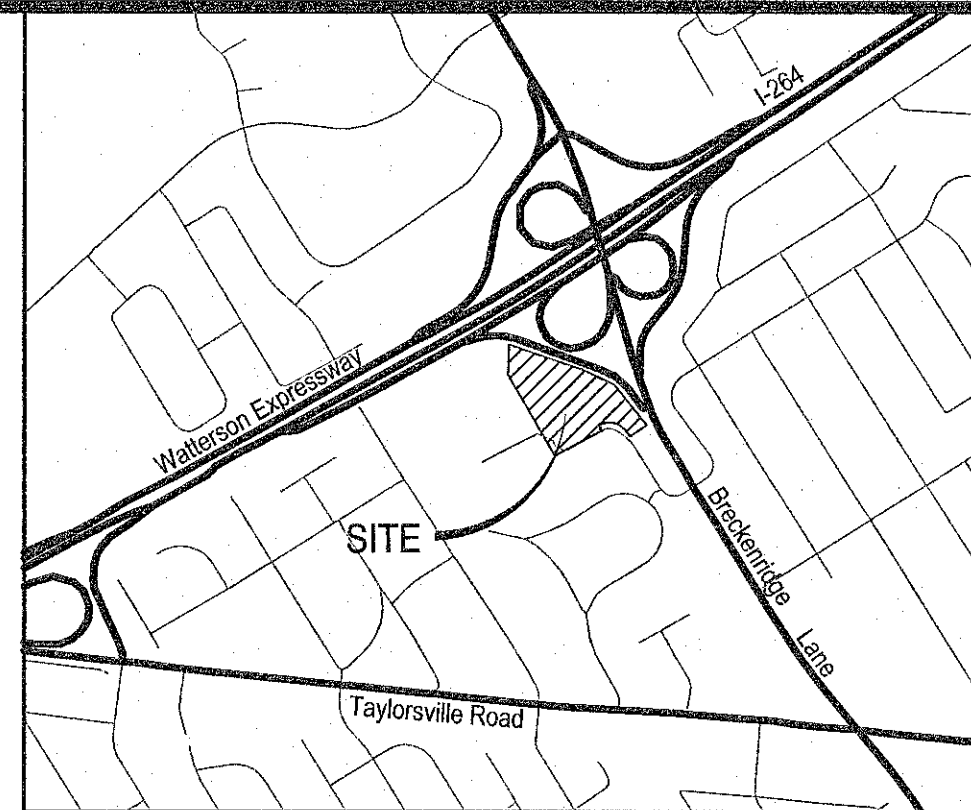
PRE-DEVELOPED PERVIOUS AREA 1.31 X 0.20 = 0.04 6.13	POST-DEVELOPED PERVIOUS AREA 1.15 X 0.20 = 0.04 6.13
IMPERVIOUS AREA 4.82 X 0.95 = 0.75 6.13	IMPERVIOUS AREA 5.00 X 0.95 = 0.77 6.13
PRE-DEVELOPED C = 0.79	POST-DEVELOPED C = 0.81
REQUIRED VOLUME: (0.82-0.79) X 2.9/12 X 6.13 = 0.03 AC-FT	

IMPERVIOUS AREA (SITE)

NET SITE AREA	6.13 ACRES
AREA OF DISTURBANCE	5.58 ACRES
EXISTING IMPERVIOUS SURFACE	4.96 ACRES (80.9%)
PROPOSED IMPERVIOUS SURFACE	4.95 ACRES (80.8%)
DECREASE IN IMPERVIOUS SURFACE	0.01 ACRES

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
SITE AREA	267,047 S.F.
EX. TREE CANOPY ON SITE	20,544 S.F. (7.7%)
8 - 10" TYPE A TREES @ 1,200 S.F. = 9,600 S.F.	
19 - 3"-10" TYPE B TREES @ 576 S.F. = 10,944 S.F.	
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	53,409 S.F. (20%)
TREE CANOPY TO BE PROVIDED 74 TYPE A TREES @ 720 SQ.F.T.	53,280 S.F. (20.1%)



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING FENCE
- EXISTING SOLID WOOD FENCE
- OHU EX. OVERHEAD UTILITIES
- GAS EX. GAS LINE
- T EX. TELEPHONE LINE
- 8" W EX. WATER LINE
- BOLLARD
- LIGHT STANDARD
- POWER POLE
- EX. TELEPHONE MANHOLE
- EX. ELECTRIC MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- DRAINAGE FLOW
- EX. SIGN
- EX. ZONING LINE
- PROP. STORM LINE
- PROP. VEHICLE FLOW ARROW
- PROPOSED FENCE
- 10" SAN EXISTING SANITARY SEWER
- 550 EXISTING CONTOUR LINE
- EX. STORM LINE
- PROP. SAN. SEWER

SITE DATA

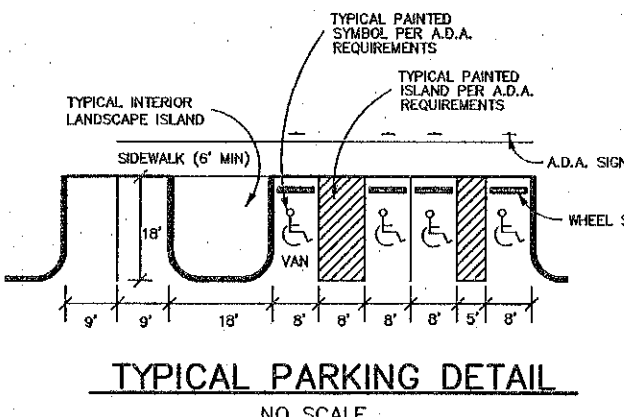
TOTAL SITE AREA	6.13 ACRES (267,046.93 SQ.F.T.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	NFD
EXISTING USE	HOTEL
EXISTING BUILDING AREA	264,995 SQ.F.T.
PROPOSED USE	MEDICAL OFFICE
PROPOSED BUILDING AREA	129,300 SQ.F.T.
5 STORIES - 25,860 SF/FL	
FLOOR AREA RATIO	0.48
PARKING REQUIREMENT MINIMUM PARKING REQUIRED (1 SP/400 SF)	323 SPACES
MAXIMUM PARKING ALLOWED (1 SP/200 SF)	647 SPACES
PROP. PARKING PROVIDED (INC. 12 ACCESSIBLE SPACE)	455 SPACES
SETBACKS	
FRONT YARD	10' MIN. & 80' MAX.
STREET SIDE YARD	
SIDE YARD	30' MIN. & 50' MAX.
REAR YARD	
MAXIMUM ALLOWED BUILDING HT.	30'
LANDSCAPE REQUIREMENTS	
EX. VEHICLE USE AREA	132,267 SQ.F.T.
NEW VEHICLE USE AREA	164,854 SQ.F.T.
7.5% I.L.A. REQUIREMENT	12,364 SQ.F.T.
PROP. I.L.A. PROVIDED	16,372 SQ.F.T.
I.L.A. TREES REQUIRED	41
I.L.A. TREES PROVIDED	41 MIN.

WAIVERS AND VARIANCES REQUESTED

- REQUEST A VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE REQUIRED MAXIMUM HEIGHT OF 30'.
- REQUEST A VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW BUILDING TO EXCEED THE MAXIMUM BUILDING SETBACK REQUIREMENT OF 80'.
- REQUEST A VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW ACCESSORY STRUCTURES, I.E. GENERATOR, DUMPSTER ENCLOSURES, AND OXYGEN TANK, TO ENCR OACH INTO THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK.
- REQUEST WAIVER OF CHAPTER 10.2.7 TO REDUCE THE REQUIRED 20' EXPRESSWAY LANDSCAPE BUFFER TO 5'.
- REQUEST WAIVER OF CHAPTER 10.2.4.A TO ALLOW REDUCTION OF REQUIRED 35' L.B.A. ADJACENT TO RESIDENTIAL USE ALONG THE WEST AND SOUTH PROPERTY LINES. (C-2 w/CUP ADJ. TO R-7).

CONDITIONAL USE PERMIT REQUESTED

CONDITIONAL USE PERMIT UNDER CHAPTER 4.2.29 OF THE LAND DEVELOPMENT CODE TO ALLOW A MEDICAL FACILITY TO ACQUIRE A CERTIFICATE OF NEED.



CASE # 21-CUPPA-0002
MSD WM #12244

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY/CLIENT COMMENTS	3/11/2021	CRB
2	DHS	REVISIONS PER ADDITIONAL AGENCY COMMENTS	3/31/2021	CRB

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DATE
SIGNATURE
FOR REVIEW ONLY
DATE
SIGNATURE

CONDITIONAL USE PERMIT PLAN
B1 - MOB
2800 BRECKENRIDGE LANE
LOUISVILLE, KY 40220
DRAWN BY: DHS
CHECKED BY: CRB
DATE: JANUARY 11, 2021
DRAWING: 200084 - DEVPLAN
SCALE: 1" = 50'
SHEET: 1.00