

FFNCF

# **CONDITIONAL USE PERMIT PLAN**

100

#### **MSD NOTES**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

25' 50'

SCALE: 1'' = 50'

- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- 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. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 8. SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- 9. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- 11. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

Received April 5, 2021

#### **GENERAL NOTES**

- 1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- 2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- 3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMEN
- 4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KY PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- 5. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORK
- 6. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A CO UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DE CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REAM ROADS AND NEIGHBORING PROPERTIES.
- 8. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPR DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT P DEVELOPED,
- 9. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY DIMENSIONED AS REQUIRED BY THE LDC.
- 10. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY.
- 11. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- 12. A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. 13. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.

- 14. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 15. BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.

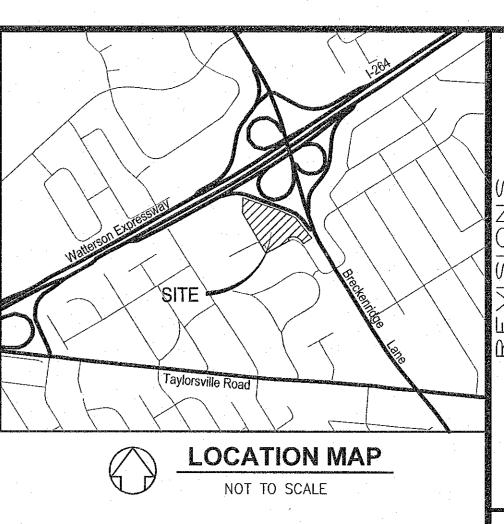
	PRE-DEVELOPED	POST-DEVELOPED	TREE CANOPY
	$\begin{array}{r} \text{PERVIOUS AREA} \\ \underline{1.31} \\ 6.13 \end{array} \times 0.20 = 0.04 \\ \end{array}$	PERVIOUS AREA <u>1.15</u> X 0.20 = 0.04	TREE CANOPY CATEGORY CL
	$\frac{4.82}{6.13} \times 0.95 = 0.75$	6.13 IMPERVIOUS AREA 5.00 X 0.95 = 0.77 6.13	SITE AREA EX. TREE CANOPY ON SITE 8 – 10"+ "TYPE A" TREES 19 – 3"–10" "TYPE B" TRE
	PRE-DEVELOPED C = $0.79$	POST-DEVELOPED C = $0.81$	EX. TREE CANOPY TO BE PI
	REQUIRED VOLUME: (0.82-0.79) X	$2.9/12 \times 6.13 = 0.03 \text{ AC-FT}$	TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% E)
			TREE CANOPY TO BE PROVI 74 "TYPE A" TREES © 720
	IMPERVIOUS AREA		
	NET SITE AREA AREA OF DISTURBANCE EXISTING IMPERVIOUS SURFACE PROPOSED IMPERVIOUS SURFACE DECREASE IN IMPERVIOUS SURFACE	6.13 ACRES 5.58 ACRES 4.96 ACRES (80.9%) 4.95 ACRES (80.8%) 0.01 ACRES	
	BR.		
	in the second seco	6	
	Minor Value		
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		ARIES LAN	
		<b>T</b> <sup>1</sup>	
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FISTER TO			
HANN SUR	24.0		
Contraction of the second seco			
Viel Santos			
		(2) -NŠ7 34'28"E 3.32'	
	COCAL CAL	STANGER STAND	
	02"W 147.75'		
A MANNIN MANN		300	
		R=46.49'	
			BRECKENRIDGEL
			CKE
			MARIN
			MINOREL

	16.	EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
NT PERMIT.	17.	SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
TC AND METRO	18.	ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
KS. COMMON TRENCH	19.	IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
Emolition and Ching Existing	20.	ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY TEH DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
ACCESS AND ID PROVIDE FOR RIATE BY THE COUNSEL SHALL	21.	MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/ JEFFERSON COUNTY METRO ORDINANCES.
	22.	ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
	23.	MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
D DEVICE THAT Y LOCK AND IS	24.	THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4, SECTION 9 OF THE LAND DEVELOPMENT CODE.
	25.	ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
	26.	A DEED OF CONSOLIDATION SHALL BE RECORDED PRIOR TO FINAL APPROVAL.
	27.	PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

Planning & Design

## CALCULATIONS

LASS C 267,047 S.F. 20,544 S.F. (7.7%) @ 1,200 S.F. = 9,600 S.F. EES @ 576 S.F. = 10,944 S.F. RESERVED 0 S.F. (0%) 53,409 S.F. (20%) EX. CANOPY COVERAGE) IDED 53,280 S.F. (20.1%) SQ.FT.



#### LEGEND

	CAISTING I LINCE
	EXISTING SOLID WOOD FENCE
	EX. OVERHEAD UTILITIES
GAS	EX. GAS LINE
T	EX. TELEPHONE LINE
- — 8"W — —	EX. WATER LINE
0	BOLLARD
¢.	LIGHT STANDARD
Ø	POWER POLE
0	EX. TELEPHONE MANHOLE
Ē	EX. ELECTRIC MANHOLE
S	EX. SANITARY SEWER MANHOLE
O <sub>CO</sub>	EX. SANITARY CLEAN OUT
ď	FIRE HYDRANT
$\bowtie$	WATER VALVE
O WM	WATER METER
cv	GAS VALVE
O GM	GAS METER
N.	DRAINAGE FLOW
	EX. SIGN
	EX. ZONING LINE
)	PROP. STORM LINE
$ \rightarrow $	PROP. VEHICLE FLOW ARROW
[]	PROPOSED FENCE
—10''SAN— —	EXISTING SANITARY SEWER
550	EXISTING CONTOUR LINE
	EX. STORM LINE
§	PROP. SAN. SEWER

X-X-X

TOTAL SITE AREA EXISTING ZONING EXISTING FORM DISTRICT EXISTING USE EXISTING BUILDING AREA PROPOSED USE PROPOSED BUILDING AREA 5 STORIES - 25,860 SF/FL FLOOR AREA RATIO

SITE DATA

PARKING REQUIREMENT MINIMUM PARKING REQUIRED (1 SP/400 S.F.) MAXIMUM PARKING ALLOWED (1 SP/200 S.F.) PROP. PARKING PROVIDED (INC. 12 ACCESSIBLE SPACE)

<u>SETBACKS</u> FRONT YARD STREET SIDE YARD SIDE YARD REAR YARD MAXIMUM ALLOWED BUILDING HT. LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA NEW VEHICLE USE AREA 7.5% I.L.A. REQUIREMENT PROP. I.L.A. PROVIDED

I.L.A. TREES REQUIRED I.L.A. TREES PROVIDED

#### HOTEL 264,995 SQ.FT. MEDICAL OFFICE 129,300 SQ.FT. 0.48 323 SPACES 647 SPACES 455 SPACES

6.13 ACRES

C-2

NFD

(267,046.93 SQ.FT.)

10' MIN. & 80' MAX. 30' MIN. & 50' MAX.

132,267 SQ.FT. 164,854 SQ.FT. 12,364 SQ.FT. 16,372 SQ.FT 41

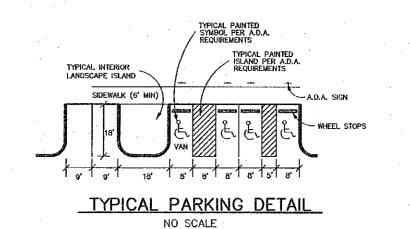
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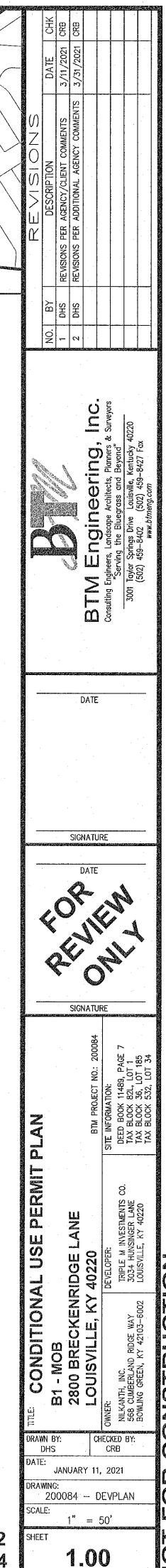
### WAIVERS AND VARIANCES REQUESTED

- 1. REQUEST A VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE REQUIRED MAXIMUM HEIGHT OF 30'.
- 2. REQUEST A VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW BUILDING TO EXCEED THE MAXIMUM BUILDING SETBACK REQUIREMENT OF 80'.
- 3. REQUEST A VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW ACCESSORY STRUCTURES; I.E. GENERATOR, DUMPSTER ENCLOSURES, AND OXYGEN TANK, TO ENCROACH INTO THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK.
- 4. REQUEST WAIVER OF CHAPTER 10.2.7 TO REDUCE THE REQUIRED 20' EXPRESSWAY LANDSCAPE BUFFER TO 5'.
- 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

21-CUP-0040