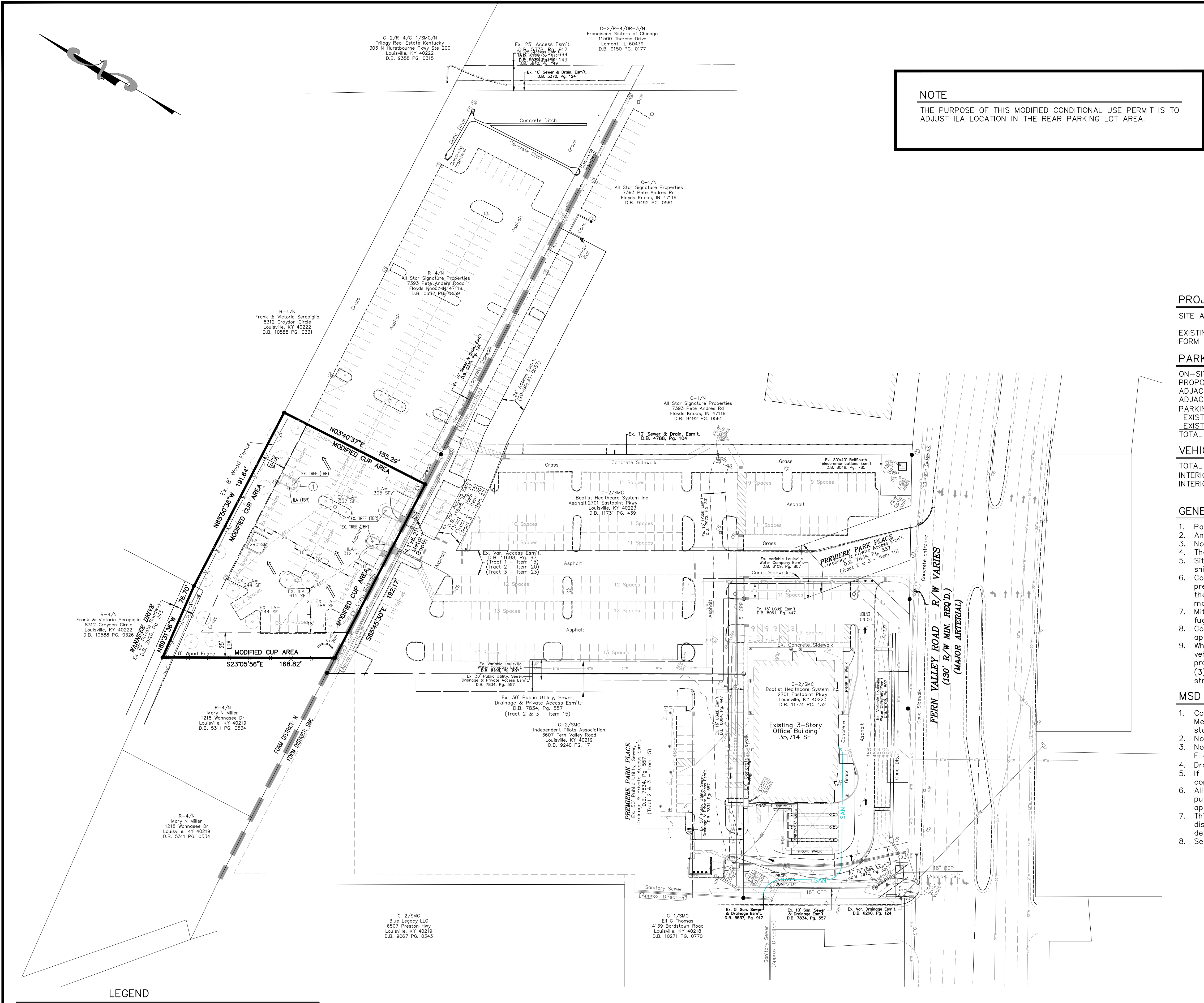
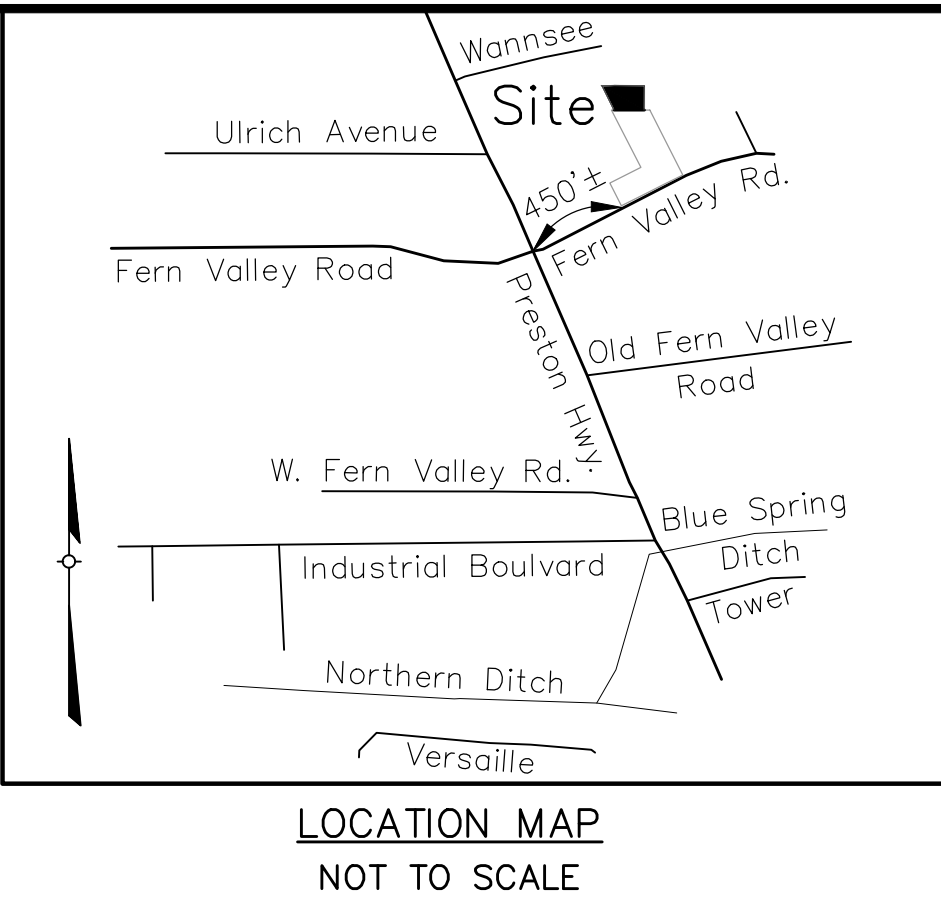




NOTE
THE PURPOSE OF THIS MODIFIED CONDITIONAL USE PERMIT IS TO ADJUST ILA LOCATION IN THE REAR PARKING LOT AREA.



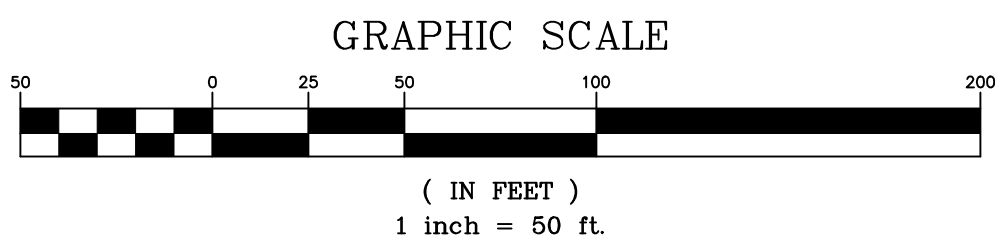
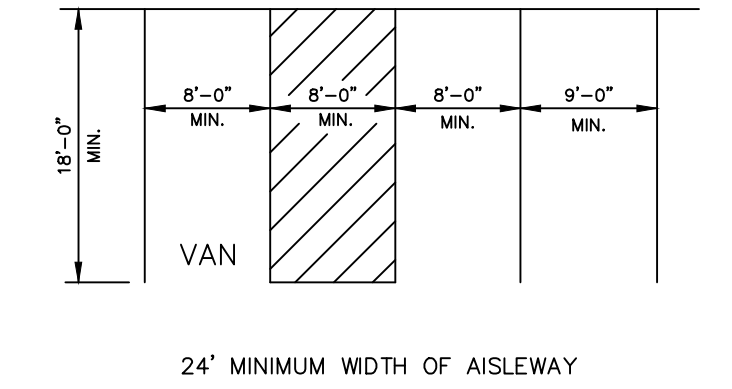
PROJECT DATA	
SITE AREA	= 0.82± Ac. (35,706 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PARKING SUMMARY	
ON-SITE PARKING APPROVED PER CASE #12158. PROPOSED PARKING IN THE MODIFIED CUP AREA TO SERVE 35,714 SF MEDICAL OFFICE BUILDING ON ADJACENT PARCEL. IN ADDITION TO CUP PARKING LOT THERE ARE 209 PARKING SPACES ON ADJACENT LOTS THAT SERVE THE MEDICAL OFFICE BUILDING.	
PARKING PROVIDED (CUP LOT)	
EXISTING PARKING	= 66 SPACES
EXISTING SPACES TO BE REMOVED	= 5
TOTAL PARKING PROVIDED	= 61 SPACES
VEHICULAR USE AREA	
TOTAL VEHICULAR USE AREA	= 20,972 SF
INTERIOR LANDSCAPE AREA REQ. (7.5%)	= 1,573 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,703 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - No Sanitary sewer service will be provided to the CUP area.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 F dated February 26, 2021.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 3,000 S.F.
 - Sewer Capacity Request has been approved by MSD on September 9, 2021.

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 35,706 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 50% (18,000 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (12,497 S.F.)

LEGEND		
Fire Hydrant	•	Bollard
Sanitary Sewer Manhole	—	Sign
Sanitary Clean-Out	—	Utility Pole
Catch Basin	—	Guy Anchor
Storm Drainage Manhole	—	Light Pole
Telecomm. Pedestal	—	Yard Lamp
Telecomm. Manhole	—	Gas Meter
Overhead Electric Line	—	Gas Valve
Underground Water Line	—	Water Meter
Underground Gas Line	—	Water Valve
	—	Irrigation Control Valve



OWNER:
BAPTIST HEALTHCARE SYSTEMS INC.
2701 EASTPOINT PKWY
LOUISVILLE, KY 40223

SITE ADDRESS:
3609 R FERN VALLEY ROAD
LOUISVILLE, KY 40219
TAX BLOCK 0632, LOT 462
D.B. 11731, PG. 432,439
D.B. 11783, PG. 206

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

CASE: 21-MCUP-0005

RELATED CASES: 12158

WATER/SUB# 7396

MODIFIED CUP PLAN

BAPTIST EAST FERN VALLEY ROAD

OWNER/DEVELOPER
BAPTIST HEALTHCARE SYSTEMS INC.
2701 EASTPOINT PKWY
LOUISVILLE, KY 40223

REVISIONS

NO.	DATE	DESCRIPTION	BY	JH
1	10/11/21	REVISED PER AGENCY COMMENTS		

PROJECT DATA

FILE NAME: 20093-DDDP

DATE: 9-2-2021

CHECKED BY: MH

SCALE AS SHOWN

DRAWN BY: BB

JOB NO. 20093

SHEET 1 OF 1

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ENGINEER'S SEAL

SURVEYOR'S SEAL