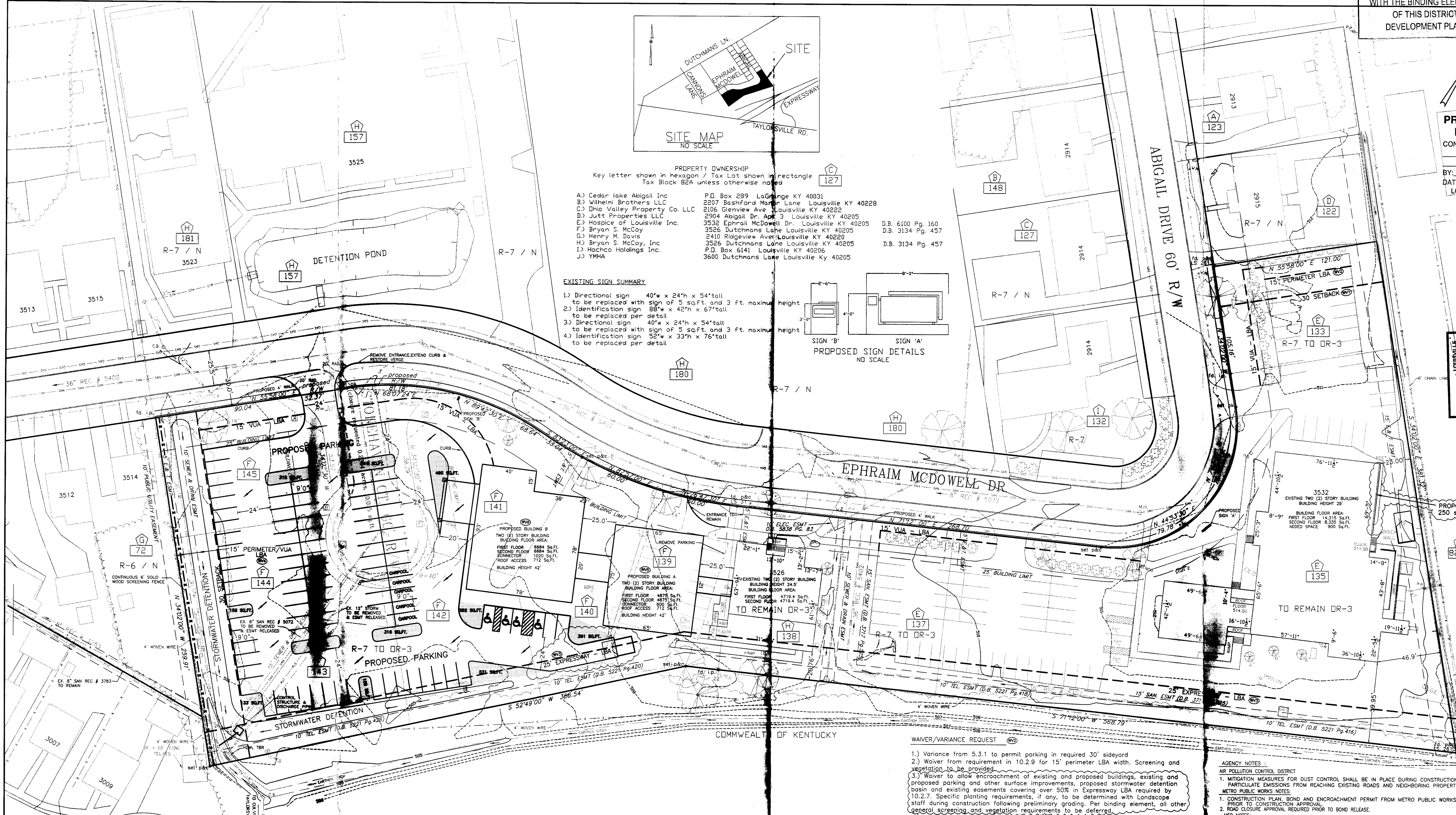

PROPERTY OWNERSHIP
Key letter shown in hexagon / Tax Lot shown in rectangle
Tax Block 82A unless otherwise noted

A.) Cedar lake Abigail Inc	P.O. Box 289 LaGrange KY 40031	
B.) Wilhelmi Brothers LLC	2207 Bashford Manor Lane Louisville KY 40228	
C.) Ohio Valley Property Co. LLC	2106 Glenview Ave Louisville KY 40222	
D.) Jutt Properties LLC	2904 Abigail Dr. Apt 3 Louisville KY 40205	
E.) Hospice of Louisville Inc.	3532 Ephrail McDowell Dr. Louisville KY 40205	D.B. 6100 Pg. 160
F.) Bryan S. McCoy	3526 Dutchmans Lane Louisville KY 40205	D.B. 3134 Pg. 457
G.) Henry M. Davis	2410 Ridgeview Ave Louisville KY 40220	
H.) Bryan S. McCoy, Inc	3526 Dutchmans Lane Louisville KY 40205	D.B. 3134 Pg. 457
I.) Hochco Holdings Inc.	P.O. Box 6141 Louisville KY 40206	
J.) YMHA	3600 Dutchmans Lane Louisville Ky 40205	

EXISTING SIGN SUMMARY

1.) Directional sign 40"w x 24"h x 54"tall to be replaced with sign of 5 sq.ft. and 3 ft. maximum height
2.) Identification sign 88"w x 42"h x 67"tall to be replaced per detail
3.) Directional sign 40"w x 24"h x 54"tall to be replaced with sign of 5 sq.ft. and 3 ft. maximum height
4.) Identification sign 52"w x 33"h x 76"tall to be replaced per detail

PROPOSED SIGN DETAILS
NO SCALE
SIGN 'B' SIGN 'A'

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: Restamp
BY: Andrea Moncon
DATE: 10/7/09
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 12796
APPROVAL DATE Nov. 5, 2009
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

BEARING TABLE

A	S 79°02'00" E	42.43'
B	N 1°41'00" E	7.95'
C	S 41°32'00" E	48.72'
D	N 78°2[illegible]" E	30.60'
E	N 24°[illegible]" E	41.66'
F	N 41°[illegible]" W	45.07'
G	N 2[illegible]3" W	50.30'

Canopy and Screening Calculations

project area	181,[illegible] sq.ft.
existing canopy to remain =	17,[illegible] sq.ft.
% existing canopy =	0.09[illegible]
required canopy percentage =	17%
required area =	13,047 sq.ft.
required trees (calculated) =	19
type "A" trees to be provid =	28
VUA Calculations	
additional vehicle use area =	37,166 sq.ft.
ILA required @ 7.5% =	2,787 sq.ft.
% ILA provided =	3,716 sq.ft.

*Notes:
1.) Based on Type 'A' trees <3" and > 1-3/4" = 720 sq.ft. canopy
2.) Canopy tree requirement to be partially met by existing trees & trees required for LBA & ILA.
Screening Trees
perimeter LBA trees = 6
Vehicle use LBA trees = 12
Vehicle use ILA trees = 10
3.) All Service Structures shall be screened in accordance with Chapter 10.
4.) LBA's facing right of way to be planted with continuous 3' vegetative screen

LEGEND
STORM SEWER
OVERHEAD WIRES
SANITARY SEWER
CATCH BASIN
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
TELEPHONE PED.
GAS VALVE
MANHOLE
LIGHT
AIR CONDITIONER
SET PIN & CAP (LS# 2206)
FOUND PIN & CAP (LS# NOTED)
PROPOSED DUMPSTER ENCLOSURE
PROPOSED ILA

BUILDING SUMMARY

	Existing Building	Proposed Buildings	Campus Total
Main Office (3532)	22,650 sq.ft.	900 sq.ft.	23,550 sq.ft.
3526 Building	9,438 sq.ft.		9,438 sq.ft.
Building A		11,062 sq.ft.	11,062 sq.ft
Building B		15,100 sq.ft.	15,100 sq.ft.
Totals	32,088 sq.ft.	27,062 sq.ft	59,150 sq.ft

All buildings to be used for office space
Total site area = 181,209 sq.ft.
Site FAR = 0.326

PARKING SUMMARY

Existing Parking	Proposed Parking	Campus Parking
18+49+27 = 94 Spaces includes 4 Handicapped	93 (see note) = 75 Spaces includes 4 hdcp & 5 carpool	169 spaces includes 7 Handicapped

Minimum Required Ratio = 1 spc per 350 sq.ft.
Minimum Required Spaces = 59,060 sq.ft/350 = 169 spaces
Maximum Allowed Ratio = 1 spc per 200 sq.ft
Maximum Allowed Spaces = 59,060 sq.ft./200 = 296 spaces

note: 93 spaces provided in new lot
18 spaces (1 handicapped) lost from removed lot

BICYCLE PARKING SUMMARY

1.) provide two short term bicycle parking spaces at bulding B and at main building
2.) provide two long term bicycle parking facilities at main building.

PRELIMINARY BASIN SIZING

Predevelopment Time of Concentration		10 min.
Predevelop "C"		0.3
Drainage Area		1.48 acres
Predevelop Discharge		
10 year	i=5.2	2.3 cfs
100 year	i=7.1	3.15 cfs

Post Developed Discharges at maximum storage

Post Develop Time of Concentration			10 min.
Post Developed "C"			0.95
10 year 20 min.*	i=0.4	Q=5.6	3,971 Cu.Ft.
100 year 30 min.*	i=4.6	Q=6.5	6,017 cu.ft.

* Duration selected to correspond to maximum storage
Area of proposed detention 4,941 S.F. = 0.11 Acres
Average Depth of Detention = 6,017/4,941 = 1.21 ft

PROJECT PROPERTIES

TAX BLOCK	LOT	ADDRESS	USE	EX. ZONE/FORM	PROP. ZONE/FORM
82A	133	2917 Abigail Dr.	parking lot	R-7 / N	OR-3 / N
82A	135	3532 Ephraim McDowell Dr.	office	OR-3 / N	OR-3 / N
82A	137	3528 Ephraim McDowell Dr.	parking lot	R-7 / N	OR-3 / N
82A	138	3526 Ephraim McDowell Dr.	office	OR-3 / N	OR-3 / N
82A	139	3524 Ephraim McDowell Dr.	parking lot	OR-3 / N	OR-3 / N
82A	140	3522 Ephraim McDowell Dr.	vacant	R-7 / N	OR-3 / N
82A	141	2905 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	142	2903 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	143	2904 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	144	2902 Stonehaven Court	vacant	R-7 / N	OR-3 / N
82A	145	2900 Stonehaven Court	vacant	R-7 / N	OR-3 / N

All lots to be consolidated and Stonehaven Court to be closed.
Area to be rezoned 2.17 acres (includes Stonehaven Court). Total project area 4.16 acres.

WAIVER/VARIANCE REQUEST (WV2)

1.) Variance from 5.3.1 to permit parking in required 30' sideyard
2.) Waiver from requirement in 10.2.9 for 15' perimeter LBA width. Screening and vegetation to be provided
3.) Waiver to allow encroachment of existing and proposed buildings, existing and proposed parking and other surface improvements, proposed stormwater detention basin and existing easements covering over 50% in Expressway LBA required by 10.2.7. Specific planting requirements, if any, to be determined with Landscape staff during construction following preliminary grading. Per binding element, all other general screening and vegetation requirements to be deferred.
4.) Waiver to allow 100% of perimeter/vua LBA per 10.2.9 to contain easement. Screening and vegetation to be provided.
5.) Variance from 5.3.1 to increase allowed height of building A from 25' to 42'
6.) Variance from 5.3.1 to increase allowed height of building B from 30' to 42'
7.) Variance from 8.3.2.C.1 to increase mounting height of attached business sign above 3' above first floor ceiling height to top of second floor parapet approximately 29'

PLAN NOTES:

1.) Topographic information taken from LOJIC data purchased by property owner Bryan S. McCoy Inc. in 1998, supplemented by field review and survey as necessary.
2.) Unless otherwise noted all properties zoned R-7 & Neighborhood Form District
3.) Lots 138 and 139 zoned OR3 per docket #9-82-00. Related cases B-118-89 & B-119-89
4.) Stonehaven Court to be closed
5.) Stonehaven Court pavement and utilities to be abandoned.
6.) All lots within Campus to be consolidated. Total area (including Stonhaven right-of-way) 4.16 acres.

AGENCY NOTES :
AIR POLLUTION CONTROL DISTRICT
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
METRO PUBLIC WORKS NOTES:
1. CONSTRUCTION PLAN, BOND AND ENCROACHMENT PERMIT FROM METRO PUBLIC WORKS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
2. ROAD CLOSURE APPROVAL REQUIRED PRIOR TO BOND RELEASE.
MSD NOTES:
1. ON-SITE DETENTION WILL BE PROVIDED LIMITING POST DEVELOPMENT PEAK FLOWS TO PRE-DEVELOPMENT PEAK FLOWS.
2. MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
3. KTC PERMIT REQUIRED.
4. WASTE TO BE TREATED AT MORRIS FOREMAN.
5. EXISTING STORM LINE ALONG WEST PROPERTY LINE MAY NEED TO BE RELOCATED IF IT CONFLICTS WITH CONSTRUCTION OF PROPOSED DETENTION BASIN
PLANNING NOTES:
1. DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE DEVELOPMENT CODE.
KTC NOTES :
1. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IF SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
PUBLIC HEALTH AND WELLNESS
1. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES

SCALE: 1" = 30'

NO.	REVISION	DATE
1.)	Per review #1 comments	8-07-09
2.)	Correct Sanitary Easement & P/L call	9-17-09
3.)	Revise dumpster pad & WV3 note.	9-23-09
	Add WV7 note.	

DISTRICT DEVELOPMENT PLAN
FOR
ZONING
FOR THE
HOSPARUS OFFICE CAMPUS
3532 EPHRAIM McDOWELL DRIVE
LOUISVILLE, KY. 40205

SCALE: 1" = 30' DATE: JULY 20, 2009

KEAL & ASSOCIATES Inc.
Consulting Engineers
P.O. Box 5130
Louisville, Kentucky 40255
(502) 583-1984

WM# 10096

PRELIMINARY APPROVAL
Condition of Approval:
Development Review
10/1/09
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
OCT 0 5 2009
PLANNING & DESIGN SERVICES

12796