

PRELIMINARY APPROVAL
 Condition of Approval: _____
Tony Kelly 9-7-16
 Date: _____
 Development Review
 LOUISVILLE/JEFFERSON COUNTY
 METROPOLITAN S.W.E.R. DISTRICT

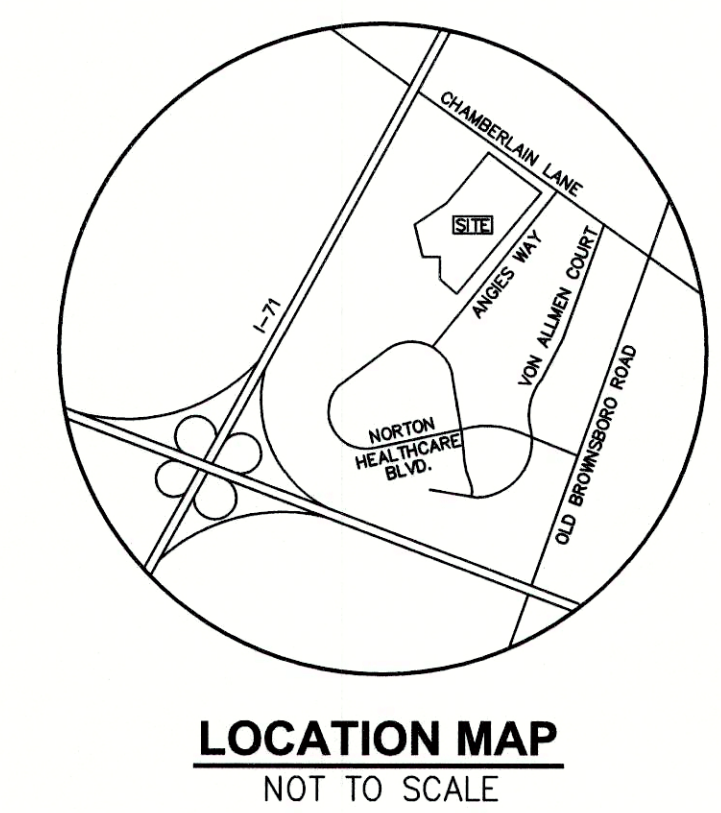
RC/C-2
 OBS COSTCO BORROWING
 ENTITY, LLC
 3034 REAR HUNTINGER LANE
 LOUISVILLE, KY 40220

RC/C-2
 WHITE TRUFFLE, LLC
 122 SEARS AVENUE
 LOUISVILLE, KY 40207

RC/OR-3
 MCMAHAN HOLDINGS LLC,
 P.O. BOX 20005
 LOUISVILLE, KY 40250

RC/OR3(CUP)
 KND REAL ESTATE 33, LLC
 680 S. 4TH STREET
 LOUISVILLE, KY 40202

RC/OR3(CUP)
 KND REAL ESTATE 33, LLC
 680 S. 4TH STREET
 LOUISVILLE, KY 40202



WAIVER - GRANTED 11/19/08 - CASE #11489

A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE FOR THE 15 FT LBA ADJACENT TO THE WEST PROPERTY LINE TO WAIVE THE 8 FT TALL SCREEN/HEDGE BY CASE NO. 11489 DATED NOV. 19, 2008.

WAIVERS REQUESTED

1. A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW ENCRoACHMENT INTO THE REQUIRED 15' VJA LBA ON LOT 1

SITE DATA

TOTAL SITE AREA	10.39 ACRES (10.6 AC)
LOT 1	8.24 ACRES
LOT 2	2.15 ACRES
EXISTING ZONING	OR-3 (CUP)
FORM DISTRICT	REGIONAL CENTER

LOT 1	
PEDIATRIC OUTPATIENT CENTER	= 62,000 SF
PROPOSED MEDICAL OFFICE BUILDING	= 33,000 SF
TOTAL BUILDING AREA	= 95,000 SF
FAR	= 0.26
BUILDING HEIGHT	EX. 45'
PROPOSED MEDICAL OFFICE BUILDING	50'

LOT 2	
EXISTING PROPOSED	VACANT/OPEN SPACE
	ACCESS ROAD/MULTI-USE TRAIL/OPEN SPACE

PARKING CALCULATIONS	
PEDIATRIC CENTER (62,000 SQ.FT.)	
MINIMUM REQUIRED	248 SPACES
1 SP/250 SF	
MAXIMUM ALLOWED	413 SPACES
1 SP/150 SF	

PROPOSED MEDICAL OFFICE (33,000 SQ.FT.)	
MINIMUM REQUIRED	132 SPACES
1 SP/250 SF	
MAXIMUM ALLOWED	220 SPACES
1 SP/150 SF	

TOTAL PARKING REQUIRED	
MINIMUM REQUIRED	380 SPACES
MAXIMUM ALLOWED	633 SPACES
MINIMUM WITH 10% TARC CREDIT	342 SPACES

EX. PARKING PROVIDED	
(INCLUDES 9 ACCESSIBLE & 6 CARPOOL SPACES)	237 SPACES
PARKING PROVIDED	144 SPACES
TOTAL PARKING PROVIDED	381 SPACES

BIKE PARKING	
REQUIRED	2 SHORT TERM
PROVIDED	2 LONG TERM
PROVIDED	2 SHORT TERM
PROVIDED	2 LONG TERM

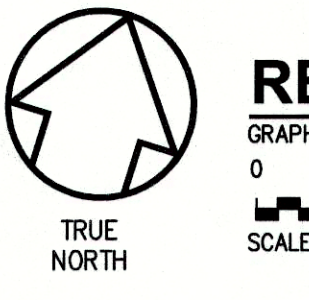
TOTAL VJA	= 179,414 S.F.
ILA REQUIRED (7.5%)	= 13,456 S.F.
ILA PROVIDED	= 14,744 S.F.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 459,796 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 18% (82,773 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 7.5% (34,425 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 13% (61,920 S.F.)
86 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 61,920 S.F.
TOTAL TREE CANOPY PROVIDED	= 21% (96,345 S.F.)

GENERAL NOTES

- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 211100000E DATED DECEMBER 5, 2008.
- DRAINAGE PATTERNS INDICATED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BEHIND THE PERIMETER OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED FOR APPROVAL TO THE PLANNING COMMISSION PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CLAMPERS AND SERVICE STRUCTURES ARE TO BE SCHEDULED PER CHAPTER 10.
- ALL LIGHTING ON THE SITE SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL USES.
- THIS SITE IS SUBJECT TO THE BINDING ELEMENTS IN DOCKET NO. 09-044-06 OF RECORD IN THE OFFICE OF THE LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 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.
- A SHARED ACCESS EASEMENT FOR VEHICULAR ACCESS TO THE NORTH PROPERTY WILL BE GRANTED BY NORTONS PRIOR TO CONSTRUCTION. EASEMENT PROVIDED PRIMARY ACCESS IS PROVIDED TO THE ADJACENT PROPERTY TO THE NORTH FROM CHAMBERLAIN LANE. NORTON WILL CONSTRUCT THE VEHICULAR AND SIDEWALK CONNECTIONS AS SHOWN ON THIS PLAN AND THE ADJACENT PROPERTY OWNER TO THE NORTH WILL CONSTRUCT THE REMAINDER OF THE VEHICULAR AND SIDEWALK CONNECTIONS AT SUCH TIME AS THE PROPERTY TO THE NORTH IS DEVELOPED. AN ADDITIONAL SHARED ACCESS EASEMENT SHALL BE PROVIDED IN THE NORTHWEST CORNER OF THE NORTON'S PROPERTY TO THE ADJACENT PROPERTY TO THE NORTH IF DETERMINED TO BE NECESSARY BY LOUISVILLE METRO WORKS.
- CORPS OF ENGINEERS APPROVAL REQUIRED FOR DISTURBANCE OF U.S. WATERS.
- CORPS OF ENGINEERS APPROVAL REQUIRED FOR DISTURBANCE OF U.S. WATERS.
- DIVISION OF WATER APPROVAL REQUIRED FOR DISTURBANCE OF U.S. WATERS.
- SANITARY SEWER CAPACITY FEES FOR THE MEDICAL OFFICE BUILDING SHALL BE REQUESTED AND PAID AT THE TIME THE CONSTRUCTION PLAN APPROVALS ARE REQUESTED FOR THAT BUILDING. NO CONSTRUCTION APPROVALS FOR THE MEDICAL OFFICE BUILDING CAN BE GIVEN UNTIL THESE FEES HAVE BEEN PAID.
- ACCESS PROVIDED FROM ANGLES WAY PERMITTED BY NOTE #12 PLAT BOOK 50 PAGE 65. ACCESS EASEMENTS SHALL BE REDUCED PRIOR TO CONSTRUCTION PERMIT APPROVAL.
- MOSQUITO ABATEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER. ACCUMULATION OF WATER IN WHICH MOSQUITO LAARVE BREED OR HAVE THE POTENTIAL TO BREED ARE REQUIRED TO BE TREATED WITH A MOSQUITO LARVICIDE APPROVED BY THE LOUISVILLE METRO HEALTH DEPARTMENT. LARVICIDES SHALL BE ADMINISTERED IN ACCORDANCE WITH THE PRODUCTS LABELING. MOSQUITO ABATEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER IN ACCORDANCE WITH CHAPTER 97 OF THE LOUISVILLE METRO CODE OF ORDINANCES.
- SITE LIES WITHIN THE WORTHINGTON FIRE DISTRICT.
- BOUNDARY TAKEN FROM A SURVEY PERFORMED BY QUEST ENGINEERS 3-7-06.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 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.
- DEVELOPER SHALL NOT REQUEST CONSTRUCTION APPROVALS FOR 33,000 SQUARE FOOT MEDICAL OFFICE BUILDING UNTIL PHASE II OF THE BROWNSBORO ROAD IMPROVEMENTS HAVE BEEN FUNDED FOR CONSTRUCTION.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS ESTABLISHED BY METROPOLITAN S.W.E.R. DISTRICT. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ANY DEVIATIONS FROM THE GENERAL KYRHO PERMIT, INCLUDING STEAM BUFFER REQUIREMENTS, WILL REQUIRE KNOW APPROVAL.
- ON-SITE DETENTION WILL BE PROVIDED IN THE EXISTING BASIN. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 1, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTRAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DETENTION BASIN CAPACITY TO BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER METROPOLITAN S.W.E.R. DISTRICTS FAT, OIL, AND GREASE POLICY.
- 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 PER 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 SEED AND STABILIZED.

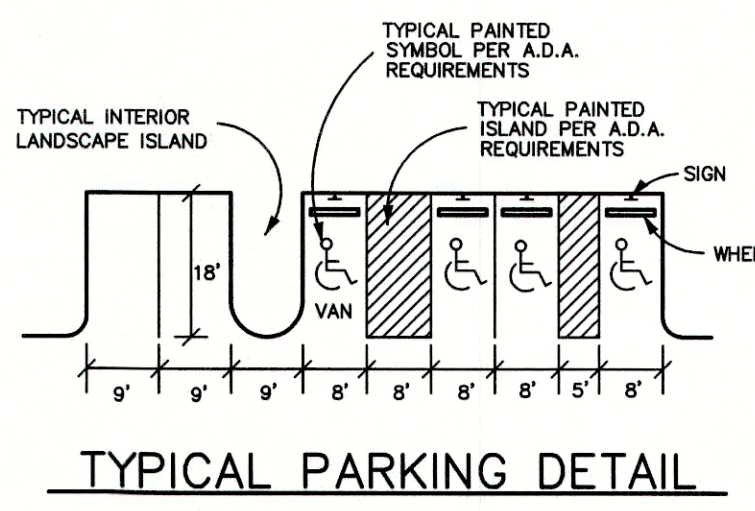
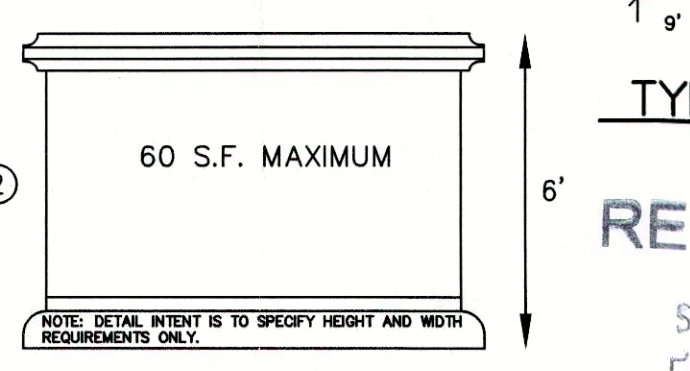
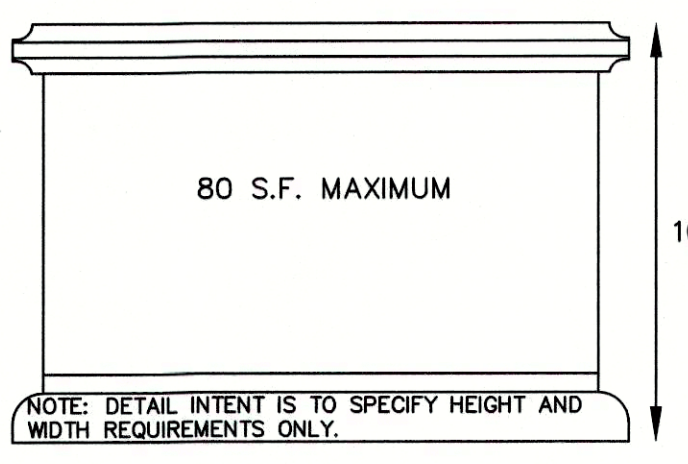


REVISED SITE DEVELOPMENT PLAN

GRAPHIC SCALE: SUPERCEDES NUMERIC SCALE
 0' 20' 40' 80'
 SCALE: 1" = 40'

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *Tony Kelly*
 DATE: 9-7-16
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



NO SCALE
 RECEIVED
 SEP 08 2016
 PLANNING & DESIGN SERVICES

CASE #: 11489
 MSD WM #9376

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-18-16	CRB
2	DHS	REVISIONS PER MSD COMMENTS	8-3-16	CRB
3	DHS	REVISIONS PER AGENCY COMMENTS	8-15-16	CRB

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 Serving the Bluegrass and Beyond
 3000 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 459-8402 (502) 459-8477 Fax
 www.btmeng.com

DATE	
SIGNATURE	
DATE	
SIGNATURE	

REVISED DETAILED DISTRICT DEV PLAN
NORTON PEDIATRIC OUTPATIENT CENTER
4910 CHAMBERLAIN LANE

BTM PROJECT NO.: 100291
 SITE INFORMATION: TAX BLOCK: WOODS LOT 74
 P.O. BOX: 35070
 D.B. B341 PG. 810
 TAX BLOCK: 3712 LOT 15
 (S.B. 3695 PG. 31E)

DEVELOPER: NORTON HOSPITALS INC.
 P.O. BOX 35070
 LOUISVILLE, KENTUCKY 40232

OWNER: NORTON HOSPITALS INC.
 P.O. BOX 35070
 LOUISVILLE, KENTUCKY 40232

TITLE: _____
 DRAWN BY: PMB/DHS
 CHECKED BY: DHS/JMA
 DATE: 2-29-16
 DRAWING: 100291-KOSAIR-RDDP
 SCALE: 1" = 40'
 SHEET

NOT FOR CONSTRUCTION