

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
10. No Karst features were observed on site during a site visit on October 5, 2022, by Derek Triplett, RLA/AICP
11. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
12. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections for MSD's fats, oils and grease policy.
3. 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.
4. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0040 F dated February 26, 2021.
6. Drainage pattern depicted by arrows (→) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. 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.
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 Mgmt. Practices.
10. Site discharges into the combined sanitary sewer system and shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
11. Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's Design Manual.
12. A portion of the site is located within the combined sewer overflow floodplain. Lowest finish floor to be at or above 451.66 and lowest machinery to be at or above 452.66.

PROJECT DATA

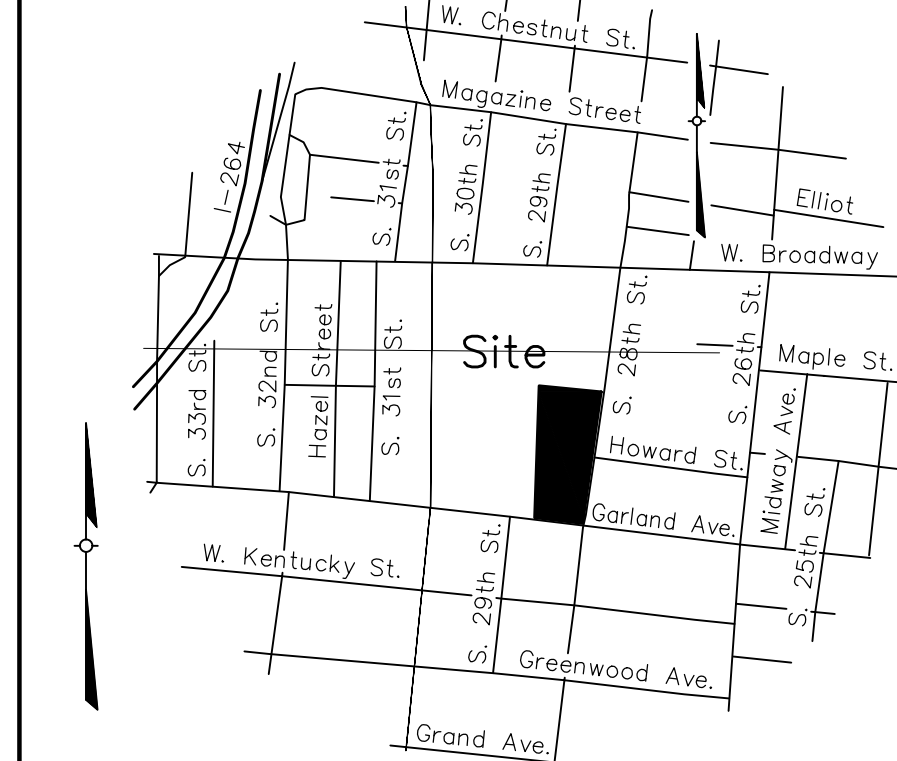
TOTAL SITE AREA	= 6.42± Ac. (279,669 SF)
EXISTING ZONING	= EZ-1
EXISTING FORM DISTRICT	= TRADITIONAL WORKPLACE
PROPOSED USE	= HOSPITAL (CONDITIONAL USE PERMIT)
BUILDING HEIGHT	= 2 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 99,968 SF
F.A.R.	= 0.35 (5.0 MAX. ALLOWED)
PARKING REQUIRED TO BE DETERMINED BY DIRECTOR	
TOTAL PARKING PROVIDED	= 305 SPACES (15 HC SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 166,630 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 12,497 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 12,558 SF
EXISTING IMPERVIOUS	= 12,050 SF
PROPOSED IMPERVIOUS	= 250,546 SF (1979% INCREASE)

VARIANCE REQUEST:

1. A Variance is requested from Section 5.5.1.A.2 of The Louisville Metro Land Development Code to exceed the 5' maximum corner lot setback.

WAIVER REQUEST:

1. A Waiver is requested from Section 5.5.1.A.3 of The Louisville Metro Land Development Code to allow parking in front of the principal structure.
2. A Waiver is requested from Section 10.2.10 of The Louisville Metro Land Development Code to allow pavement to encroach into the required 10' V.U.A. LBA.
3. A Waiver is requested from Section 5.6.1.A.1 of The Louisville Metro Land Development Code to allow less than 50% clear glazing on the building facade facing Garland Avenue.



LOCATION MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION
1	11/7/22	REVISED PER AGENCY COMMENTS
2	12/5/22	REVISED BUILDING AND PLAZA AREA

PROJECT DATA
FILE NAME: 20021-NH-CUP.P
DATE: 10/17/22
CHECKED BY: DT

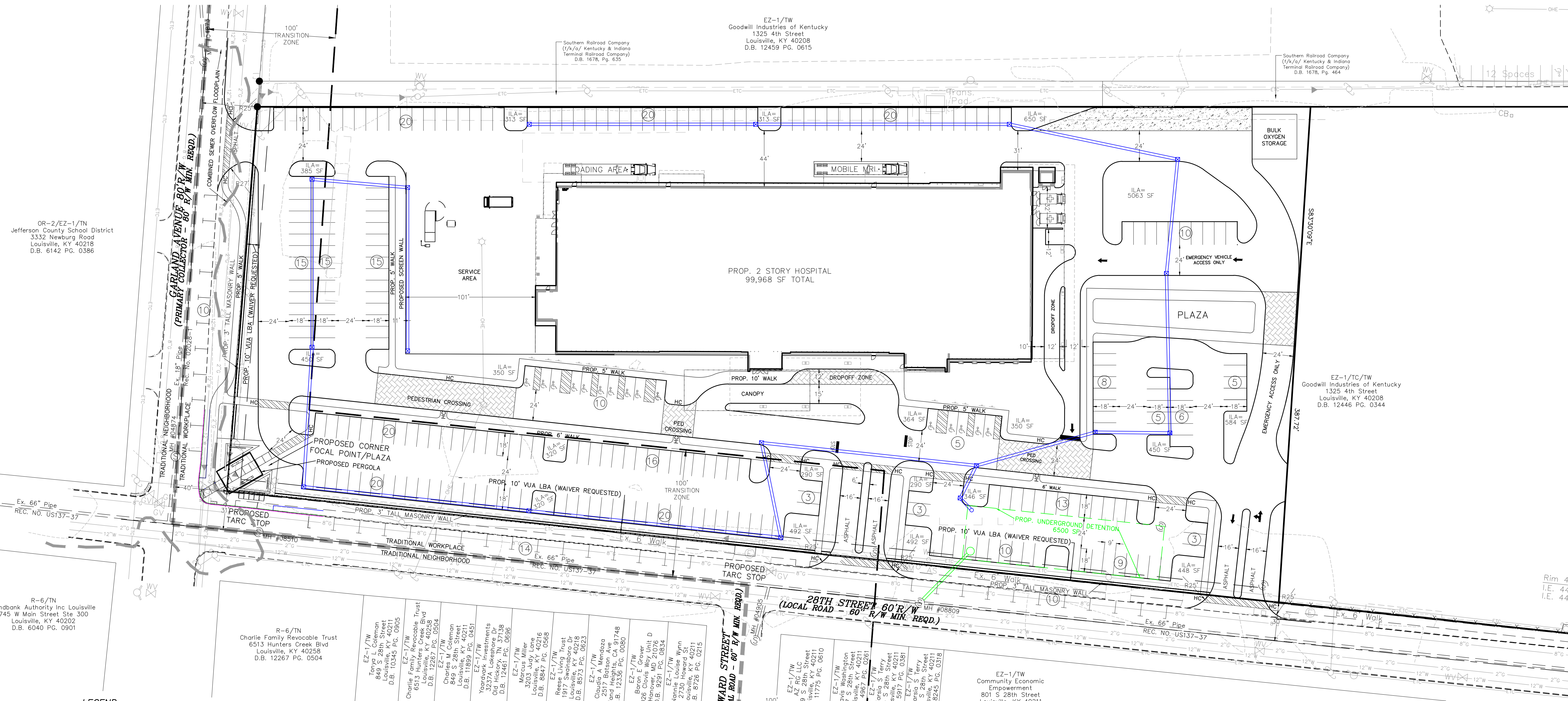
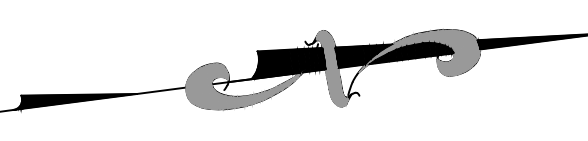
SCALE AS SHOWN
DRAWN BY: JH

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WASHINGTON ST. SUITE 502, LOUISVILLE, KY 40202
TEL: 502.466.9730 FAX: 502.466.9731
WEB SITE: WWW.LD&D.COM

NORTON HOSPITAL
OWNER/DEVELOPER
NORTON HOSPITALS INC.
4967 US HWY 42 STE 100
LOUISVILLE, KY 40222

JOB NO. 20021-NH
SHEET 1 OF 1



OR-2/EZ-1/TN
Jefferson County School District
3332 Newburg Road
Louisville, KY 40218
D.B. 6142 PG. 0386

R-6/TN
Landbank Authority Inc Louisville
745 W Main Street Ste 300
Louisville, KY 40202
D.B. 6040 PG. 0901

R-6/TN
Charlie Family Revocable Trust
6513 Hunters Creek Blvd
Louisville, KY 40258
D.B. 12267 PG. 0504

EZ-1/TW Tommy E. Grover 849 S 28th Street Louisville, KY 40211 D.B. 10139 PG. 0905	EZ-1/TW Charles M. Coleman 1917 Swearing Trust Louisville, KY 40211 D.B. 11859 PG. 0211	EZ-1/TW Yakovlev Investments 3237 S. 28th Street Louisville, KY 40211 D.B. 12461 PG. 0596	EZ-1/TW M. Z. Miller 3203 S. 28th Street Louisville, KY 40211 D.B. 8847 PG. 0588	EZ-1/TW Reed E. Grover 1917 Swearing Trust Louisville, KY 40211 D.B. 8573 PG. 0823	EZ-1/TW Claudia Mendez 2517 Belmont Rowland Heights, CA 91748 D.B. 12336 PG. 0080	EZ-1/TW B. Grover 8026 Con. E. Grover Hanover, MD 21076 D.B. 9281 PG. 0834	EZ-1/TW Norma Wynn 2730 House Wynn Louisville, KY 40211 D.B. 9726 PG. 0215	EZ-1/TW AZ RC LLC 829 AZ RC LLC Louisville, KY 40211 D.B. 11775 PG. 0910	EZ-1/TW Tina Washington 827 S Washington Louisville, KY 40211 D.B. 11775 PG. 0910	EZ-1/TW Noralee S. Wynn 825 S 28th Street Louisville, KY 40211 D.B. 8245 PG. 0318	EZ-1/TW Community Economic Empowerment 801 S 28th Street Louisville, KY 40211 D.B. 11346 PG. 0458
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DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C \text{ pre/ex.} = 0.95$$

$$\Delta C \text{ post/prop.} = 0.80$$

$$A = 6.42 \text{ ACRES}$$

$$R(10) = 4.5 \text{ INCHES}$$

$$R(100) = 6.2 \text{ INCHES}$$

$$X \text{ PRE } 10 = (0.95)(4.5)(6.42)/12 = 2.29 \text{ AC.-FT}$$

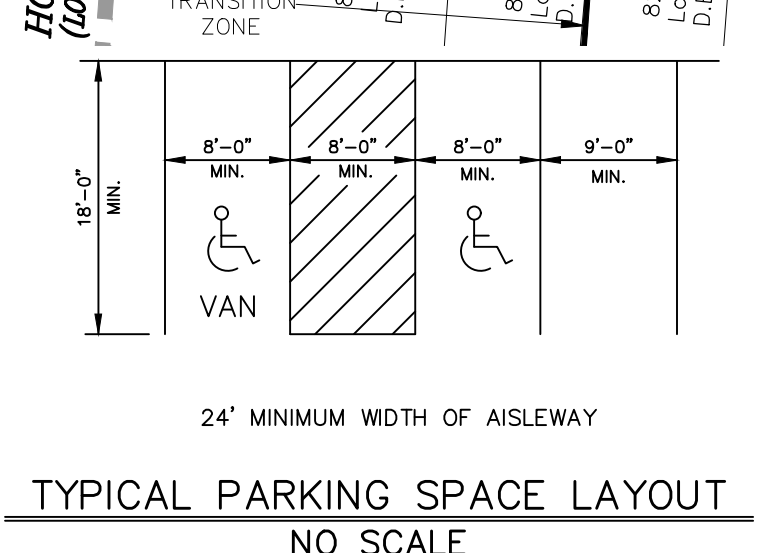
$$X \text{ POST } 100 = (0.8)(6.2)(6.42)/12 = 2.65 \text{ AC.-FT}$$

$$x = 2.65 \text{ AC.-FT} - 2.29 \text{ AC.-FT} = 0.36 \text{ AC.-FT. REQUIRED}$$

$$\text{PROVIDED BASIN} = 6500 \text{ SQ.FT. } \otimes \text{ 3 FT.}$$

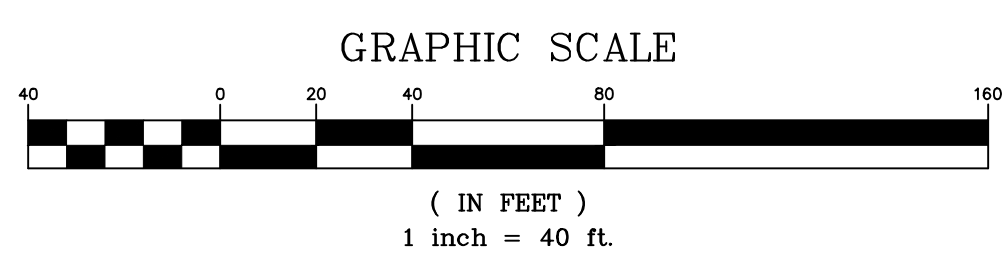
$$\text{TOTAL} = 6500 \text{ SQ.FT. } \otimes \text{ APPROX. 3 FT. DEPTH}$$

$$= 0.45 \text{ AC.FT.} > 0.36 \text{ AC.FT.}$$



BENCHMARK DESCRIPTIONS

BM#500=RAILROAD SPIKE IN UTILITY POLE. UTILITY POLE IS LOCATED ON THE WEST SIDE OF SOUTH 28TH STREET 420'+/- SOUTH OF THE CENTERLINE OF WEST BROADWAY. ELEVATION=450.270' (NAVD 88)
SOURCE - ELEVATIONS ARE BASED ON LOIC MONUMENT STA064-2005 ELEVATION=449.04 (NAVD 88)



SITE ADDRESS:
2820 WEST BROADWAY
LOUISVILLE, KY 40211
TAX BLOCK 046A, LOT 0013
D.B. 12441, PG. 208
COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #1
MUNICIPALITY - LOUISVILLE

CASE #22-CUPPA-0314
WM #12231