

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C008E dated December 5, 2006.
3. Drainage pattern depicted 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.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
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 dripline 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. 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 Ordinances.
8. A Downstream Capacity Request has been submitted to MSD.
9. Onsite detention will be provided in the existing basin. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
10. 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.
11. KYTC approval required prior to MSD construction plan approval.

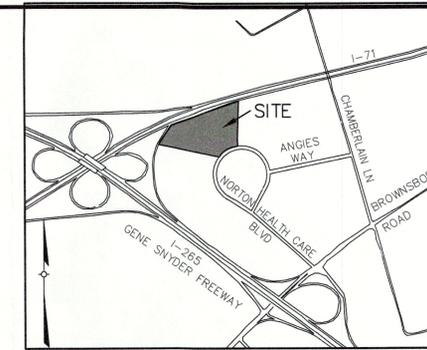
Conditional Use Permit Granted

1. A Conditional Use Permit was granted to locate a Hospital on the subject site by Section 4.2.26 of the Louisville Metro Land Development Code on July 11, 2007, Docket No. 8764.
2. A Conditional Use Permit was granted for a heliport to be constructed on the subject site by Section 4.2.4 of the Louisville Metro Land Development Code on August 16, 2010, Case B-14374-10.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Greg Muehl*
DATE: 1-9-18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



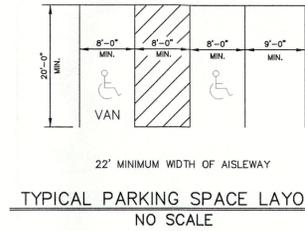
THE BUILDING ADDITION AND PARKING PLATFORM ARE THE ONLY REVISIONS FOR THIS MODIFIED CONDITIONAL USE PERMIT.

PROJECT DATA

TOTAL SITE AREA	= 15.10 Ac.
EXISTING ZONING	= OR-3 (CUP FOR HOSPITAL & HELIPORT)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE TO REMAIN	= HOSPITAL
EXISTING BUILDING AREA TO REMAIN	= 314,936 SF
PROPOSED BUILDING ADDITION AREA	= 172,263 SF (55% INCREASE)
TOTAL BUILDING AREA	= 487,199 SF
F.A.R.	= 0.74 (4.0 MAX.)
EXISTING BUILDING HEIGHT	= 79' (5 STORY)
PROPOSED ADDITION HEIGHT	= 76' (5 STORY)
PROPOSED PARKING DECK HEIGHT	= 26' (2 STORY)
PARKING REQUIRED	= TO BE DETERMINED BY PLANNING DIRECTOR
PARKING PROVIDED	= 232 SPACES
EXISTING PARKING PROVIDED	= 289 SPACES
PROPOSED SURFACE PARKING PROVIDED	= 297 SPACES
PROPOSED PARKING DECK PARKING PROVIDED	= 728 SPACES
TOTAL PARKING PROVIDED	= 1025 SPACES (INCLUDES 16 HC SP.)
BIKE PARKING REQUIRED	= 2 SHORT TERM
BIKE PARKING PROVIDED	= 6 SHORT TERM
TOTAL EXISTING VEHICULAR USE AREA AS IS	= 246,487 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 18,487 SF
INTERIOR LANDSCAPE AREA PROVIDED TO REMAIN AS IS	= 18,821 SF
TOTAL SITE DISTURBANCE	= 240,000 SF
EXISTING IMPERVIOUS	= 396,952 SF
PROPOSED IMPERVIOUS	= 442,431 SF
NET IMPERVIOUS	= +45,479 SF (12% INCREASE)

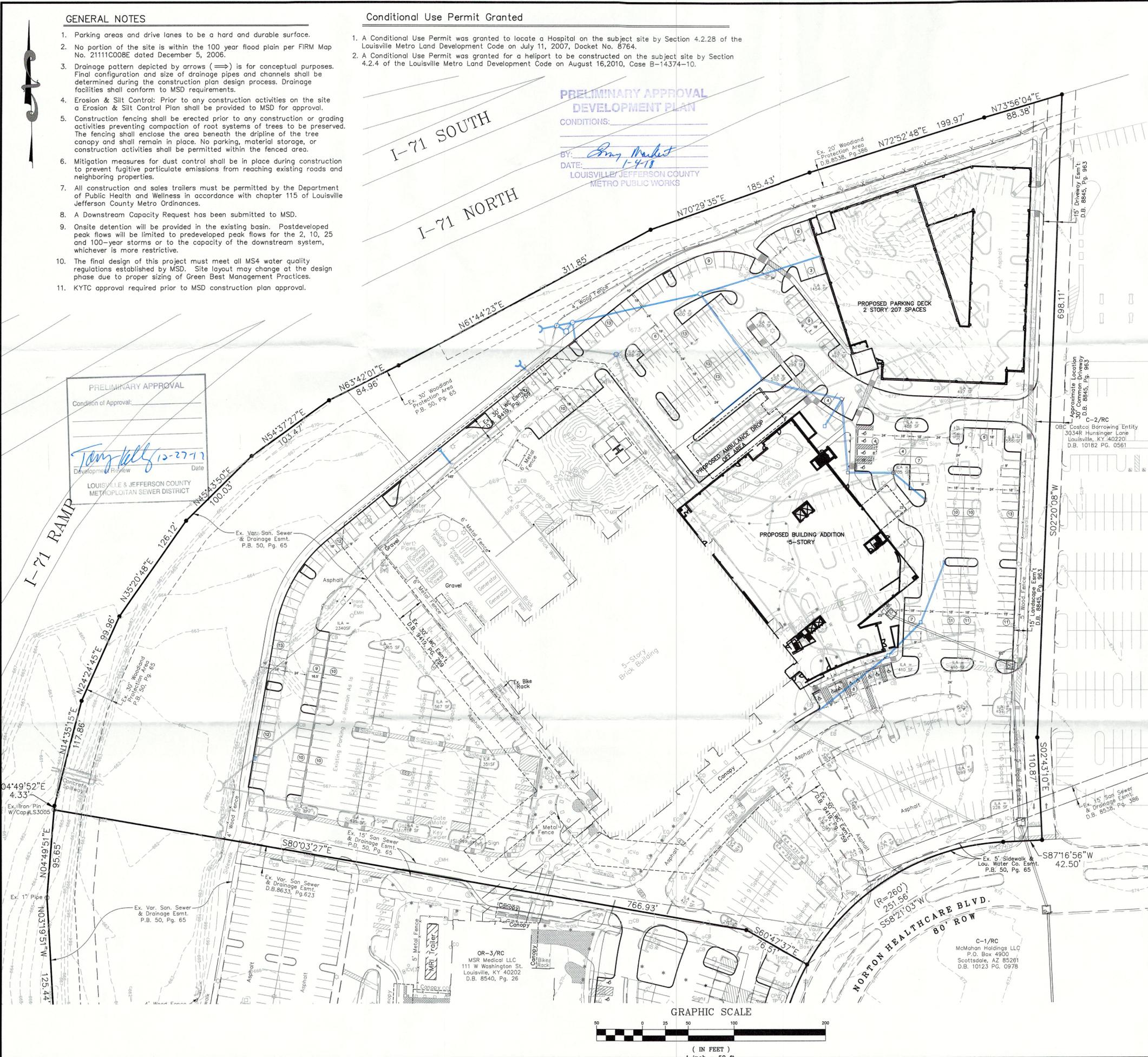
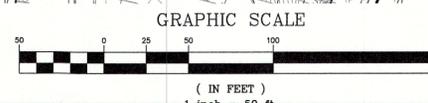
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 657,756 S.F.
EXISTING TREE COVERAGE	= 15% (98,663 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 15% (98,663 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 15% (98,663 S.F.)



RECEIVED
DEC 12 2017
PLANNING & DESIGN SERVICES

CURRENT CASES:
17CUP1104 & 17DEVPLAN1217
RELATED CASES:
15CUP1035 & 15DEVPLAN1135
13CUP1020, 13DEVPLAN1094, B-14374-10, 8764, 8693, 11684, 9-55-01
SITE ADDRESS:
4960 NORTON HEALTHCARE BLVD.
LOUISVILLE, KY 40241
D.B. 8914, PG. 404
PLAT BOOK 50, PAGE 65
PARCEL 3712 LOT 0005
WM # 9607



PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 12-27-17
Date
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NO.	DATE	DESCRIPTION	BY
1	1/9/18	Revised Public Works	GM

PROJECT DATA
FILE NAME: 06102 MOD CUP
DATE: 12-12-17
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-1234 FAX: 502-261-1234

MODIFIED CONDITIONAL USE PERMIT & REVISED DETAILED DISTRICT DEVELOPMENT PLAN
NORTON BROWNSBORO HOSPITAL
OWNER/DEVELOPER
NORTON HOSPITALS, INC.
4967 US Hwy 42
LOUISVILLE, KY 40222-6363

JOB NO. 06102
SHEET 1 OF 1