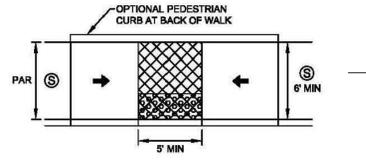
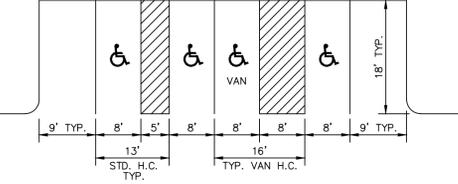


TYPE G1 - MIDBLOCK



TYPE G2 - MIDBLOCK AT BACK OF CURB

- REV DATE: NOV 2018
- ◀ RAMP RUNNING SLOPE 8.3% MAX (7.5% DESIGN) CROSS SLOPE 2% MAX (1.5% DESIGN) WIDTH 4' MIN
 - Ⓢ SIDEWALK RUNNING SLOPE 5% MAX OR STREET GRADE CROSS SLOPE 2% MAX (1.5% DESIGN)
 - Ⓣ FLARE SLOPE 10% MAX RELATIVE TO CURB LINE CLEAR SPACE WIDTH 4' X 4' MIN
 - Ⓤ LANDING SLOPE 2% MAX (1.5% DESIGN) ANY DIRECTION WIDTH 4' X 4' MIN
 - Ⓡ DETECTABLE WARNING WIDTH 2' MIN IN DIRECTION OF TRAVEL
 - Ⓣ PLANTING STRIP



TYPICAL PARKING SPACES
NO SCALE

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON THE PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- POST-DEVELOPMENT PEAK RUN-OFF RATES MUST BE LESS THAN PRE-DEVELOPED RATES FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE OUTLET FOR THE DETENTION POND SHALL DISCHARGE TO A PROPOSED DRAINAGE DITCH TO CONVEY TO THE EXISTING STREAM IN THE CENTER OF THE ADJACENT PROPERTY.

SITE AREA: 2.74 ACRES

EXISTING IMPERVIOUS AREA: 32,003 SF OR .735 ACRES
(PAVING 750 SF, WALKS 1,228 SF, GARAGE 30,025 SF)

PROPOSED IMPERVIOUS AREA: 74,721 SF OR 1.72 ACRES
(PAVING 40,935 SF, WALKS 3,761 SF, GARAGE 30,025 SF)

STORMWATER CALCULATIONS:

C	$0.74 (0.95) + 2.00 (0.26) = 0.45$
pre	2.74
C	$1.72 (0.95) + 1.02 (0.23) = 0.68$
post	2.74
	$= 0.68 - 0.45 = 0.23$
V	$= 2.8 \times 0.23 \times 2.74 = 0.15$ AC FT OF STORM VOLUME

METRO PUBLIC WORKS NOTES

- CONSTRUCTION PLANS, BOND AND AN ENCROACHMENT PERMIT FROM METRO PUBLIC WORKS REQUIRED FOR WORK WITHIN THE AUDUBON PLAZA DRIVE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

KARST SURVEY

A KARST SURVEY WAS PERFORMED BY DOUG SCHULTZ, PLA ON MAY 11, 2023. NO KARST TERRAIN WAS ENCOUNTERED OR OBSERVED ON THE SITE.

SITE DATA

SITE ADDRESS: 3 AUDUBON PLAZA DRIVE, LOUISVILLE, KY
FORM DISTRICT: NEIGHBORHOOD
EXISTING ZONING: OR3
GROSS SITE AREA: 119,180 SF OR 2.74 AC
EXISTING PARKING STRUCTURE HT: 5 STORIES

PARKING CALCULATIONS

PARKING PROVIDED: 544 SPACES

EXISTING PARKING STRUCTURE: 420 SPACES
STANDARD PARKING (9X18): 10 SPACES
ADA / HANDICAPPED PARKING: 5 SPACES

RESERVED SPACES: 5 SPACES

NEW SURFACE PARKING LOT: 99 SPACES
STANDARD PARKING (9X18): 9 SPACES
COMPACT PARKING SPACES (9X15): 9 SPACES
ADA / HANDICAPPED PARKING: 1 SPACES

VUA CALCULATIONS

PREVIOUS VUA: 741 SF
NO PREVIOUS LBA SINCE IT WAS ONLY GARAGE DRIVE ACCESS
PROPOSED VUA: 38,889 SF
LA REQUIRED (7.5% OF VUA): 2,917 SF
LA PROVIDED: 2,936 SF
PROPOSED LBA: 15' LBA AT AUDUBON PLAZA DRIVE AND POPLAR LEVEL ROAD ADJACENT TO PARKING

IMPERVIOUS CALCULATIONS

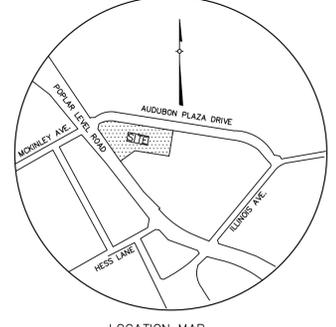
EXISTING IMPERVIOUS AREA: 32,665 SF
PROPOSED IMPERVIOUS AREA: 72,946 SF
INCREASE IN IMPERVIOUS AREA: 40,281 SF

AREA OF DISTURBANCE CALCULATIONS

AREA OF DISTURBANCE: 72,728 SF

TREE CANOPY CALCULATIONS

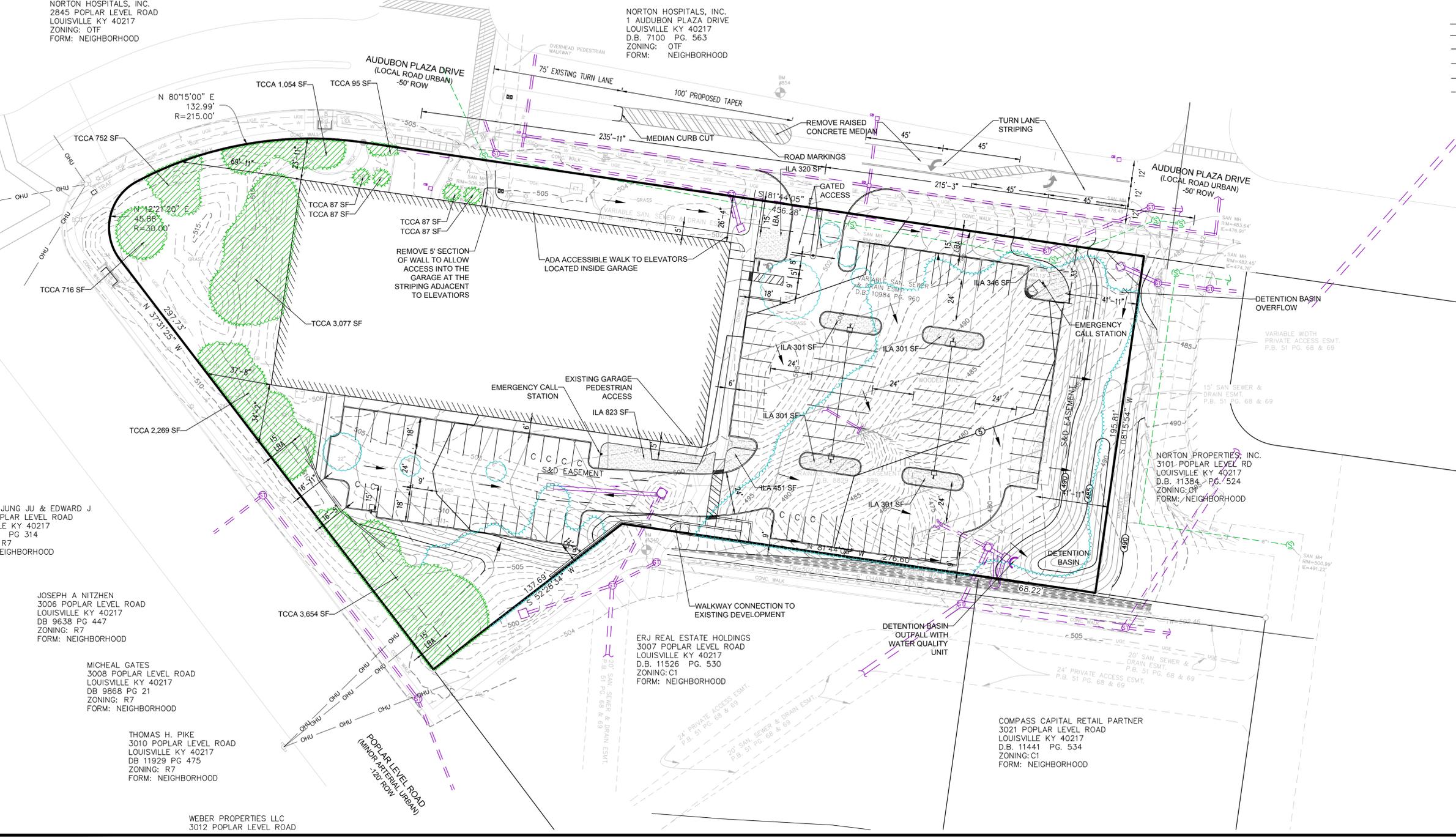
GROSS SITE AREA: 119,180 SF
EXISTING TREE CANOPY: 46,962 SF (39% OF SITE)
TOTAL TREE CANOPY REQUIRED (35%): 41,713 SF
EXISTING TREE CANOPY TO BE PRESERVED: 11,965 SF
PROPOSED TREE CANOPY TO BE PLANTED: 29,760 SF
TOTAL TREE CANOPY PROVIDED: (35%) 41,725 SF



LOCATION MAP
NO SCALE

LEGEND

- UNK = UNKNOWN UNDERGROUND UTILITY
- OHE = OVERHEAD ELECTRIC
- UGE = UNDERGROUND ELECTRIC
- UGT = UNDERGROUND TELEPHONE
- W = WATER LINE
- F = FENCE
- U = UTILITY POLE
- G = GUY WIRE
- L = LIGHT POLE
- WV = WATER VALVE
- WM = WATER METER
- B = BENCHMARK
- EM = ELECTRIC METER
- TP = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- S = SIGN
- FFE = FINISHED FLOOR ELEVATION
- 6"PCP = POLYVINYL CHLORIDE PIPE & SIZE
- 18"RPC = REINFORCED CONCRETE PIPE & SIZE
- HDWL = HEADWALL
- GR = GUARD RAIL
- SP = SERVICE POLE
- SS = SCHEMATIC STORM SEWER
- SDFA = STORM DIRECTIONAL FLOW ARROWS
- ES = EXISTING STORM SEWER
- ES = EXISTING SANITARY SEWER
- DA = DRAINAGE FLOW ARROWS
- TC = TREE CANOPY
- TCCA = PROPOSED TCCA



NORTON HOSPITALS, INC.
2845 POPLAR LEVEL ROAD
LOUISVILLE KY 40217
ZONING: OTF
FORM: NEIGHBORHOOD

NORTON HOSPITALS, INC.
1 AUDUBON PLAZA DRIVE
LOUISVILLE KY 40217
D.B. 7100 PG. 563
ZONING: OTF
FORM: NEIGHBORHOOD

NORTON PROPERTIES, INC.
3101 POPLAR LEVEL RD
LOUISVILLE KY 40217
D.B. 11384 PG. 524
ZONING: OTF
FORM: NEIGHBORHOOD

JUNG JU & EDWARD J
POPLAR LEVEL ROAD
LOUISVILLE KY 40217
PG 314
R7
NEIGHBORHOOD

JOSEPH A NITZHEN
3006 POPLAR LEVEL ROAD
LOUISVILLE KY 40217
DB 9638 PG 447
ZONING: R7
FORM: NEIGHBORHOOD

MICHEAL GATES
3008 POPLAR LEVEL ROAD
LOUISVILLE KY 40217
DB 9868 PG 21
ZONING: R7
FORM: NEIGHBORHOOD

THOMAS H. PIKE
3010 POPLAR LEVEL ROAD
LOUISVILLE KY 40217
DB 11929 PG 475
ZONING: R7
FORM: NEIGHBORHOOD

WEBER PROPERTIES LLC
3012 POPLAR LEVEL ROAD

ERJ REAL ESTATE HOLDINGS
3007 POPLAR LEVEL ROAD
LOUISVILLE KY 40217
D.B. 11526 PG. 530
ZONING: C1
FORM: NEIGHBORHOOD

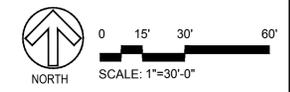
COMPASS CAPITAL RETAIL PARTNER
3021 POPLAR LEVEL ROAD
LOUISVILLE KY 40217
D.B. 11441 PG. 534
ZONING: C1
FORM: NEIGHBORHOOD

ADDRESS
3 AUDUBON PLAZA DRIVE
LOUISVILLE, KY 40217
PARCEL # 086C00580000
DEED BOOK 8662 PG. 8
TAX BLOCK 086C

OWNER
NORTON HOSPITALS INC
PO BOX 35070
LOUISVILLE, KY 40232

CASE #: 23-MCUP-0007
23-DDP-0055
WM#: 9210

PREVIOUS DOCKET/CASE #
PLAN CERTAIN # 09-039-04
CUP # B-14-90



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
(502) 584-6271

NO.	REVISION	DATE

SHEET TITLE: DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: NORTON AUDUBON HOSPITAL SOUTH PARKING LOT
DEVELOPER: NORTON HOSPITAL

JOB NO. 3431
SCALE: 1"=20'
DATE: 08/04/23
DRAWING NO. 1
SHEET 1 OF 1