

PROJECT DATA

TOTAL SITE AREA	= 4.16± Ac. (181,218 SF)
EXISTING ZONING	= OR-3
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= OFFICE
PROPOSED USE	= HOSPITAL/OFFICE
BUILDING HEIGHT	= 1 STORY (42' MAX. ALLOWED)
BUILDING AREA	
INPATIENT CARE UNIT	= 28,125 SF
GRIEF COUNSELING CENTER	= 7,000 SF
MAINTENANCE & STORAGE BUILDING	= 1,500 SF
TOTAL BUILDING AREA	= 36,625 SF
PARKING REQUIRED	
OFFICE	MIN. MAX.
7,000/400 S.F. MIN.	= 18 SP
7,000/150 S.F. MAX.	= 47 SP
HOSPITAL	
MIN. TO BE DETERMINED BY DIRECTOR	= XX SP
MAX. TO BE DETERMINED BY DIRECTOR	= XX SP
TOTAL PARKING REQUIRED	= XX SP
TOTAL PARKING PROVIDED	= 89 SPACES (INCLUDES 4 HC SPACES)
TOTAL VEHICULAR USE AREA	= 38,747 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,906 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,347 SF
EXISTING IMPERVIOUS	= 92,239 SF
PROPOSED IMPERVIOUS	= 86,245 SF (6.5% DECREASE)

CONDITIONAL USE PERMIT:

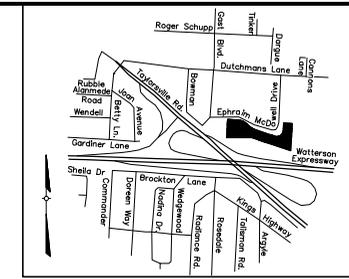
1. A C.U.P. from Section 4.2.29 is requested to allow construction of a hospital (inpatient unit).
2. Relief from 4.2.29.B to allow portion of hospital to be less than 30' to property line adjacent to I-264.

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. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Leica data. Boundary information was taken from deeds.
11. 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.
12. No Karst features were observed during a site visit on June 6th, 2022, by Mike Hill, AICP.
13. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
14. All parcels to be consolidated.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity report will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Overall impervious reduced, no detention required.
7. 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.



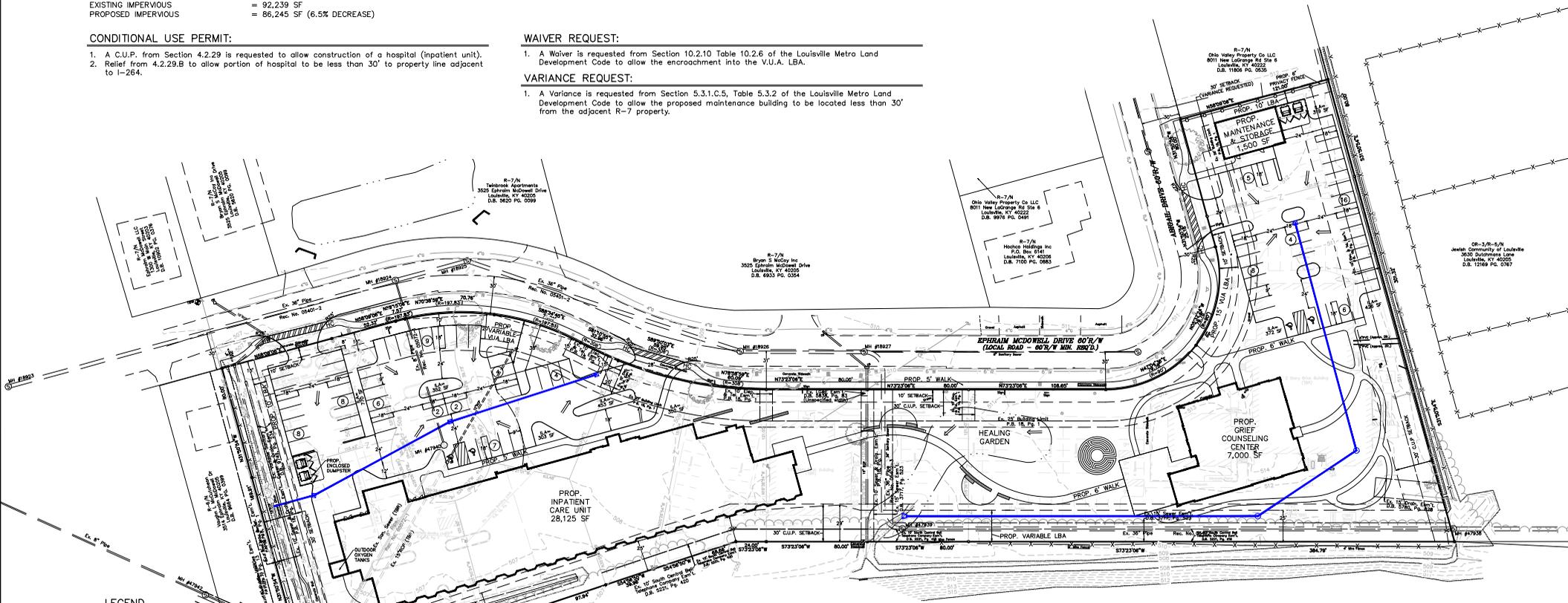
LOCATION MAP
NOT TO SCALE

WAIVER REQUEST:

1. A Waiver is requested from Section 10.2.10 Table 10.2.6 of the Louisville Metro Land Development Code to allow the encroachment into the V.U.A. LBA.

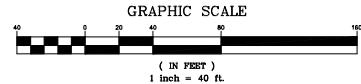
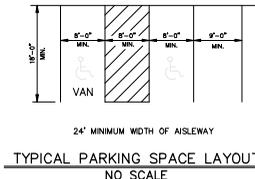
VARIANCE REQUEST:

1. A Variance is requested from Section 5.3.1.C.5, Table 5.3.2 of the Louisville Metro Land Development Code to allow the proposed maintenance building to be located less than 30' from the adjacent R-7 property.



LEGEND

- Sign
- Utility Pole
- Guy Anchor
- Light Pole
- Gas Meter
- Water Meter
- Sanitary Manhole
- Water Valve
- Catch Basin
- Telecomm. Pedestal
- Electric Box
- Irrigation Control Valve
- Air Conditioning Unit
- Overhead Electric Line
- Set 1/2" By 18" Iron Pin With Cap Stamped "MNC 3492"
- Set 1/2" By 18" Iron Pin With Cap Stamped "L&D SURVEYING PLS 3492"
- PROPOSED STORM SEWER, CATCH BASIN



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 181,218 S.F.
EXISTING TREE CANOPY AREA	= 7% (13,560 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (63,426 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (63,426 S.F.)

I-264 RIGHT OF WAY

SITE ADDRESS:
3522, 3524, 3526, 3528, 3532 EPHRAIM MCDOWELL DRIVE
LOUISVILLE, KY 40205
TAX BLOCK 082A, LOT 0135, 0137, 0138, 0139, 0140
TAX BLOCK 082A, LOT 0144, SUBLOT 0022
D.B. 9512, PG. 0502
D.B. 6100, PG. 0160

SITE ADDRESS:
2917 ABIGAIL DRIVE
LOUISVILLE, KY 40205
TAX BLOCK 082A, LOT 0133 SUBLOT 0018
D.B. 6100 PG. 0160

SITE ADDRESS:
2900, 2902, 2903, 2904, 2905 STONEHAVEN COURT
LOUISVILLE, KY 40205
TAX BLOCK 082A, LOT 0141, 0142, 0143, 0144, 0145
D.B. 9512, PG. 0502

RELATED CASES: 9-82-00
12796
CASE: 22-DDP-0115
WM #10096

COUNCIL DISTRICT - 8
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE

REVISIONS	
NO.	DATE
1	11/6/22
2	11/21/22

NO.	DATE	DESCRIPTION	BY
1	11/6/22	REVISION PER AGENCY COMMENTS	SH
2	11/21/22	REVISION PER AGENCY COMMENTS	SH

PROJECT DATA	
FILE NAME:	18114-DDP
DATE:	10/10/22
CHECKED BY:	MH
SCALE:	AS SHOWN
DRAWN BY:	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS + LAND ARCHITECTS + LANDSCAPE ARCHITECTURE
507 WEST HAYDEN BLVD. SUITE 100
LOUISVILLE, KY 40205
TEL: 502.261.1234
WWW.LD&D-KY.COM

HOSPARIUS
DETAILED DISTRICT DEVELOPMENT PLAN & C.U.P. PLAN
3526 EPHRAIM MCDOWELL DRIVE
OWNER/DEVELOPER
HOSPARIUS, INC.
3532 EPHRAIM MCDOWELL DRIVE
LOUISVILLE, KY 40205

JOB NO.	18114
SHEET	1 OF 1