

**MSD NOTES**

- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0024F, FEBRUARY 26, 2021).
- SANITARY SEWER - SERVICE SHALL BE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION LOCATED ALONG W MARKET STREET. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
- DRAINAGE / STORM WATER DETENTION: ALL STORM DRAINAGE CREATED FROM THE PHASE 3 SITE SHALL CONNECT INTO THE EXISTING STORM SYSTEM AND BE TREATED AND STORED IN THE EXISTING DETENTION & INFILTRATION BASIN CONSTRUCTED IN PHASE 1.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.

**GENERAL NOTES**

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE A.D.A. REQUIREMENTS FOR HANDICAP ACCESSIBILITY. EXISTING ENTRANCES SHALL BE MAINTAINED AND UTILIZED FOR THIS PROJECT. NO NEW CURB CUTS WILL BE REQUIRED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #1 FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTY SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**EPSC NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEECED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEECED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

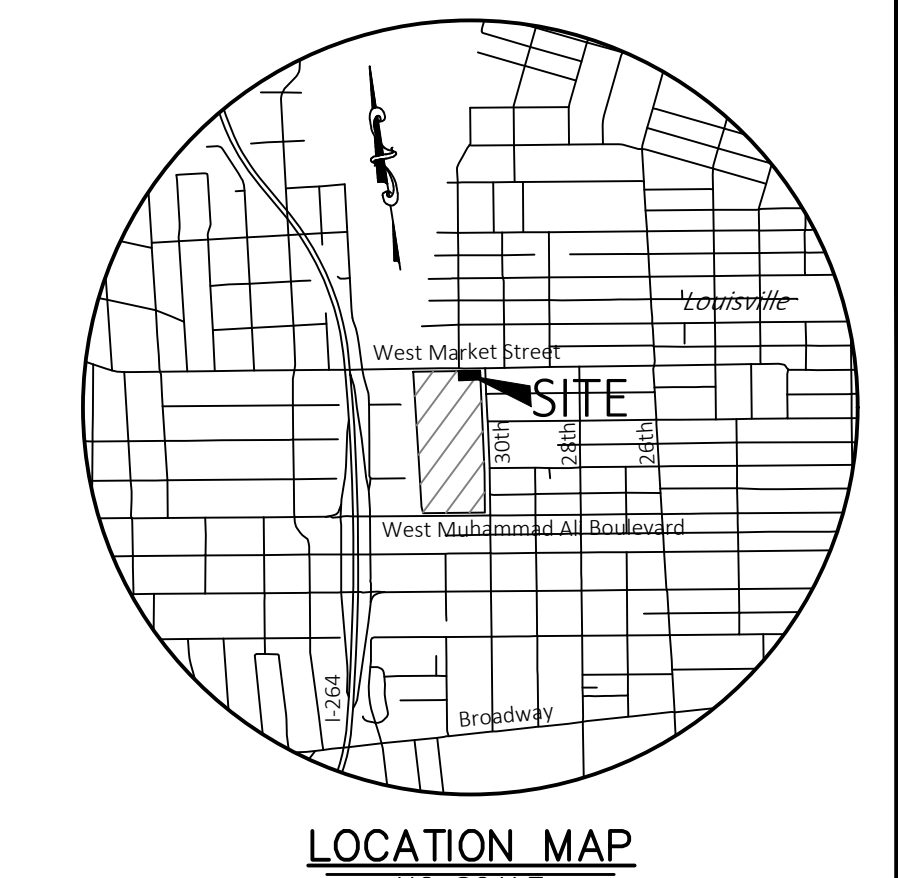
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**EPSC NOTES**

- INSTALL SILT SOXX AND INLET PROTECTION.
- BEGIN DEMOLITION & GRADING OF SITE.
- CONSTRUCT SITE IMPROVEMENTS.
- REMOVE SILT SOXX AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



**SITE DATA**

EXISTING ZONING:	EZ1
EXISTING FORM DISTRICT:	TRADITIONAL WORKPLACE
EXISTING USE:	SPORTS LEARNING COMPLEX/ VACANT
PROPOSED USE:	SPORTS LEARNING COMPLEX/ MEDICAL OFFICE
GROSS SITE AREA:	23.86 ACS (1,039,377 SF)
NET SITE AREA:	20.80 ACS (906,048 SF)
PHASE 3 SITE AREA:	0.35 ACS (15,045 SF)
EXISTING FOOTPRINT:	118,426 SF
EXISTING GROSS FLOOR AREA:	152,794 SF
PHASE 3 PROPOSED FOOTPRINT:	7,500 SF
PHASE 3 PROPOSED GROSS FLOOR AREA:	7,500 SF
BUILDING HEIGHT:	1 STORY (22' HT.)

**PARKING CALCULATIONS**

BASED ON ORIGINAL APPROVED DEVELOPMENT PLAN

MINIMUM PARKING REQUIRED:	1 SPACE PER 300SF
EXISTING INDOOR TRACK FACILITY:	501 SPACES
(BUILDING 150,400SF):	1 SPACE PER 750SF
PHASE 3 SITE - MEDICAL OFFICE:	10 SPACES
(BUILDING 7,500SF):	511 SPACES

**MAXIMUM PARKING ALLOWED:**

EXISTING INDOOR TRACK FACILITY:	1 SPACE PER 1000SF
(BUILDING 150,400SF):	1,504 SPACES
PHASE 3 SITE - MEDICAL OFFICE:	1 SPACE PER 1500SF
(BUILDING 7,500SF):	50 SPACES
	1,554 SPACES

PROPOSED PARKING: 768 SPACES (INCLUDES 19 ADA)

EXISTING NORTH PARKING LOT: 315 SPACES (INCLUDES 8 ADA)

EXISTING SOUTH PARKING LOT: 446 SPACES (INCLUDES 7 ADA)

PHASE 3 SITE - PARKING LOT: 7 SPACES (INCLUDES 4 ADA)

THE PROPOSED MEDICAL OFFICE HAS RIGHTS TO USE THE NORTH PARKING LOT DURING BUSINESS HOURS AS PART OF A CROSSOVER AGREEMENT.

**BICYCLE PARKING CALCULATIONS**

SHORT TERM PARKING PROVIDED:	4 SPACES
LONG TERM PARKING PROVIDED:	2 SPACES

**IMPERVIOUS AREA CALCULATIONS**

TOTAL SITE AREA:	23.86 ACS / 1,039,377 SF
EXISTING IMPERVIOUS AREA:	15.24 ACS / 663,847 SF (64%)
PROPOSED IMPERVIOUS AREA:	15.22 ACS / 663,369 SF
PROPOSED PHASE 3 SITE IMPERVIOUS AREA:	0.26 ACS / 11,340 SF
TOTAL PROPOSED IMPERVIOUS AREA:	15.48 ACS / 674,709 SF (65%)
DIFFERENCE:	+10,862 SF (+1.6%)
APPROXIMATE AREA OF DISTURBANCE:	0.35 AC (15,050 SF)

**TREE CANOPY CALCULATIONS**

BASED ON ORIGINAL APPROVED DEVELOPMENT PLAN

TOTAL SITE AREA:	23.86 ACS / 1,039,377 SF
EXISTING TREE CANOPY:	0 SF (0%)
TOTAL TREE CANOPY REQUIRED (10%):	103,934 SF (10%)
TOTAL TREE CANOPY PROVIDED:	104,020 SF (10%)
PHASE 1 - 143' 'A' TYPE TREES @ 720SF=102,960SF	
PHASE 1 - 10' 'C' TYPE TREES @ 1065SF=1,0605F	

\*PHASE 3 SITE AREA DOES NOT MEET THE THRESHOLD FOR LANDSCAPE REQUIREMENTS PER LDC 10.1.2.B.3.

**ILA / VUA CALCULATIONS**

EXISTING VUA:	273,199 SF
EXISTING ILA:	32,289 SF (11.8%)
PROPOSED PHASE 3 SITE VUA:	1,720 SF (+0.6%)
CHANGE IN VUA SF/%:	+1,720 SF (+0.6%)
ILA REQUIRED:	0 SF (0.0%)
ILA PROVIDED:	1,034 SF

\*PHASE 3 SITE AREA DOES NOT MEET THE THRESHOLD FOR LANDSCAPE REQUIREMENTS PER LDC 10.2.A.3.

**WATER QUALITY VOLUME (RWQv):**

IMPERVIOUS AREA TO BASIN = 663,369 SF.

$R_{wq} = 1.0^*$

$I = 64\%$

$R_v = .05 + (.009 * 64) = 0.63$

$WQ_v = (1/2)(R_{wq})(R_v)A = 129,914 \text{ C.F.}$

$WQ_v = (0.0833)(1.0)(0.63)(1,039,342) = *54,544 \text{ C.F.}$

WATER QUALITY VOLUME PROVIDED = 60,256 C.F.

\*THIS WATER QUALITY VOLUME INCLUDES THE FUTURE DEVELOPMENT SITES AT 85% TO 95% HARD SURFACE COVERAGE.

**ADDITIONAL REQUESTS**

- WAIVER OF LDC 5.5.1.A.1.B - TO NOT PROVIDE THE REQUIRED BUILDING ENTRANCE ALONG THE SECONDARY DRIVE OR A CORNER ENTRANCE.
- WAIVER OF LDC 5.6.1.C.1 - TO NOT PROVIDE 50% OF THE WALL SURFACES WITH CLEAR WINDOWS AND DOORS.

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

**PROJECT TITLE:** HUMANA CENTERWELL SENIOR PRIMARY CARE  
3000 W MARKET STREET, LOUISVILLE, KY 40212  
**OWNER / DEVELOPER:** LOUISVILLE URBAN LEAGUE  
1535 W BROADWAY  
LOUISVILLE, KY 40203

**SHEET TITLE:** CATEGORY 2B PLAN

**JOB NO.:** 3339  
**SCALE:** AS SHOWN  
**DATE:** 6/6/22  
**DRAWING NO.:** CAT2B

**REVISIONS:**

NO.	REVISION	DATE
1	AGENCY COMMENTS	6/29/22
2	AGENCY COMMENTS	7/29/22

**Case # 22-CAT2-0030**  
RELATED CASES: 19DEVPLAN1088, 19VARIANCE1052, 15DEVPLAN1108  
**OWNER / DEVELOPER:** LOUISVILLE URBAN LEAGUE  
1535 W BROADWAY  
LOUISVILLE, KY 40203  
TX BLK 008J, LOT 0001  
DB 11486, PG. 709

**Kentucky 811**  
Call 811 Before You Dig

**W.M.# 8239**

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**Planning & Design Services**

**22-CAT2-0030**