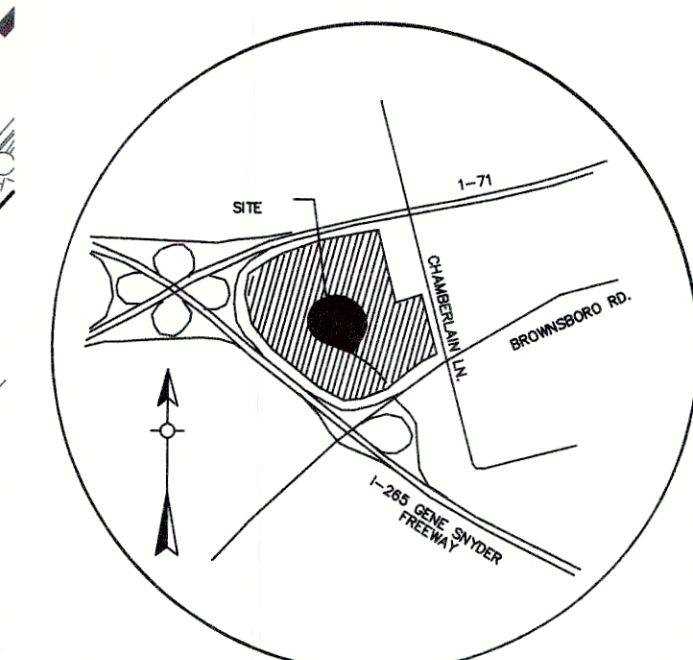


- A S 71°40'44" W 36.20' R=25.00'
- B N 61°56'08" W 24.34'
- C S 86°46'03" E 11.69' R=40.00'
- D S 78°22'04" E 31.28'
- E S 85°32'31" E 14.99' R=60.00'
- F N 80°42'00" E 13.76' R=60.00'
- G N 74°07'02" E 36.33'
- H N 81°26'39" E 10.20' R=40.00'



SITE DATA

TOTAL SITE AREA	8.90 ACRES
LOT 1	2.03 ACRES
LOT 2	6.87 ACRES
EXISTING ZONING	C-1 & C-2
EXISTING FORM DISTRICT	RCFD
EXISTING USE	MEDICAL OFFICE BUILDINGS
BUILDING AREA	
LOT 1	45,000 SQ.FT.
THREE STORES - 18,000 SF 1ST FLOOR	
6'4" HEIGHT	13,500 SF FLOORS 2&3
LOT 2	25,535 SQ.FT.
FOUR STORES - 25,535 SF FL.	
70' HEIGHT	
FAR	
LOT 1	0.51
LOT 2	0.34
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	589 SPACES
1 SP/250 SQ.FT. MEDICAL OFFICE	
MAXIMUM PARKING ALLOWED	981 SPACES
1 SP/150 SQ.FT. MEDICAL OFFICE	
MINIMUM PARKING REQUIRED w/ 10% TARC CREDIT APPLIED	530 SPACES
PARKING PROVIDED	
LOT 1	5 SPACES
LOT 2	401 SPACES
OFF-SITE	144 SPACES
TOTAL PARKING PROVIDED	550 SPACES
INC. 16 ACCESSIBLE SPACES	
6 CARPOOL SPACES	
BICYCLE PARKING REQUIREMENTS	
SHORT TERM PARKING REQUIRED	6 SPACES
(1 SP/25,000 SF)	
SHORT TERM PARKING PROVIDED	8 SPACES
LONG TERM PARKING REQUIRED	10 SPACES
(1 SP/50 EMPLOYEES - 500 EMP)	
LONG TERM PARKING PROVIDED WITHIN BUILDINGS	
LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	181,231 SQ.FT.
7.5% I.L.A. REQUIRED	13,592 SQ.FT.
I.L.A. PROVIDED	30,123 SQ.FT.

AREA OF IMPROVEMENT - REPLACING EXISTING RIGHT-IN/RIGHT-OUT WITH FULL ENTRANCE AND 4-WAY STOP.

LEGEND

UT	UNDERGROUND TELEPHONE
GL	GAS LINE
WL	WATER LINE
OHU	OVERHEAD UTILITIES
PS	SAN. PROPERTY SERVICE
FO	FIBER OPTIC
UE	UNDERGROUND ELECTRIC
FH	FIRE HYDRANT
WV	WATER VALVE
GV	GAS VALVE
S	SIGN
SSM	SANITARY SEWER MANHOLE
LP	LIGHT POLE
PP	POWER POLE
GP	GUY POLE
WM	WATER METER
SS	SANITARY SEWER
SCB	STORM CATCH BASIN
EF	EXISTING FENCE
DFA	DRAIN FLOW ARROW
MSD	HYDRIC SOILS PER MSD LOGIC MAPPING

- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION AND BOUNDARY TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
 2. DRAINAGE PATTERN INDICATED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BARRIERS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 4. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
 5. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKING ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 7. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 8. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

9. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO WORKS FOR ALL WORK DONE WITHIN THE STREET RIGHT-OF-WAY.
10. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
11. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HINDER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
12. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
13. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HEIGHT SECURITY LOCK AND IS 24"X7" IN DIMENSION AS REQUIRED IN THE LDC. LONG TERM BICYCLE PARKING IS LOCATED WITHIN THE PROPOSED BUILDING.

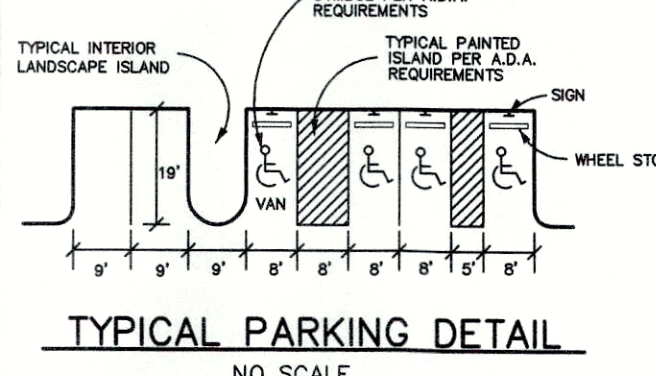
16. DETENTION FOR THE STORM DRAINAGE FOR THE PROPOSED DEVELOPMENT HAS BEEN ACCOUNTED FOR IN THE ORIGINAL OLD BROWNSBORO CROSSINGS SITE IMPROVEMENT PLANS. DETENTION BASIN CAPACITY TO BE VERIFIED ENSURING OPEN SPACE LOT IS BEING DEVELOPED HAS BEEN ACCOUNTED FOR.
17. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF METRO PUBLIC WORKS ENCROACHMENT PERMIT.
18. ALL DUMPSTER AND UTILITY STRUCTURES TO BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
19. ALL SIDEWALKS OUTSIDE STREET RIGHT-OF-WAY WILL BE IN A RECORDED SIDEWALK EASEMENT.
20. ALL IMPROVEMENTS ARE EXISTING UNLESS OTHERWISE NOTED. NO NEW BUILDING PROPOSED.
21. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
22. ALL SITE LIGHTING SHALL CONFORM TO CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.



DETAILED DISTRICT DEVELOPMENT PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 20' 40' 80'
 SCALE: 1" = 40'

WAIVER GRANTED: 10-19-2016
 1. WAIVER OF ARTICLE 10.2.4B TO ALLOW EXISTING UTILITY EASEMENTS TO ENCRUCH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFER AREAS.

CONDITIONAL USE PERMIT GRANTED:
 10-17-2016
 1. CONDITIONAL USE PERMIT UNDER CHAPTER 4.2.29 OF THE LAND DEVELOPMENT CODE TO ALLOW A MEDICAL FACILITY TO ACQUIRE A CERTIFICATE OF NEED.



RECEIVED
 MAR 16 2019
 PLANNING
 DESIGN SERVICES

RELATED CASES:
 16DEVPLAN1132
 16CUP1028
 MSD WM #11440

REVISIONS

NO.	BY	DATE	DESCRIPTION	CHK

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 459-8402 Fax (502) 459-8427 Fax
 www.btmeng.com

FOR REVIEW ONLY

DATE: _____
 SIGNATURE: _____

REVISED DETAILED DISTRICT DEVELOPMENT PLAN/CUP
NORTON CANCER CENTER
4955 NORTON HEALTHCARE BLVD.
LOUISVILLE, KY 40241

BTM PROJECT NO.: 100291-XX
 SITE INFORMATION: 4955 NORTON HEALTHCARE BLVD
 TAX BLOCK 3712, LOT 10
 4955 NORTON HEALTHCARE BLVD
 TAX BLOCK 3712, LOT 9
 FEED BOOK 10770, PAGE 433

DEVELOPER: NORTON HOSPITALS, INC.
 4927 U.S. HIGHWAY 42, SUITE 101
 LOUISVILLE, KY 40220

OWNER: LOT 1
 NORTON HOSPITALS, INC.
 4927 U.S. HIGHWAY 42, SUITE 101
 LOUISVILLE, KY 40220

DATE: JANUARY 7, 2019
 DRAWING: 100291-D06P-CENTER-2018
 SCALE: 1" = 40'
 SHEET: RDDDP1

NOT FOR CONSTRUCTION

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