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'	

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Manager — Date 9-28-16
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

APPROVED DISTRICT DEVELOPMENT PLAN
LOUISVILLE METRO
DOCKET NO. 16DEVPLAN1132
APPROVAL DATE 10/19/16
EXPIRATION DATE 11/2/18
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: Jenny Mallott
DATE: 9-28-16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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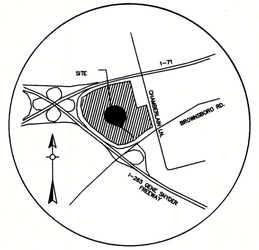
LOCATION MAP
NOT TO SCALE



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	VACANT
PROPOSED USE	
MEDICAL OFFICE BUILDINGS	
PROPOSED BUILDING AREA	
LOT 1	45,000 SQ.FT.
THREE STORIES – 18,000 SF 1ST FLOOR 64' HEIGHT	13,500 SF FLOORS 2&3
LOT 2	102,140 SQ.FT.
FOUR STORIES – 25,535 SF/FL. 70' HEIGHT	
PROPOSED FAR	
LOT 1	0.51
LOT 2	0.34

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED (1 SP/250 SQ.FT. MEDICAL OFFICE	589 SPACES
MAXIMUM PARKING ALLOWED (1 SP/150 SQ.FT. MEDICAL OFFICE	981 SPACES
MINIMUM PARKING REQUIRED w/ 10% TARC CREDIT APPLIED	530 SPACES
PARKING PROVIDED	
LOT 1	6 SPACES
LOT 2	410 SPACES
OFF-SITE	144 SPACES
TOTAL PARKING PROVIDED	560 SPACES
INC. 16 ACCESSIBLE SPACES 6 CARPOOL SPACES	

BICYCLE PARKING REQUIREMENTS

SHORT TERM PARKING REQUIRED (1 SP/25,000 SF)	6 SPACES
SHORT TERM PARKING PROVIDED	8 SPACES
LONG TERM PARKING REQUIRED (1 SP/50 EMPLOYEES — 500 EMP)	10 SPACES
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.

SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C
(TOTAL SITE HAS 0–40% EX. CANOPY COVERAGE)

TOTAL SITE AREA	387,684 SQ. FT.
TOTAL EXISTING TREE CANOPY	37,584 SQ. FT. (9.7%)
EX. TREE CANOPY TO BE PRESERVED	24,768 SQ. FT. (6%)
TREE CANOPY REQUIRED	69,783 SQ. FT. (18%)
ADDITIONAL TREE CANOPY REQUIRED	45,015 SQ. FT. (12%)
ADDITIONAL TREE CANOPY PROVIDED (63 2" CAL. TYPE A TREES @ 720 EACH)	45,360 SQ. FT. (12%)

LEGEND

- UT = UNDERGROUND TELEPHONE
- G = GAS LINE
- W = WATER LINE
- OHU = OVERHEAD UTILITIES
- SP = SAN. PROPERTY SERVICE
- FO = FIBER OPTIC
- UE = UNDERGROUND ELECTRIC
- = FIRE HYDRANT
- = WATER VALVE
- = GAS VALVE
- = SIGN
- = SANITARY SEWER MANHOLE
- = LIGHT POLE
- = POWER POLE
- = GUY POLE
- W.M. = WATER METER
- = SANITARY SEWER
- = STORM CATCH BLOCK
- = EXISTING FENCE
- = DRAIN FLOW ARROW
- = HYDRIC SOILS PER MSD LOJIC MAPPING

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION AND BOUNDARY TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
2. DRAINAGE PATTERN DEPICTED 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 BMP'S 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 SEEDED AND STABILIZED.
5. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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 HAMPER 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 2'x6'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. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS.
19. ALL DUMPSTER AND UTILITY STRUCTURES TO BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
20. SIGNAGE TO BE APPROVED WITH THIS PLAN. MONUMENT AND BUILDING SIGNAGE TO MEET LDC AND OBC REQUIREMENTS.
21. ALL SIDEWALKS OUTSIDE STREET RIGHT-OF-WAY WILL BE IN A RECORDED SIDEWALK EASEMENT.
22. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
23. 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.
24. A GENERAL CROSS OVER AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
25. ALL SITE LIGHTING SHALL CONFORM TO CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.

TRUE NORTH

DETAILED DISTRICT DEVELOPMENT PLAN

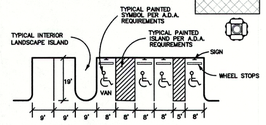
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 40' 80'
SCALE: 1" = 40'

WAIVER REQUEST:

1. WAIVER OF ARTICLE 10.2.4B TO ALLOW EXISTING UTILITY EASEMENTS TO ENCROACH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFER AREAS.

CONDITIONAL USE PERMIT REQUEST:

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.



TYPICAL PARKING DETAIL
NO SCALE

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16DEVPLAN1132
16CUP1028
MSD WM #11440

REVISIONS			
NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	BUILDING REVISIONS	5/6/16	NTC
2	DHS	SITE REVISIONS PER CLIENT	6/13/16	NTC
3	DHS	REVISIONS PER AGENCY COMMENTS	7/18/16	CRB
4	DHS	ADDITIONAL AGENCY COMMENT REV	8/15/16	CRB
5	DHS	REVISIONS PER METRO WORKS	8/31/16	CRB
6	DHS	BLDG/FOCAL POINT REVISIONS	9/19/16	CRB

BTM Engineering, Inc.
Louisville, Lexington, Kentucky & Southern Indiana
Serving the Bluegrass and Beyond
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

DATE
SIGNATURE
DATE
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TITLE: DETAILED DISTRICT DEVELOPMENT PLAN/CUP
OLD BROWNSBORO CROSSING
4915 & 4955 NORTON HEALTHCARE BLVD.
LOUISVILLE, KENTUCKY 40241

SITE INFORMATION: PLAT BOOK 30 PAGE 85 LOTS 9 & 10
BTM PROJECT NO.: 100291

DEVELOPER: MAHAHAN HOLDINGS, LLC 3034 RIVER HUNSINGER LANE LOUISVILLE, KENTUCKY, 40220

OWNER: MAHAHAN HOLDINGS, LLC 3034 RIVER HUNSINGER LANE LOUISVILLE, KENTUCKY, 40220

DRAWN BY: DHS | CHECKED BY: JMA
DATE: FEB. 15, 2016
DRAWING: 100291–DDP5–CENTER
SCALE: 1" = 40'
SHEET: DDDP1

16DEVPLAN1132 16CUP1028

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