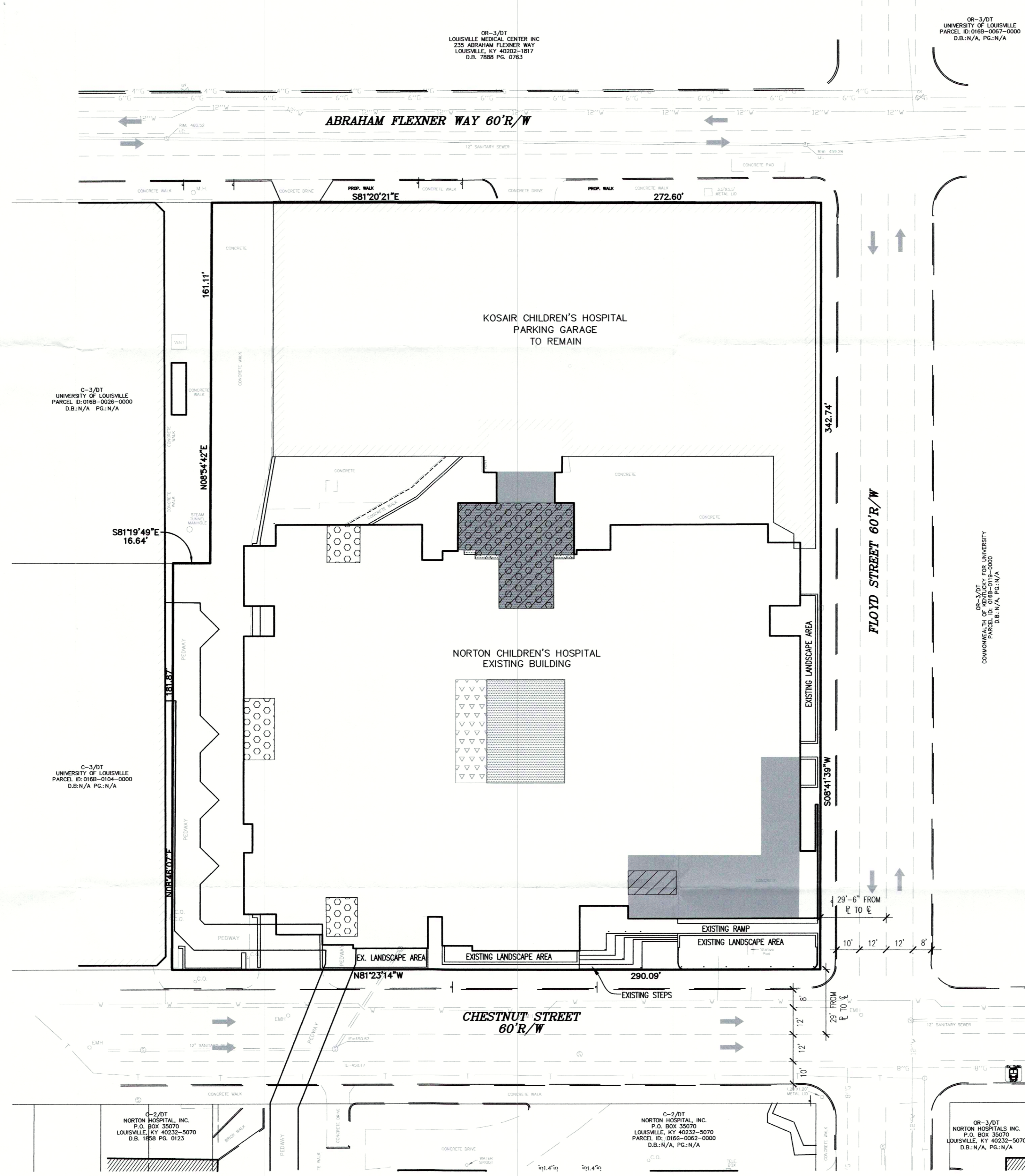
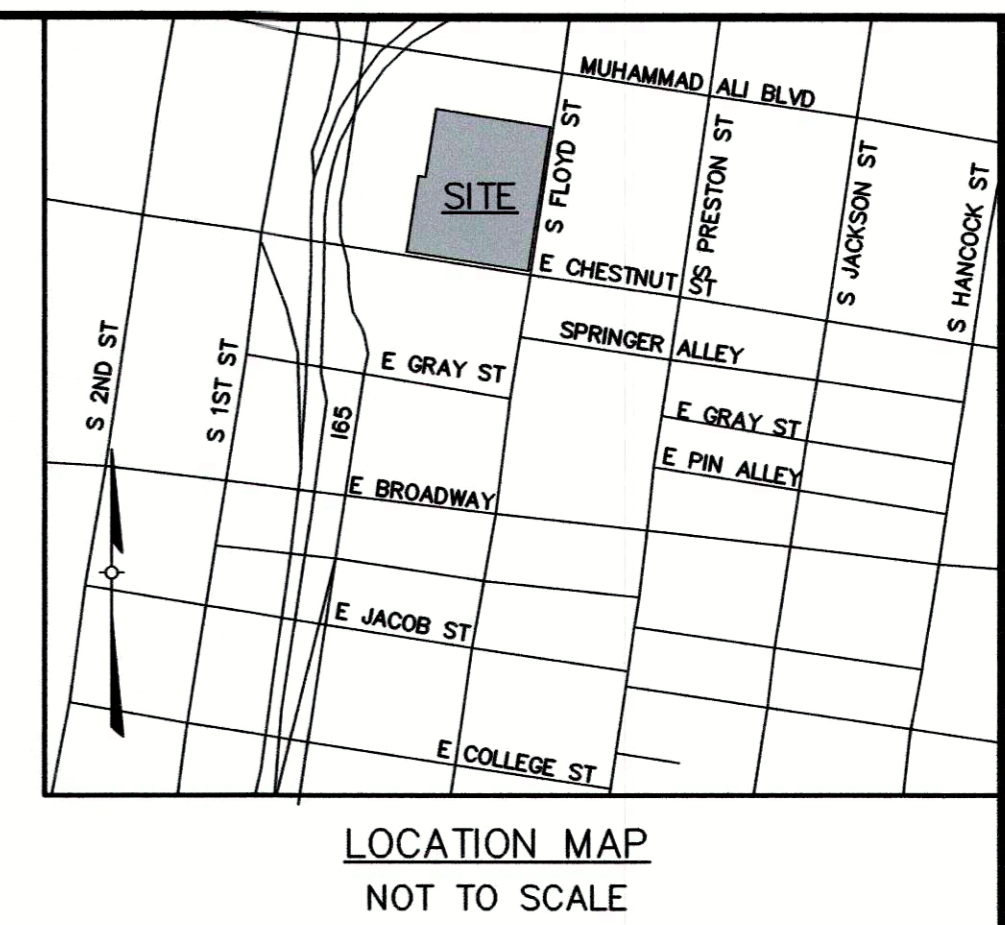




PRELIMINARY APPROVAL
 Condition of Approval:
Tom Kelly 2-22-17
 Date
 LOUISVILLE/JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Tom Kelly*
 DATE: *2-22-17*
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS



PROJECT DATA

TOTAL SITE AREA	= 2.2± ACRES (95,832 S.F.)		
EXISTING ZONING	= C-2		
FORM DISTRICT	= DOWNTOWN		
EXISTING USE TO REMAIN	= NORTON'S CHILDREN'S HOSPITAL & PARKING GARAGE		
BUILDING AREA	EXISTING AREA	PROPOSED AREA	TOTAL AREA
FLOOR GROUND	= 56,350 S.F.	0 S.F.	56,350 S.F.
FIRST FLOOR	= 34,000 S.F.	5,087 S.F.	39,087 S.F.
SECOND FLOOR	= 38,240 S.F.	1,985 S.F.	40,225 S.F.
THIRD FLOOR	= 38,815 S.F.	3,457 S.F.	42,272 S.F.
FOURTH FLOOR	= 44,200 S.F.	2,665 S.F.	46,865 S.F.
FIFTH FLOOR	= 43,100 S.F.	648 S.F.	43,748 S.F.
SIXTH FLOOR	= 43,700 S.F.	0 S.F.	43,700 S.F.
SEVENTH FLOOR	= 43,600 S.F.	0 S.F.	43,600 S.F.
EIGHT FLOOR	= 45,000 S.F.	0 S.F.	45,000 S.F.
NINTH FLOOR	= 350 S.F.	0 S.F.	350 S.F.
TOTALS	= 387,355 S.F.	13,842 S.F.	401,197 S.F.
BUILDING HEIGHT	= 136 FT.		
F.A.R.	= 4.0 (5.0 MAXIMUM ALLOWED)		
PARKING REQUIRED	= NOT APPLICABLE*		
*CHAPTER 9 PARKING AND LOADING OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE DOES NOT APPLY TO THE DOWNTOWN FORM DISTRICT PER TABLE 9.1.1.			

GENERAL NOTES

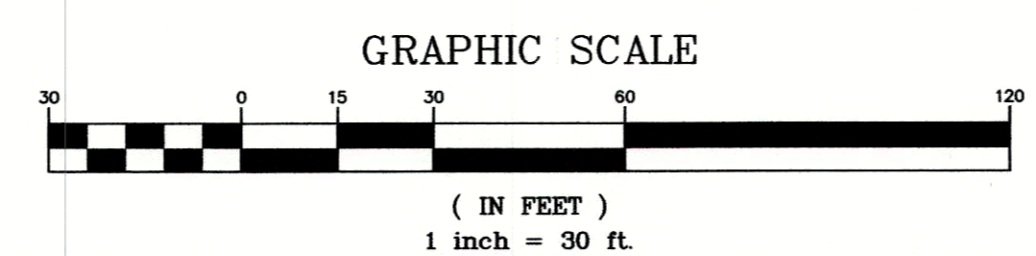
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C0041.42 E dated December 5, 2006.
- An encroachment permit and bond will be required for all work done in the Metro Works Right of Ways.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Proposed sewers to tie into the existing sanitary system utilizing existing property service connections.
- Proposed storm from building and site to tie into existing storm drainage system on site.

MSD NOTES

- A Downstream Capacity Request was submitted to MSD on February 7th, 2017. Approval required prior to construction plan approval.
 - Total Site Disturbance = 0 s.f.* (*Entire site is developed.)
 - Existing Impervious Area = 2.2± Acres (95,832 S.F.)
 - Proposed Impervious Area = 0 Acres (Entire site is already developed.)
 - Net Impervious Area = 0 Acres

EROSION PREVENTION AND SEDIMENT CONTROL 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 approval 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.
- 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.
- 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.
- 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.
- 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 no 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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 dieline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



LEGEND

—	= SIGN
—	= BOLLARD
○	= CLEAN OUT
○	= PARKING METER
○	= GAS METER
○	= WATER METER
○	= WATER VALVE
○	= GAS VALVE
○	= FIRE HYDRANT
○	= LIGHT STANDARD
○	= SANITARY MANHOLE
○	= CATCH BASIN
○	= STORM MANHOLE
○	= TELEPHONE MANHOLE
○	= ELECTRIC MANHOLE
—	= UNDERGROUND ELECTRIC LINE
—	= UNDERGROUND TELEPHONE LINE
—	= UNDERGROUND GAS LINE
—	= UNDERGROUND WATER LINE
—	= PROPOSED CANOPY
—	= EXISTING BUILDING AREA

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/10/17	AGENCY COMMENTS	SES

PROJECT DATA
 FILE NAME: 12091TG-MCUP.dwg
 DATE: 1-13-17
 SCALE: AS SHOWN
 CHECKED BY: AKR
 DRAWN BY: SES

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
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 Louisville, KY 40258
 P.O. BOX 5074
 Louisville, KY 40201
 TEL: 502.441.4478
 FAX: 502.441.4479
 WWW.LD&D.COM

MODIFIED CONDITIONAL USE PERMIT
NORTON CHILDREN'S HOSPITAL
 OWNER:
COMMONWEALTH OF KENTUCKY
 for the use and benefit of the
UNIVERSITY OF LOUISVILLE

JOB NO. **12091**
 SHEET **1** OF **1**

COUNCIL DISTRICT - 4
 FIRE PROTECTION DISTRICT - LOUISVILLE #2

SITE ADDRESS:
 231 E. Chestnut St
 TAX BLOCK 016B, Lot 0030
 D.B. 5101, Pg. 0590

CURRENT CASE: 17CUP1001
 RELATED CASE: 18089,
 9-22-97
 WM #3291