

GENERAL NOTES

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100040E, DECEMBER 5, 2008)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #1 FIRE DISTRICT. STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SCREENING STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 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 MGMT. PRACTICES.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 10 YEAR POST DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.31.2 OF THE MSD DESIGN MANUAL.
- ALL FREESTANDING SIGNS WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- SITE IS LOCATED ADJACENT TO THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENTLY METRO WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- PORTIONS OF THE EXISTING MSD SANITARY SEWERS TO BE RELEASED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

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 BMPs 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 SEEDED 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 SEEDING, 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 PHASING

- INSTALL SILT FENCE & CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

DETENTION CALCULATION

PRE 10 = 25.27 CFS
 POST 100 (INFLOW) = 37.35 CFS
 POST 100 (OUTFLOW) = 24.66 CFS

CALCULATIONS BASED OFF THE SCS TYPE II STORM AND DETENTION CONFIGURATION SHOWN

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

PARKING CALCULATIONS

PROPOSED USES	363,050 SF
OFFICE	19,800 SF
CAFETERIA:	564 SPACES*
MIN. PARKING REQUIRED:	
(OFFICE @ 1/500 = 726)	
(CAFETERIA @ 1/250 = 79)	
MAX. PARKING ALLOWED:	2,211 SPACES
(OFFICE @ 1/200 = 1815)	
(CAFETERIA @ 1/50 = 396)	
PARKING PROVIDED:	582 SPACES
(INCLUDING 11 H.C. SPACES)	
BICYCLE PARKING REQUIRED	11 SPACES
SHORT TERM	
(OFFICE @ 1/50,000 SF = 7)	
(CAFETERIA = 4)	
LONG TERM**	9 SPACES
(OFFICE @ 1/5,000 SF = 7)	
(CAFETERIA = 2)	

* PER LDC 9.1.1.F THIS SITE IS ELIGIBLE FOR THE FOLLOWING PARKING REDUCTIONS:
 1. 10% FOR PROXIMITY TO TARC ROUTE
 9. 20% FOR GREEN SITE DESIGN CRITERIA 1, 2 & 7.

** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE PARKING GARAGE.

TREE CANOPY REQUIREMENTS

SITE AREA (PHASE I ONLY)	259,065 SF
EXISTING TREE CANOPY	0 SF (0%)
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
REQUIRED NEW TREE CANOPY*	8,808 SF (3.4%)

* THIS SITE IS ELIGIBLE FOR A 66% REDUCTION IN REQUIRED TREE CANOPY PER LDC 10.1

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	259,065 SF (5.95 ACS)
EXISTING IMPERVIOUS AREA:	190,602 SF (4.38 ACS)
PROPOSED IMPERVIOUS AREA:	230,333 SF (5.29 ACS)

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	B-6 4,500 SF	C-1 NONE	EZ-1 NONE
MIN. LOT WIDTH:	35'	NONE	NONE
MAX. FRONT/STREET SIDE YARD:	25'	15'	25'
MIN. FRONT/STREET SIDE YARD:	15' 3/4"	0'	0'
MIN. SIDE YARD:	3' (0')	0'	0'
MIN. REAR YARD:	5'	0'	NONE
MAX. BUILDING HEIGHT:	45'	50'	45'

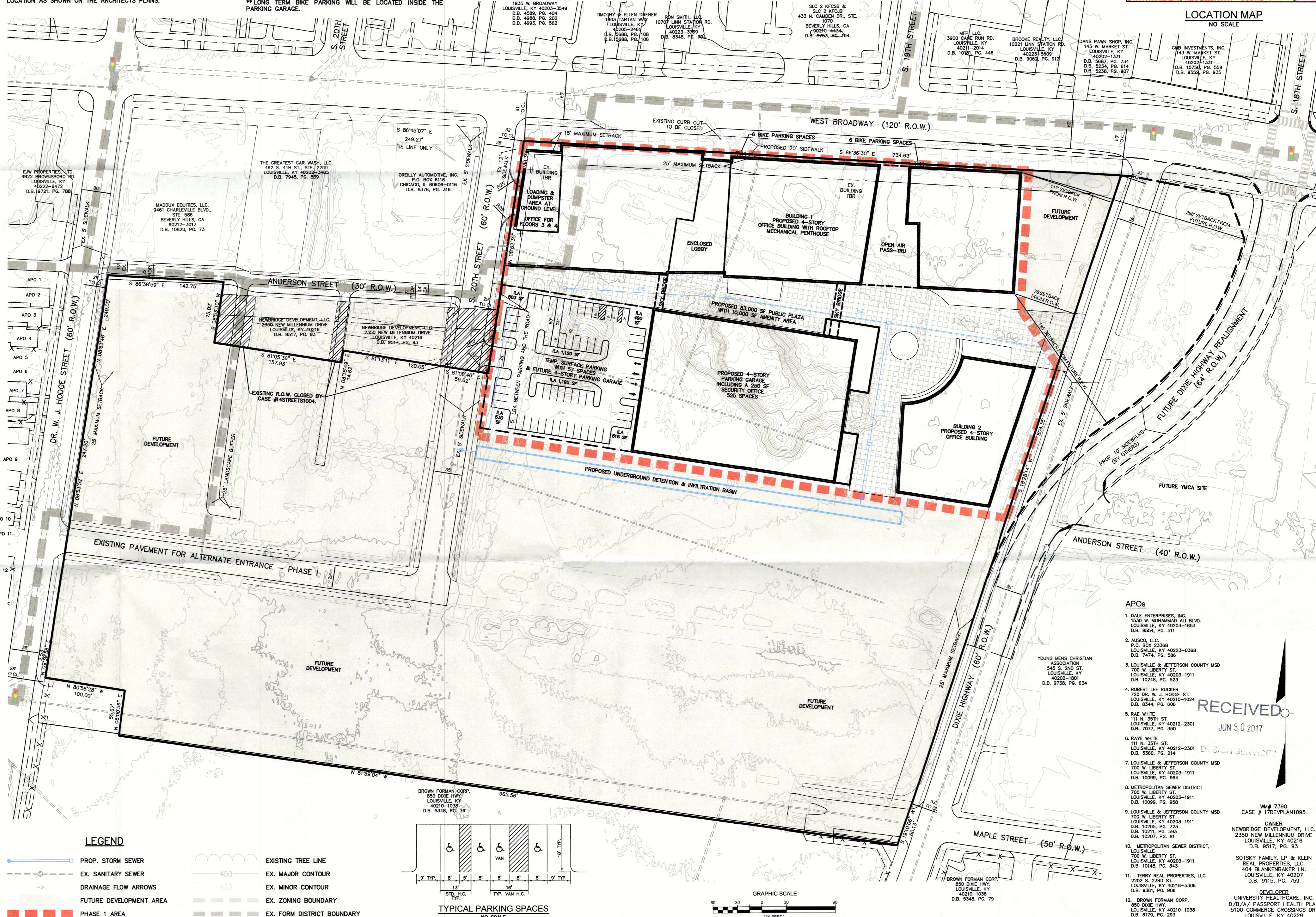
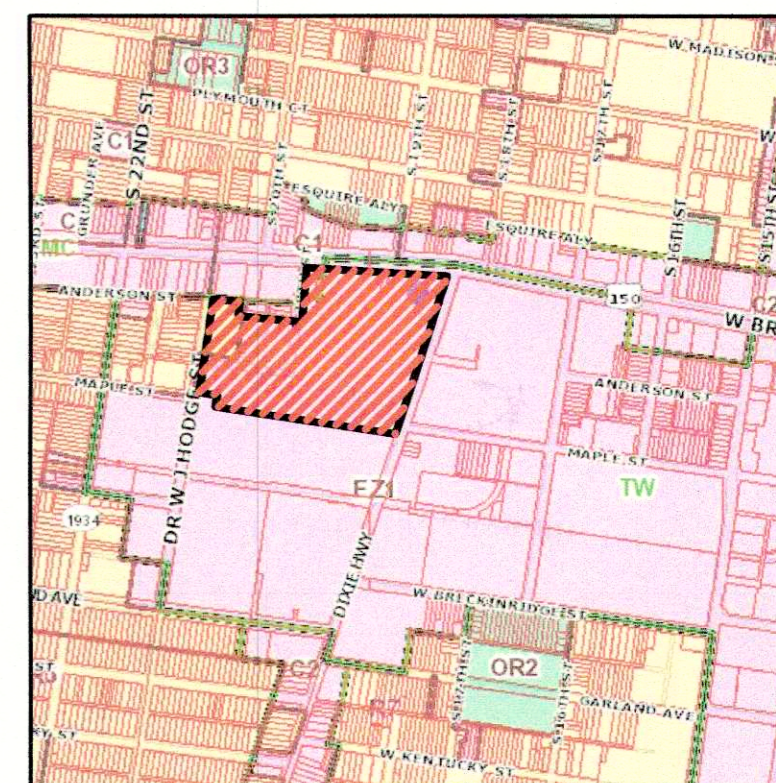
ADDITIONAL REQUESTS

- WAIVER OF LDC 10.2.4 TO ELIMINATE THE PROPERTY PERIMETER LANDSCAPE BUFFER BETWEEN C-1 AND EZ-1.
- VARIANCE FROM LDC 5.5.1.A.2 TO ALLOW BUILDING 1 TO BE SET BACK 117' FROM EXISTING DIXIE HIGHWAY AND 286' FROM PROPOSED DIXIE HIGHWAY.

SITE DATA

ZONING:	R-6, C-1 & EZ-1
FORM DISTRICT:	THC & TW
EXISTING USE:	VACANT
PROPOSED USE:	HEALTH & WELLNESS CAMPUS
GROSS SITE AREA:	18.16 AC (791,189 SF)
PHASE I AREA:	5.95 ACS (259,065 SF)
BUILDING FOOTPRINT:	144,700 SF
BUILDING 1:	80,000 SF
BUILDING 2:	20,000 SF
GARAGE:	44,700 SF
GROSS BUILDING AREA:	561,400 SF
BUILDING 1:	302,800 SF
BUILDING 2:	80,000 SF
GARAGE:	178,600 SF
PROPOSED BUILDING HEIGHT:	70'
PROPOSED GARAGE HEIGHT:	40'
FAR:	2.17
AMENITY AREA REQUIRED:	10,000 SF*
AMENITY AREA PROVIDED:	10,000 SF
SEATS REQUIRED:	50 SEATS

* THIS DOES NOT INCLUDE THE PARKING GARAGE FOOTPRINT.



- APOs**
- DALE ENTERPRISES, INC. 1530 W. MUHAMMAD ALI BLVD. LOUISVILLE, KY 40203-1653 D.B. 8554, PG. 511
 - AUSCO, LLC. P.O. BOX 23368 LOUISVILLE, KY 40223-0368 D.B. 7474, PG. 588
 - LOUISVILLE & JEFFERSON COUNTY MSD 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10248, PG. 523
 - ROBERT LEE RUCKER 720 DR. W. HODGE ST. LOUISVILLE, KY 40210-1024 D.B. 8344, PG. 608
 - RAE WHITE 111 N. 35TH ST. LOUISVILLE, KY 40203-2301 D.B. 7077, PG. 350
 - RAYE WHITE 111 N. 35TH ST. LOUISVILLE, KY 40203-2301 D.B. 5360, PG. 214
 - LOUISVILLE & JEFFERSON COUNTY MSD 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10099, PG. 964
 - METROPOLITAN SEWER DISTRICT 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10099, PG. 958
 - LOUISVILLE & JEFFERSON COUNTY MSD 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10206, PG. 723
 - LOUISVILLE, KY 40203-1911 D.B. 10201, PG. 983
 - LOUISVILLE, KY 40203-1911 D.B. 10207, PG. 81
 - LOUISVILLE & JEFFERSON COUNTY MSD 700 W. LIBERTY ST. LOUISVILLE, KY 40203-1911 D.B. 10148, PG. 343
 - TERRY REAL PROPERTIES, LLC. 2202 S. 23RD ST. LOUISVILLE, KY 40216-5306 D.B. 9361, PG. 906
 - BROWN FORMAN CORP. 850 DIXIE HWY. LOUISVILLE, KY 40210-1036 D.B. 5348, PG. 79
- WM# 7390
 CASE # 17DEVPLAN1095
 OWNER: NEWBRIDGE DEVELOPMENT, LLC.
 2350 NEW MILLENNIUM DRIVE LOUISVILLE, KY 40216
 D.B. 9517, PG. 93
 SOTSKY FAMILY, LP & KLEIN REAL PROPERTIES, LLC. 404 BLANKENBAKER LN. LOUISVILLE, KY 40207 D.B. 9115, PG. 759
 DEVELOPER: UNIVERSITY HEALTHCARE, INC. D/B/A/ PASSPORT HEALTH PLAN 5100 COMMERCE CROSSINGS DR. LOUISVILLE, KY 40229

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET
 LOUISVILLE, KENTUCKY 40202
 (502) 964-6271

RECEIVED
 JUN 30 2017
 DESIGN SERVICES

REVISIONS

NO.	REVISION	DATE
1	AGENCY COMMENTS	06/20/17

SHEET TITLE: REVISED DETAILED DEVELOPMENT PLAN
PROJECT TITLE: PASSPORT HEALTH & WELLNESS CAMPUS - PHASE I
 1800, 1824, & 1912 W. BROADWAY, LOUISVILLE, KY 40203
 1.B, 36C, LOTS 84, 85, 94, & 170.

JOB NO.: 3029
SCALE: 1"=60'
DATE: 06/05/17
DRAWING NO.: 1
SHEET 1 OF 1