

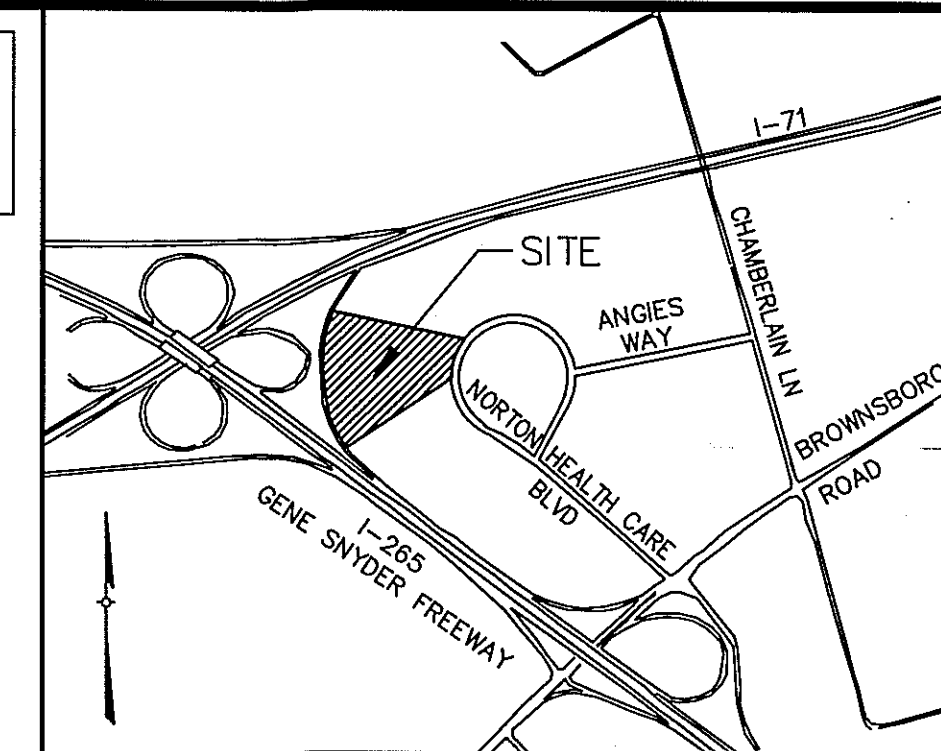
GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0008 E dated December 5, 2006.
- Drainage pattern depicted by arrows (—) is for conceptual purposes. 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- All dumpsters and service structures are to be screened per Chapter 10.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- This site is subject to the Binding Elements in Docket No. 9-55-01V & 10-9-02 of record in the Office of the Metro Louisville Planning and Design Services.
- The drainage shall conform to approved Old Brownsboro Crossing plans.
- The existing detention basin will be modified if necessary to accommodate the increase in impervious area.
- The existing stormwater drainage pipes will remain for the parking lot renovation. Some catch basin rims may need to be raised.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- 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 in accordance with chapter 96 of Louisville Jefferson County Metro Ordinances.
- The existing Norton business identification monument sign on Norton Healthcare Blvd will not be altered except to change the text which reads, "Immediate Care Center," to read "Norton Medical Plaza 1."

IN ADDITION TO THE CONDITIONAL USE PERMIT REQUEST THE OTHER REVISIONS ARE THE ADDITION OF AN ENCLOSED PEDESTRIAN BRIDGE & THE REVISED PARKING LAYOUT.

CONDITIONAL USE PERMIT REQUESTED

A Conditional Use Permit is requested from Section 4.2.29 of the Louisville Metro Land Development Code for an Ambulatory Surgery Center.



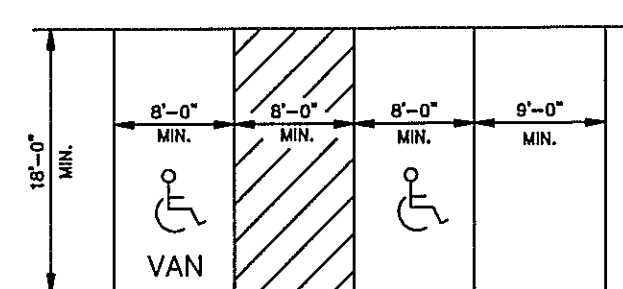
LOCATION MAP
NOT TO SCALE

PROJECT DATA

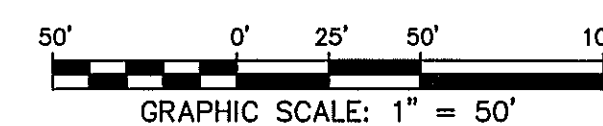
TOTAL SITE AREA	= 9.14 Acres
EXISTING ZONING	= OR-3 (CUP REQUESTED)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= MEDICAL OFFICE BUILDING
PROPOSED USE	= 1ST FLOOR OUTPATIENT SURGERY 2ND & 3RD FLOORS MEDICAL OFFICE
EXISTING BUILDING TO REMAIN	= 86,500 S.F.
PROPOSED ENCLOSED PEDESTRIAN BRIDGE ON SUBJECT SITE	= 700± S.F.
FAR	= 0.2 (4.0 MAX ALLOWED)
BUILDING HEIGHT	= 3-STORY, 46 FT
PEDESTRIAN CONNECTOR HEIGHT	= 30' ABOVE GRADE
PARKING (MEDICAL OFFICE/CLINIC) 86500/250 MIN; 86500/150 MAX.	= 346 SP MIN.; 577 SP MAX.
TOTAL PARKING PROVIDED	= 443 SPACES (INCLUDES 15 HC SPACES)
BIKE PARKING REQUIRED & PROVIDED	= 2 SHORT-TERM BIKE SPACES
EXISTING VEHICULAR USE AREA	= 180,530 SF
PROPOSED VEHICULAR USE AREA	= 191,297 SF (6% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED	= 14,347 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 17,500 SF

TREE CANOPY CALCULATIONS (CLASS C)

GROSS SITE AREA	398,138 S.F.
EXISTING TREE CANOPY COVERAGE CLASS C	25% (97,976 S.F.)
PROPOSED TREE CANOPY WILL BE PROVIDED TO REPLACE THE EXISTING TREES WHICH HAVE TO BE REMOVED FOR THE PROPOSED PARKING LOT RENOVATIONS. SUFFICIENT TREE CANOPY TO MEET THE REQUIREMENTS OF CHAPTER 10 WILL BE PROVIDED.	



TYPICAL PARKING SPACE LAYOUT
NO SCALE



RECEIVED
DEC 09 2013
PLANNING & DESIGN SERVICES

SITE ADDRESS:
4950 NORTON HEALTHCARE BLVD
TAX BLOCK 3712, LOT 4
D.B. 8540, PG. 246

CASE: 13CUP1021/ 13DEVPLAN1095
RELATED CASES: 9-55-01V, 10-9-02

FIRE PROTECTION DISTRICT - WORTHINGTON
COUNCIL DISTRICT - 16

W.M. # 8923

NO.	DATE	DESCRIPTION	BY

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: 08098-RDDP.dwg		
PLAT DATE: 11-4-13		
CHECKED BY: AET		
SCALE: AS SHOWN		
DRAWN BY: JAH		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
LAND SURVEYING • LANDSCAPE ARCHITECTURE
ENGINEERING
5000 WOODLAND AVENUE, SUITE 100
LOUISVILLE, KENTUCKY 40258
PHONE: (502) 464-2934 FAX: (502) 464-2935
WEBSITE: WWW.LD&D-NCN

CONDITIONAL USE PERMIT AND
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

NORTON MEDICAL PLAZA I

OWNER:
MSR MEDICAL LLC
471 WEST MAIN STREET SUITE 203
LOUISVILLE, KENTUCKY 40202-4291

JOB NO. 08098

SHEET 1 OF 1