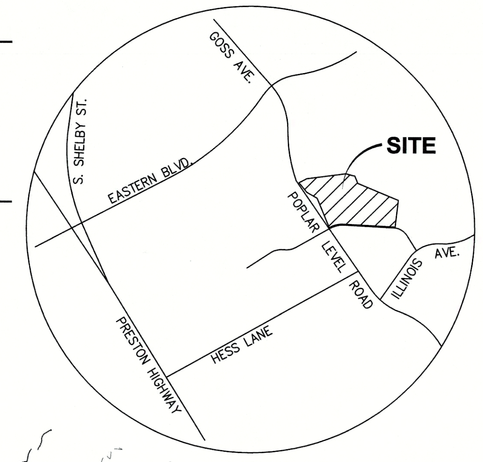
VARIANCES GRANTED BY DOCKET # 9-38-76

1. VARIANCE FROM SECTION 5.5.C.2.a & b TO ALLOW A PROPOSED BUILDING TO ENCROACH 6' INTO A REQUIRED FRONT AND SIDE YARD.
2. VARIANCE FROM SECTION 10.1.A.2.b TO ALLOW PARKING AND VEHICLE MANEUVERING WITHIN REQUIRED FRONT AND SIDE YARDS.

VARIANCES AND WAIVERS REQUESTED:

1. VARIANCE FROM SECTION 5.3.1.5 TO ALLOW A PROPOSED BUILDING TO ENCROACH 9' INTO A REQUIRED FRONT AND SIDE YARD.
2. VARIANCE FROM SECTION 5.3.1.5 TO ALLOW A PROPOSED BUILDING TO EXCEED THE 35' HEIGHT REQUIREMENT BY 34'.
3. WAIVER FROM SECTION 10.2.10 TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCROACH 5' WITHIN THE REQUIRED LANDSCAPE BUFFER AREA.

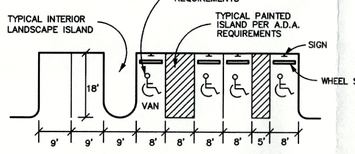


LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. 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.
2. 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 PRE THE PLAN AND MSD STANDARDS.
3. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
4. 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.
5. 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.
6. 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.
7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
13. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
16. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
17. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
18. PROPOSED BUILDING ADDITION TO UTILIZE EXISTING SANITARY SEWER CONNECTIONS AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
19. 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.
20. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP AND EMPTY TRASH RECEPTACLES ON AN AS NEEDED BASIS.
21. PROPOSED FACADE SIGNAGE TO COMPLY WITH LDC REQUIREMENTS.
22. PROPOSED LANDSCAPING TO COMPLY WITH CHAPTER 10 REQUIREMENTS.
23. ALL PROPOSED ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.



TYPICAL PARKING DETAIL

NO SCALE

DRAINAGE INFORMATION–SITE IMPROVEMENTS

EXISTING IMPERVIOUS AREA:	508,369 SQ. FT.	(11.671 Ac.)
PROPOSED IMPERVIOUS AREA:	557,073 SQ. FT.	(12.789 Ac.)
INCREASE:	48,704 SQ. FT.	(1.118 Ac.)
TOTAL AREA OF DISTURBANCE:	160,739 SQ. FT.	(3.690 Ac.)
TOTAL SITE ACREAGE:	1,523,511 SQ. FT.	(34.975 Ac.)

TRUE NORTH

SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 30' 60' 120'

SCALE: 1" = 60'

LANDSCAPE REQUIREMENTS

LOT 2

EXISTING V.U.A.	0 SQ.FT.
PROPOSED V.U.A.	25,221 SQ.FT.
7.5% I.L.A. REQUIREMENT	1,892 SQ.FT.
I.L.A. PROVIDED	2,602 SQ.FT.

LOT 3

EXISTING VEHICLE USE AREA*	53,888 SQ.FT.
EXISTING I.L.A. PROVIDED*	3,350 SQ.FT.
PROPOSED NEW V.U.A.	20,782 SQ.FT.
PROPOSED NEW I.L.A.	647 SQ.FT.

LOT 5

EXISTING V.U.A.	0 SQ.FT.
PROPOSED V.U.A.	12,750 SQ.FT.
7.5% I.L.A. REQUIREMENT	956 SQ.FT.
I.L.A. PROVIDED	1,504 SQ.FT.

* NUMBERS TAKEN FROM PREVIOUSLY APPROVED DEVELOPMENT PLAN DATED 3–3–2004.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA INVENTORY

TREE AREA	794,664 S.F.
TOTAL TREE CANOPY PRESERVED	794,664 S.F.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	1,523,511 S.F.
EX. TREE CANOPY TO BE PRESERVED	794,664 S.F. (52%)
TREE CANOPY REQUIRED	228,527 S.F. (15%)
(TOTAL SITE HAS 41–75% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
02/10/16
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- EXISTING TREE LIMITS
- EXISTING UTILITY POLE
- EXISTING BENCH MARK
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER
- EXISTING FENCE
- DRAIN FLOW ARROW
- EXISTING STORM SEWER
- 452 EXISTING CONTOUR LABEL
- OHE EX. OVERHEAD ELECTRIC LINE
- UGE EX. UNDERGROUND ELECTRIC
- DW EXISTING WATER LINE
- UGT EX. UNDERGROUND TELEPHONE
- PROP. VEHICLE FLOW ARROW
- RSF PROPOSED SILT FENCE
- BASIN INLET PROTECTION
- PROPOSED STORM PIPE/ CATCH BASIN

PRELIMINARY APPROVAL
Condition of Approval:
2/10/16
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
FEB 04 2016
PLANNING & DESIGN SERVICES

PARKING CALCULATIONS

HOSPITAL	542 SPACES*
480 BEDS	192 SPACES
700 PEAK HOUR EMPLOYEES	350 SPACES
MEDICAL OFFICE (196,107 SQ.FT.)	
MINIMUM PARKING REQUIRED (1 SP/250 SF)	784 SPACES
MAXIMUM PARKING ALLOWED (1 SP/150 SF)	1,307 SPACES
TOTAL PARKING REQUIRED	
MINIMUM REQUIRED	1,326 SPACES
MAXIMUM ALLOWED	1,849 SPACES

TOTAL EXISTING PARKING PROVIDED

SURFACE PARKING	371 SPACES
GARAGE PARKING	1,426 SPACES
GARAGE A	732 SPACES
GARAGE B	259 SPACES
GARAGE C	435 SPACES
TOTAL PARKING	1,797 SPACES

TOTAL PROPOSED PARKING PROVIDED

SURFACE PARKING	529 SPACES
EXISTING	371 SPACES
PROPOSED	158 SPACES
GARAGE PARKING	1,396 SPACES
GARAGE C	732 SPACES
REBUILT GARAGE B	229 SPACES
GARAGE C	435 SPACES
TOTAL PARKING	1,925 SPACES
(INC. 137 HANDICAP SPACES)	

* NUMBERS TAKEN FROM PREVIOUSLY APPROVED DEVELOPMENT PLAN DATED 3–3–2004.

BICYCLE PARKING REQUIREMENTS

SHORT TERM PARKING 20 SPACES
MEDICAL CENTER–1SP/25,000 SF—395,571 SQ.FT. — 16 SPACES
OFFICE BLDG–1SP/50,000 SF—196,107 SQ.FT. — 4 SPACES

LONG TERM PARKING 18 SPACES
MEDICAL CENTER–1SP/50 EMP.—HOSP. 700 EMPLOYEES — 14 SPACES
OFFICE BLDG–1SP/50,000 SF—196,107 SQ.FT. — 4 SPACES
(LOCATED WITHIN THE BUILDINGS)

SITE DATA

TOTAL SITE AREA	34.975 ACRES
LOT 1	0.689 AC.
LOT 2	6.811 AC.
LOT 3	26.100 AC.
LOT 4	0.746 AC.
LOT 5	0.597 AC.
EXISTING ZONING	OTF
EXISTING FORM DISTRICT	NFD
EXISTING USE	
LOT 1	EX. MEDICAL OFFICE 8 STORIES 102,000 SQ.FT.
LOT 2	EX. PARKING GARAGE
LOT 3	EX. HOSPITAL 8 STORIES 480 BEDS 700 PEAK HOUR EMPLOYEES
LOT 4	EX. MEDICAL OFFICE 6 STORIES 94,107 SQ.FT.
LOT 5	VACANT
PROPOSED USES	
LOT 1	NO IMPROVEMENTS
LOT 2	PROPOSED SURFACE PARKING 62 SPACES
LOT 3	PROPOSED ADDITION 4 STORIES, NO NEW BEDS REPLACED PARKING GARAGE 229 SPACES, 54 SURFACE SPACES
LOT 4	NO IMPROVEMENTS
LOT 5	PROPOSED SURFACE PARKING 42 SPACES

15CUP1049, 15DEVPLAN1204

DOCKET # 9-38-76, B-41-76, B-02-03, B-03-03, B-252-02, B-253-02, B-31-03 & CASE # 6902

MSD WM #1858

NO.	BY	REVISIONS	DATE	CHK
1	DHS	REVISIONS PER ARCHITECT	12–24–15	GWB
2	DHS	AGENCY COMMENTS & REVISIONS PER ARCHITECT	1–14–16	GWB
3	DHS	ADDITIONAL SIDEWALK PER METRO WORKS STAFF COMMENTS	2–3–16	MKC

DATE

SIGNATURE

BTM PROJECT NO.: 150236

SITE INFORMATION:
TAX BLOCK 86C, LOTS 24, 50–53
D.B. 8207 PG. 193
D.B. 8207 PG. 197
D.B. 8207 PG. 201
D.B. 8207 PG. 205

DEVELOPER:
NORTON HOSPITALS INC.
P.O. BOX 35070
LOUISVILLE, KENTUCKY 40232–5070

FAULKNER HINTON AUDUBON, LLC
9525 ORMSBY STATION ROAD
LOUISVILLE, KENTUCKY 40223

FAULKNER HINTON AUDUBON, LLC
SW7/N225 EVERGREEN BOULEVARD
SUITE 100
CEDARBURG, WISCONSIN 53012

OWNERS:
NORTON HOSPITALS INC.
P.O. BOX 35070
LOUISVILLE, KENTUCKY 40232

TITLE:
REVISED DETAILED DISTRICT DEVELOPEMNT PLAN & MODIFIED CONDITIONAL USE PERMIT
NORTON HOSPITAL - AUDUBON
ONE AUDUBON PLAZA DRIVE LOUISVILLE, KENTUCKY 40217

DRAWN BY: DHS | CHECKED BY: GWB
DATE: NOV. 2015
DRAWING: 150236–RDDP
SCALE: 1" = 60'
SHEET: **RDDP/CUP**

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
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15 DEVPLAN 1204