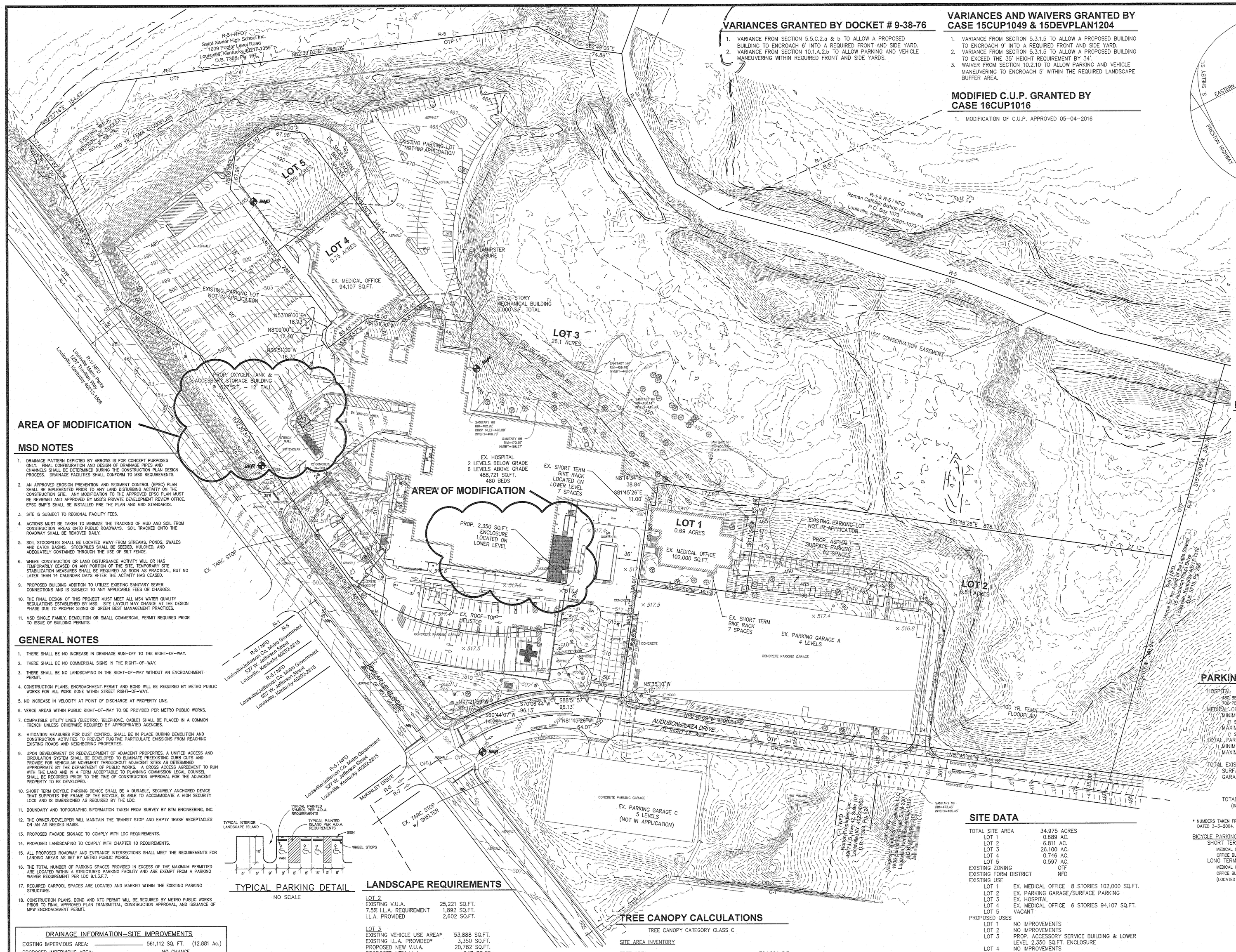


VARIANCES GRANTED BY DOCKET # 9-38-76

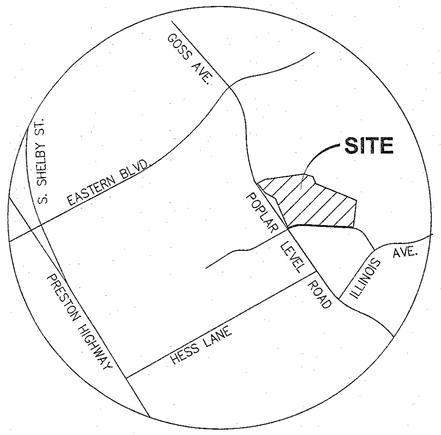
1. VARIANCE FROM SECTION 5.5.C.2.a & b TO ALLOW A PROPOSED BUILDING TO ENCROACH 6' INTO A REQUIRED FRONT AND SIDE YARD.
2. VARIANCE FROM SECTION 10.1.A.2.b TO ALLOW PARKING AND VEHICLE MANEUVERING WITHIN REQUIRED FRONT AND SIDE YARDS.

VARIANCES AND WAIVERS GRANTED BY CASE 15CUP1049 & 15DEVPLAN1204

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.

MODIFIED C.U.P. GRANTED BY CASE 16CUP1016

1. MODIFICATION OF C.U.P. APPROVED 05-04-2016



LOCATION MAP

NOT TO SCALE

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
- PROPOSED STORM PIPE/ CATCH BASIN

MSD 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.
9. PROPOSED BUILDING ADDITION TO UTILIZE EXISTING SANITARY SEWER CONNECTIONS AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
10. 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.
11. MSD SINGLE FAMILY, DEMOLITION OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

GENERAL NOTES

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
5. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
6. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
7. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
8. 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.
9. 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.
10. 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.
11. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
12. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP AND EMPTY TRASH RECEPTACLES ON AN AS NEEDED BASIS.
13. PROPOSED FACADE SIGNAGE TO COMPLY WITH LDC REQUIREMENTS.
14. PROPOSED LANDSCAPING TO COMPLY WITH CHAPTER 10 REQUIREMENTS.
15. ALL PROPOSED ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
16. THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN EXCESS OF THE MAXIMUM PERMITTED ARE LOCATED WITHIN A STRUCTURED PARKING FACILITY AND ARE EXEMPT FROM A PARKING WAIVER REQUIREMENT PER LDC 9.1.3.F.7.
17. REQUIRED CARPOOL SPACES ARE LOCATED AND MARKED WITHIN THE EXISTING PARKING STRUCTURE.
18. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO FINAL APPROVED PLAN TRANSMITTAL, CONSTRUCTION APPROVAL, AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

DRAINAGE INFORMATION-SITE IMPROVEMENTS

EXISTING IMPERVIOUS AREA:	561,112 SQ. FT.	(12.881 Ac.)
PROPOSED IMPERVIOUS AREA:	NO CHANGE	
TOTAL AREA OF DISTURBANCE:	1,260 SQ. FT.	(0.029 Ac.)
TOTAL SITE ACREAGE:	1,523,511 SQ. FT.	(34.975 Ac.)

SITE DEVELOPMENT PLAN

TRUE NORTH

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 30' 60' 120'

SCALE: 1" = 60'

TYPICAL PARKING DETAIL

NO SCALE

LANDSCAPE REQUIREMENTS

LOT 2

EXISTING 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.	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	533,229 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.

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/SURFACE PARKING	
LOT 3	EX. HOSPITAL	
LOT 4	EX. MEDICAL OFFICE	6 STORIES 94,107 SQ.FT.
LOT 5	VACANT	
PROPOSED USES		
LOT 1	NO IMPROVEMENTS	
LOT 2	NO IMPROVEMENTS	
LOT 3	PROP. ACCESSORY SERVICE BUILDING & LOWER LEVEL 2,350 SQ.FT. ENCLOSURE	
LOT 4	NO IMPROVEMENTS	
LOT 5	NO IMPROVEMENTS	

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/400 SF)		490 SPACES
MAXIMUM PARKING ALLOWED (1 SP/200 SF)		981 SPACES
TOTAL PARKING REQUIRED		
MINIMUM REQUIRED		1,032 SPACES
MAXIMUM ALLOWED		1,523 SPACES
TOTAL EXISTING PARKING PROVIDED		
SURFACE PARKING	485 SPACES	
GARAGE PARKING	1,396 SPACES	
GARAGE A	732 SPACES	
GARAGE B	229 SPACES	
GARAGE C	435 SPACES	
TOTAL PARKING (INC. 137 HANDICAP SPACES)	1,881 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)

CASE# 21-MCUP-0002

16CUP1016, 16DEVPLAN1070
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

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	3-11-2021	CRB
2	DHS	REVISIONS TO ADD LOWER LEVEL ADDITION	3-16-2021	CRB

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DATE

SIGNATURE

BTM PROJECT NO.: 210039

SITE INFORMATION:
D.B. 5715 PG. 275 PTS 24, 50-53
D.B. 7100 PG. 553
D.B. 8235 PG. 187
D.B. 8235 PG. 189
D.B. 8207 PG. 230

DEVELOPER:
NORTON HOSPITALS INC.
200 EAST CHESTNUT ST.
LOUISVILLE, KENTUCKY 40232-5070

TITLE: **MODIFIED CONDITIONAL USE PERMIT PLAN**

NORTON HOSPITAL - AUDUBON
2355 POPLAR LEVEL ROAD, LOUISVILLE, KENTUCKY 40217

OWNERS:
NORTON HOSPITALS INC.
200 EAST CHESTNUT ST.
LOUISVILLE, KENTUCKY 40232

FAULKNER PERTON AUDUBON L & R, LLC
18101 VON KARMAN AVENUE, SUITE 1000
IRVINE, CA 92612-7230

DRAWN BY: DHS
CHECKED BY: CRB

DATE: FEBRUARY 15, 2021

DRAWING: 210039-MCUP

SCALE: 1" = 60'

SHEET: **MCUP**