

GENERAL NOTES

- SANITARY SEWER - SERVICE SHALL BE PROVIDED BY UTILIZING EXISTING PROPERTY SERVICE CONNECTIONS. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
- 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 DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH UNLESS OTHERWISE NOTED.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0025E, DECEMBER 5, 2006).
- DUMPSTER AREA SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND KYTC REVIEW WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL SHALL BE IN PLACE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
- ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
- NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY SUBJECT TO KDOT REVIEW AND APPROVAL. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KDOT WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN THE STATE RIGHT OF WAY.
- IF THIS PROJECT RESULTS IN AN ACRE OR MORE OF LAND DISTURBANCE MSD WATER QUALITY REGULATIONS WILL APPLY.
- RUNOFF RATE TO BE AT OR BELOW THE PREDEVELOPED RATE. SITE DRAINS TO A SEPARATED SYSTEM.
- LOTS TO BE CONSOLIDATED.

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PLANNING & DESIGN SERVICES

EPSC CONCEPT PLAN

- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE.
- CLEAR AS NECESSARY.
- BEGIN GRADING.

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 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 SEEDING 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 THROUGHOUT THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

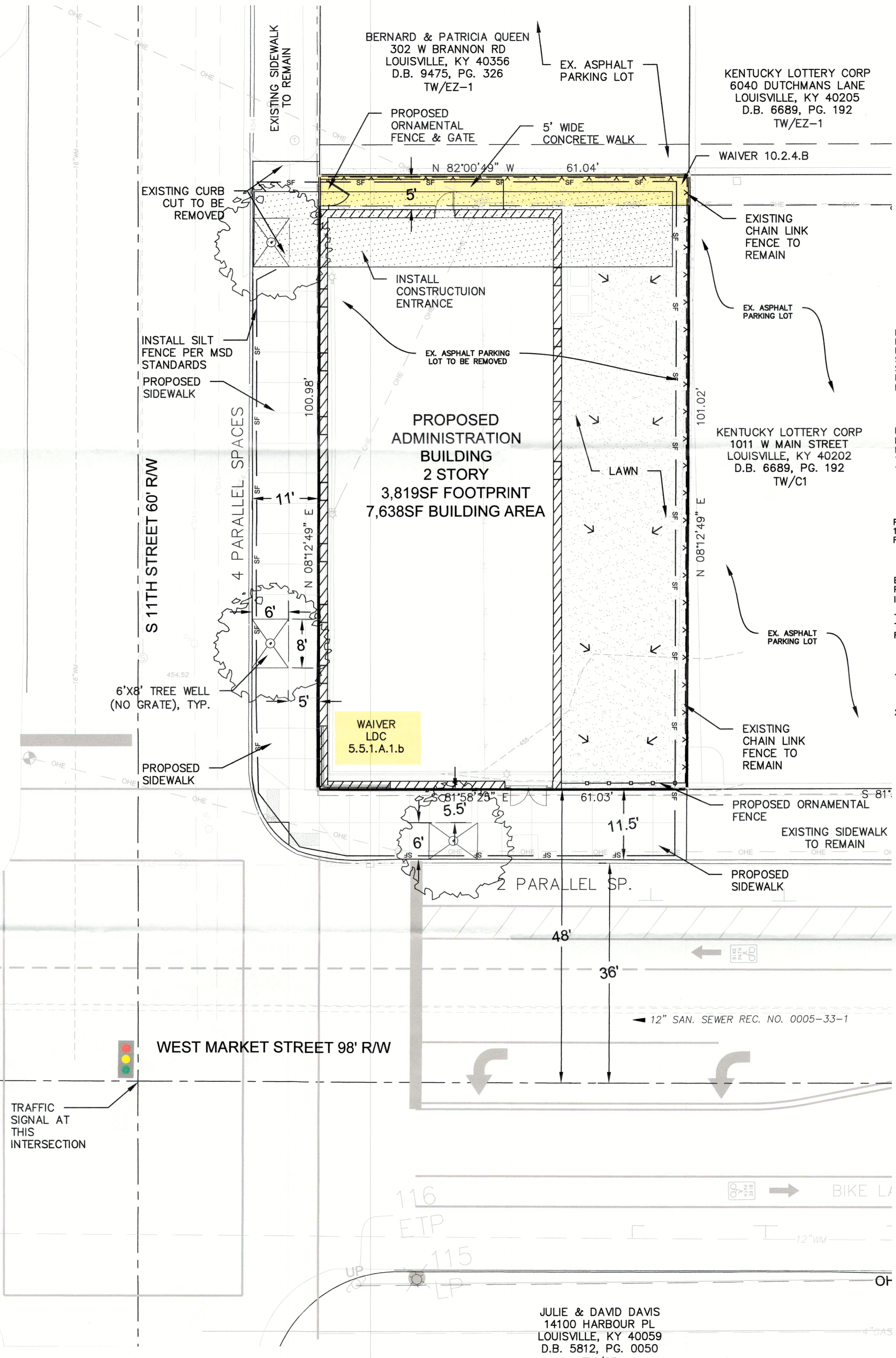
IMPERVIOUS AREA

EXISTING SITE AREA: 0.1413 ACRES/6,155 SF
EXISTING IMPERVIOUS AREA: 6,155 SF (100%)
PROPOSED IMPERVIOUS AREA: 3,602 SF (59%)
PERCENT IMPROVEMENT: 41%

NOTE: THE PROPOSED DESIGN REDUCES THE IMPERVIOUS AREA BY 41% THEREFORE DETENTION IS NOT REQUIRED.

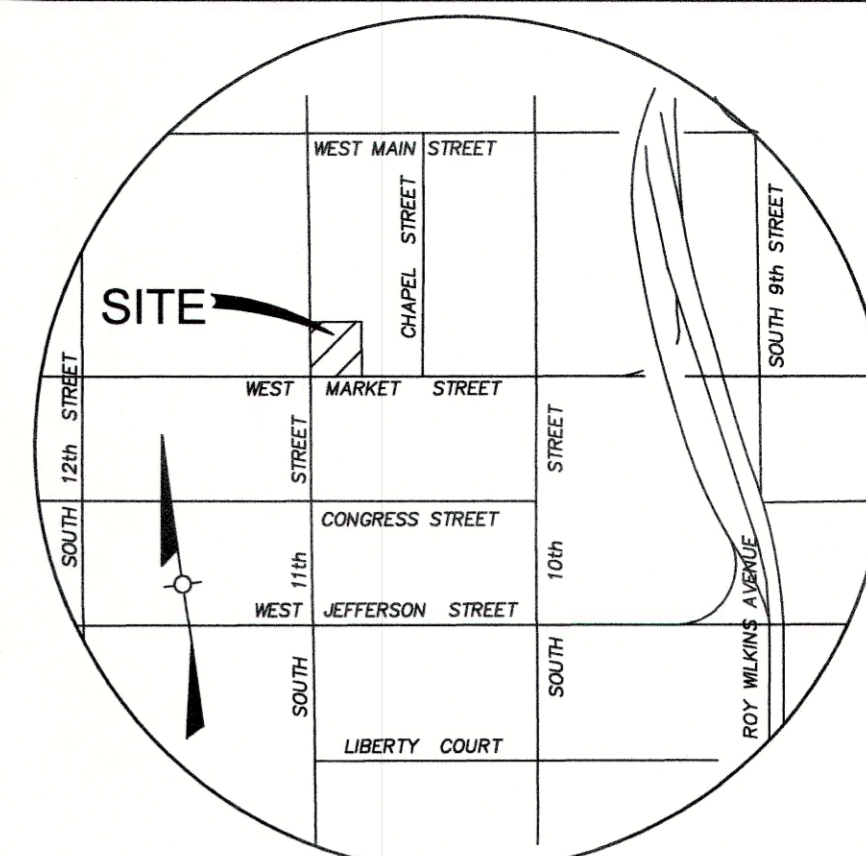
PSC GP INC
1100 W MARKET STREET
LOUISVILLE, KY 40203
D.B. 7279, PG. 0990
TW/C2

JULIE & DAVID DAVIS
14100 HARBOUR PL
LOUISVILLE, KY 40059
D.B. 5812, PG. 0050
TW/C2



LEGEND

- EX. CONTOUR
- EX. WATER LINE
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. OVERHEAD LIGHT
- UTILITY POLE
- OVERHEAD ELECTRIC
- EX. CATCH BASIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- SURFACE FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- BENCH MARK
- CONSOLIDATED LINE
- WAIVER REQUEST



LOCATION MAP
NOT TO SCALE

LOT REQUIREMENTS

| TRADITIONAL WORKPLACE/C-1 | |
|---------------------------|---------------|
| MIN. LOT AREA | NONE |
| MIN. LOT WIDTH | NONE |
| FRONT YARD | NONE |
| STREET SIDE YARD | NONE |
| SIDE YARD | NONE |
| REAR YARD | NONE |
| MAX BUILDING HT | 45' / 3 STORY |

TREE CANOPY CALCULATIONS

| | |
|-------------------------------------|-----------------------|
| EXISTING SITE AREA: | 0.1413 ACRES/6,155 SF |
| EXISTING TREE CANOPY ON SITE: | 0 SF (0%) |
| EXISTING TREE CANOPY TO REMAIN: | 0 SF (0%) |
| TREE CANOPY REQUIRED: | 616 SF (10%) |
| TREE CANOPY PROVIDED: | 2,700 SF (44%) |
| 3-TYPE "A" STREET TREE AT 900 SF EA | |

BIKE PARKING SUMMARY

PER LDC, TABLE 9.2.1, OFFICE BUILDINGS BELOW 10,000 SF OF GROSS FLOOR AREA ARE EXEMPT FROM BICYCLE PARKING REQUIREMENTS.

ILA CALCULATIONS

| | |
|---------------|-----------|
| EXISTING VJA: | 6,155 SF |
| PROPOSED VJA: | 0 SF (0%) |
| ILA REQUIRED: | 0 SF (0%) |

THERE IS NO PROPOSED VJA ON THIS SITE, THEREFORE UNDER 6,000 SF, ILA IS NOT REQUIRED FOR THIS PROJECT PER LDC 10.2.12.

ADDITIONAL REQUESTS

- WAIVER OF LDC 5.5.1.A.1.B - TO NOT PROVIDE THE REQUIRED BUILDING ENTRANCE ALONG THE SECONDARY STREET OR A CORNER ENTRANCE.
- WAIVER OF LDC 10.2.4.B - TO NOT PROVIDE THE REQUIRED 5 FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE.

SITE DATA

| | | |
|-----------------------|-----------------------|-----------------------|
| AREA: | 0.1413 ACRES/6,155 SF | C-1 |
| EXISTING ZONING: | TRADITIONAL WORKPLACE | PARKING LOT |
| FORM DISTRICT: | NONE | REHABILITATION OFFICE |
| EXISTING USE: | NONE | 3,819 SF |
| PROPOSED USE: | NONE | 7,638 SF |
| BUILDING FOOTPRINT: | 3,819 SF | 0.62 |
| BUILDING AREA: | 7,638 SF | 45' / 3 STORY |
| FAR: | 0.62 | 26' / 2 STORY |
| MAX. BUILDING HEIGHT: | 45' / 3 STORY | |
| BUILDING HEIGHT: | 26' / 2 STORY | |

PARKING SUMMARY

| | |
|-------------------------------------|-------------|
| 1033 W MARKET ST (THIS CASE) | |
| MIN. PARKING REQUIRED: | *8 SPACES |
| (1 SPACE PER 500SF OFFICE) | = 15 SPACES |
| 7,638 SF / 500SF | |

| | |
|-------------------|-----------|
| PARKING PROVIDED: | *6 SPACES |
| SURFACE SPACES: | 0 SPACES |
| PARALLEL SPACES: | 6 SPACES |

*REQUIRED SPACES AFTER PARKING REDUCTIONS PER LDC CHAPTER 9.1.3.F - APPLICABLE REDUCTIONS #1, #2, #4 & #9.
*SEE PARKING EXHIBIT BELOW FOR PARKING DISTRIBUTION.

| | |
|--|--------------|
| 1020 & 1017 W MARKET ST (14CUP1026) | |
| MIN. PARKING REQUIRED: | *77 SPACES |
| (0.75 SPACES PER BEDROOM) | |
| 0.75 x 188 BEDROOMS | = 141 SPACES |
| (1 SPACE PER 500SF OFFICE) | = 12 SPACES |
| 6,207 SF / 500SF | |

| | |
|------------------------|------------|
| PARKING PROVIDED: | *65 SPACES |
| SURFACE SPACES: | 43 SPACES |
| (INCLUDES 2 HC SPACES) | |
| 1001-1015 W MARKET ST | |
| PARALLEL SPACES: | 22 SPACES |

*REQUIRED SPACES AFTER PARKING REDUCTIONS PER LDC CHAPTER 9.1.3.F - APPLICABLE REDUCTIONS #1, #2, #4 & #9.

| | |
|-------------------------------------|-------------|
| 1000 W MARKET ST (14CUP1026) | |
| MIN. PARKING REQUIRED: | *20 SPACES |
| (0.75 SPACES PER BEDROOM) | |
| 0.75 x 38 BEDROOMS | = 29 SPACES |
| (1 SPACE PER 500SF OFFICE) | = 10 SPACES |
| 4,950 SF / 500SF | |

| | |
|-------------------|------------|
| PARKING PROVIDED: | *26 SPACES |
| SURFACE SPACES: | 20 SPACES |
| PARALLEL SPACES: | 6 SPACES |

*REQUIRED SPACES AFTER PARKING REDUCTIONS PER LDC CHAPTER 9.1.3.F - APPLICABLE REDUCTIONS #1, #2, #4 & #9.

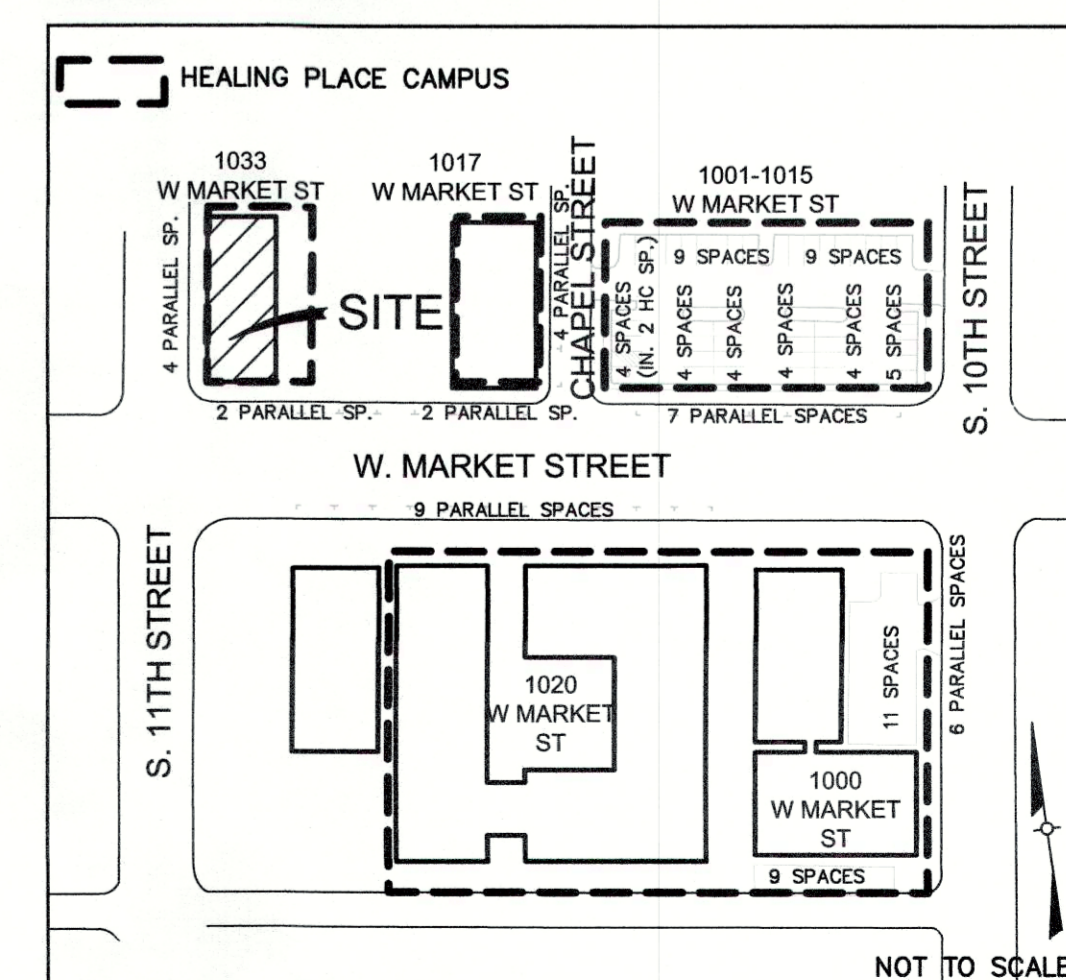
| | |
|------------------------------|------------|
| TOTAL MIN. PARKING REQUIRED: | 105 SPACES |
| TOTAL PARKING PROVIDED: | 97 SPACES |

EMPLOYEES & SHIFT BREAKDOWN

| | |
|----------------------|----|
| ADMINISTRATION STAFF | 16 |
| 1ST SHIFT | 13 |
| 2ND SHIFT | 7 |
| 3RD SHIFT | 7 |
| TOTAL EMPLOYEES | 43 |

NOTE: THE HEALING PLACE CLIENTS ARE NOT ALLOWED TO HAVE VEHICLES.

PARKING EXHIBIT



CASE #16DEVPLAN1194
RELATED CASE: 14CUP1026
TAX BLOCK 14C, LOTS 136 & 137
D.B. 10529/ PG. 893

WM# 11504

CAT2B

SHEET 1 OF 1

16 WAIVER 1051

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



| NO. | REVISION | DATE |
|---|-----------------------------------|----------|
| 1 <td>AGENCY COMMENTS <td>11/17/16</td> </td> | AGENCY COMMENTS <td>11/17/16</td> | 11/17/16 |

SHEET TITLE: CATEGORY 2B PLAN
PROJECT TITLE: THE HEALING PLACE MENS CAMPUS
ADMINISTRATION BUILDING
1033 WEST MARKET STREET, LOUISVILLE, KY 40202
OWNER/DEVELOPER:
THE HEALING PLACE, INC.
1020 WEST MARKET STREET
LOUISVILLE, KENTUCKY 40202
JOB NO. 2880CAT2B
SCALE: 1" = 10'
DATE: 10/7/2016
DRAWING NO. CAT2B

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