

GENERAL NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0041E, DECEMBER 5, 2006)
- ALL CONSTRUCTION AND SALES TRAILERS SHALL BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- AN EXISTING TRASH COMPACTOR IS ACCESSIBLE FROM 5TH STREET AND IS SCREENED FROM VIEW BY A ROLL UP DOOR.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY, INCLUDING THE NEW ALLEY. A DAMAGE BOND WILL BE REQUIRED FOR ANY REPAIRS NEEDED IN THE PUBLIC RIGHT-OF-WAY POST CONSTRUCTION.
- 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.
- MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FORMAL WQTC.
- NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.

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.

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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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.

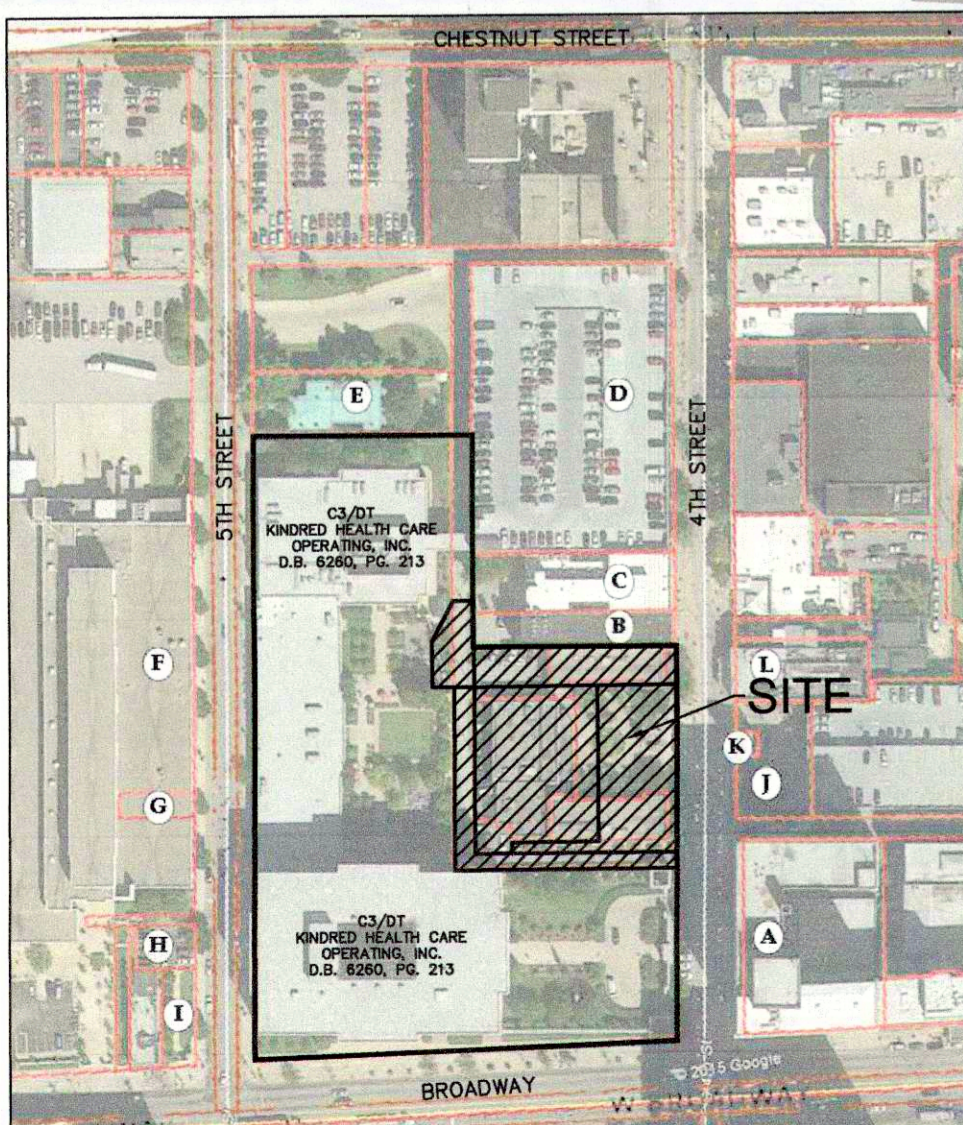
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL INLET PROTECTION FOR ALL SURROUNDING CURB INLETS.
- INSTALL CONSTRUCTION ENTRANCE.
- DEMOLISH EXISTING COURTYARD AS NECESSARY TO INSTALL SILT FENCE AT BACK OF SIDEWALK.
- BEGIN DEMOLITION.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

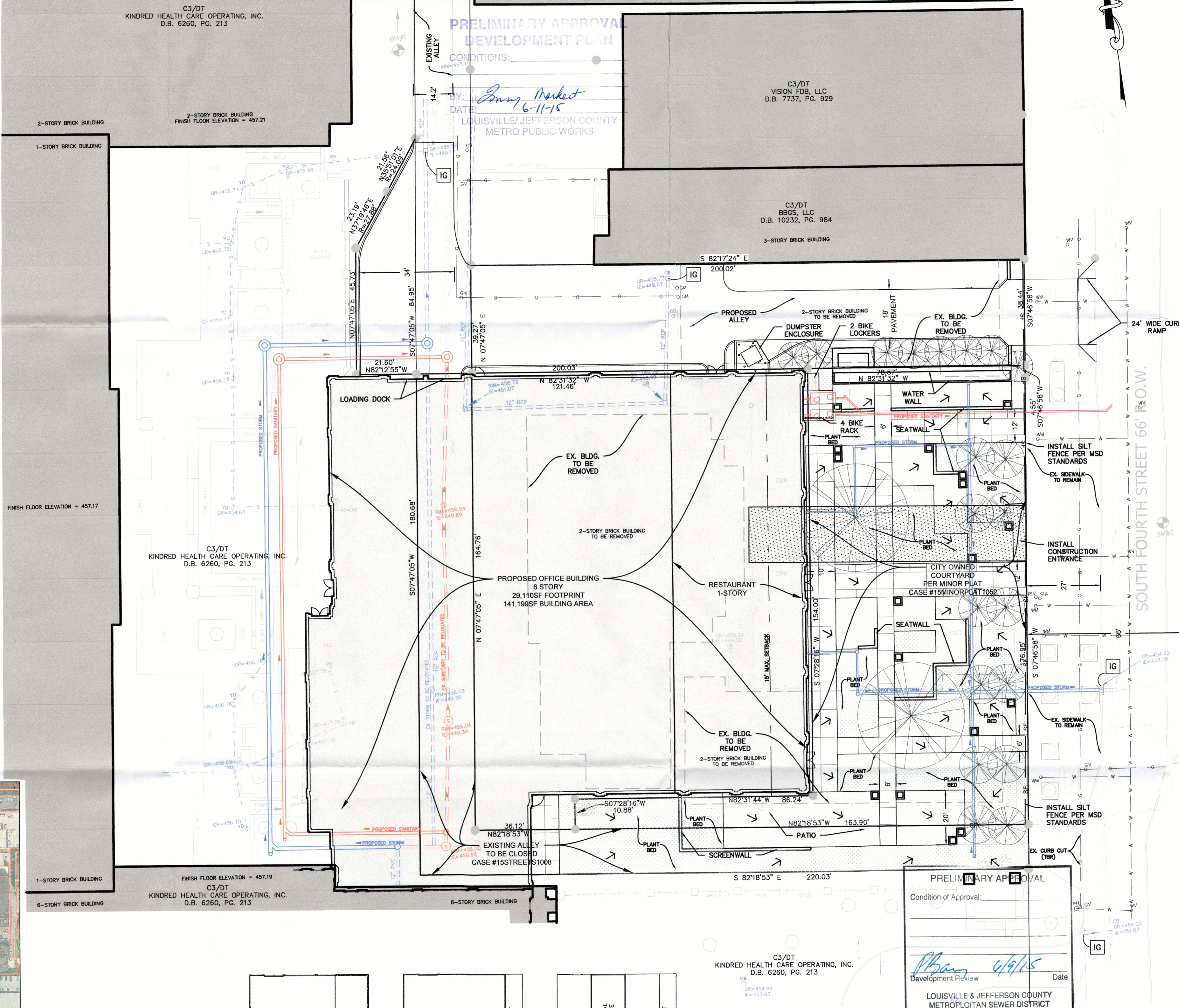


AREA CONTEXT MAP & ADJACENT PROPERTIES

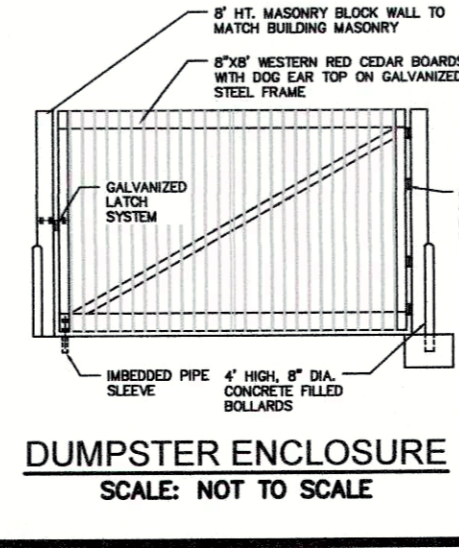
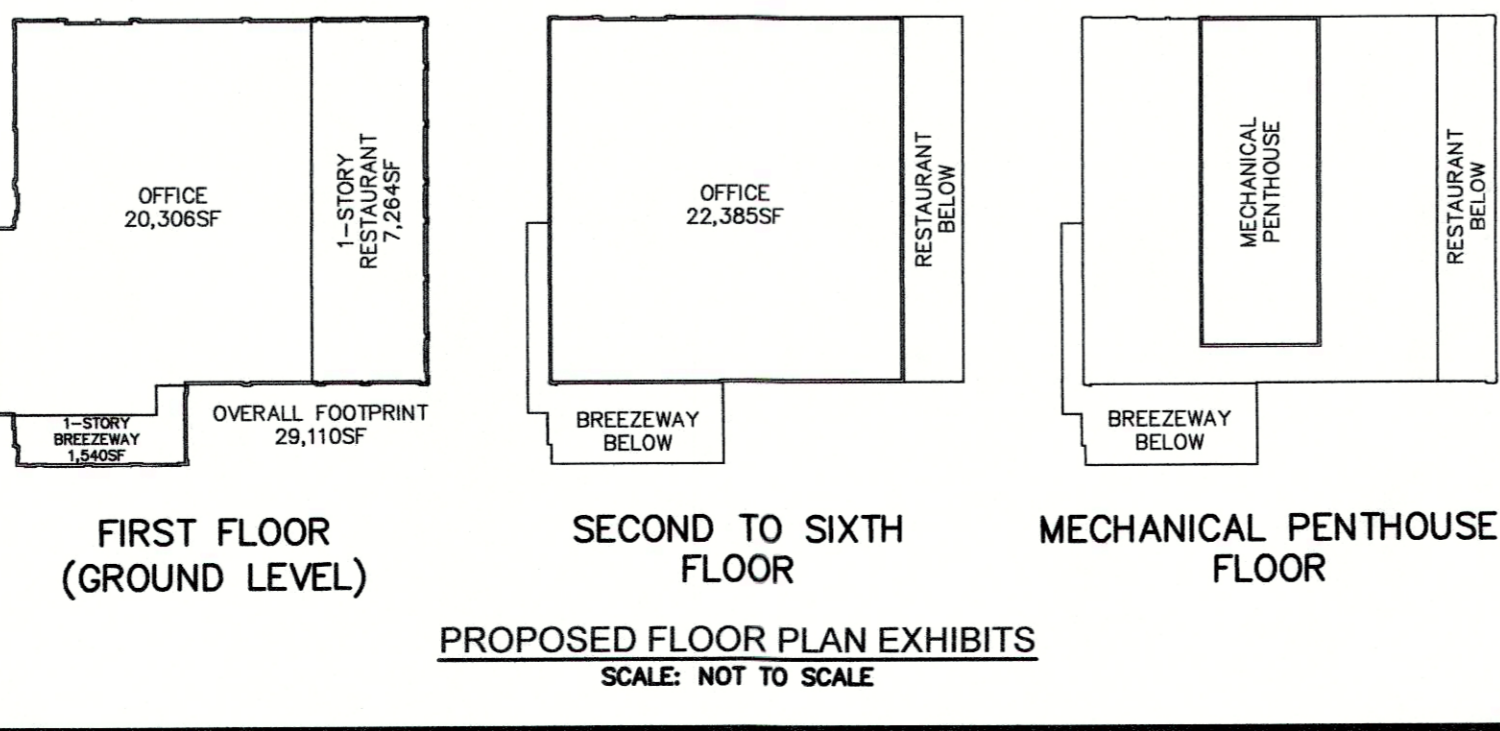
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|--|---|
| A) THE BROWN HOTEL
D.B. 8938, PG. 926 | D) PARKING AUTHORITY OF RIVER CITY
D.B. 6094, PG. 658 |
| B) BBOGS, LLC.
D.B. 10232, PG. 984 | E) BRENNAN HOUSE, INC.
D.B. 6217, PG. 426 |
| C) VISION FDB LLC.
D.B. 7737, PG. 929 | F) LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
D.B. 7799, PG. 488 |

APPROVED:
LOUISVILLE METRO PLANNING COMMISSION

DATE: 7/14/2015
BY: [Signature]



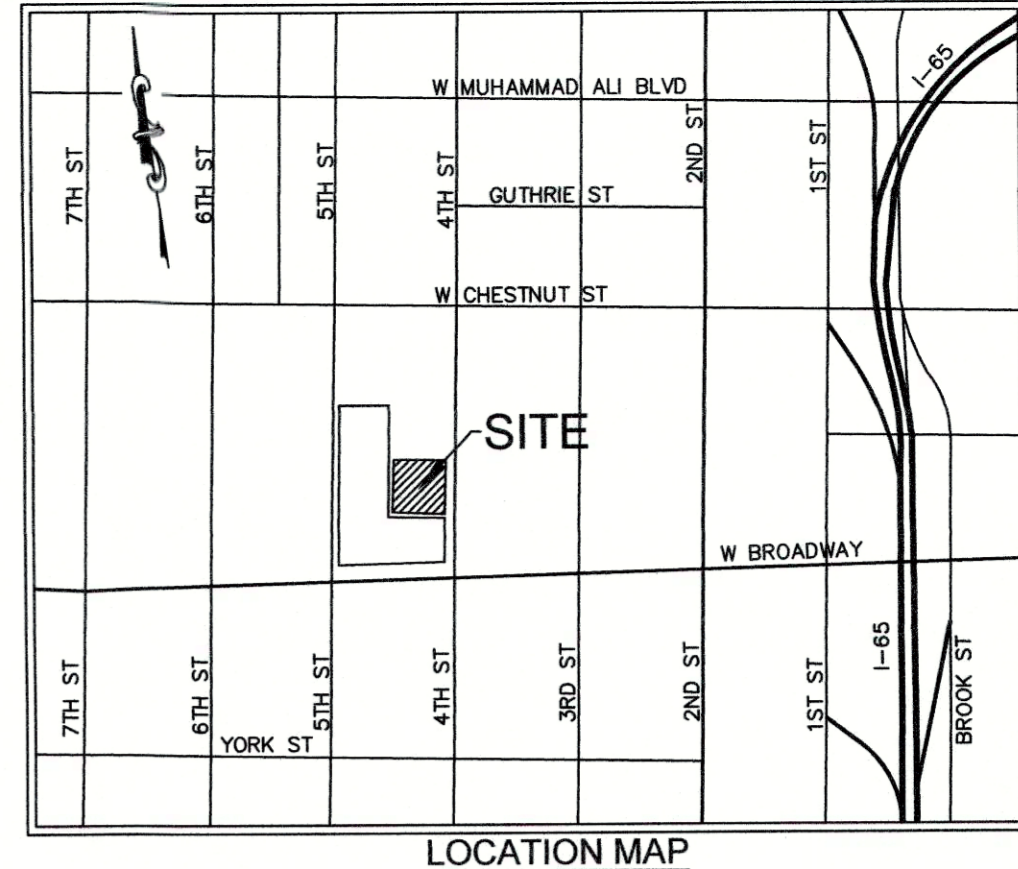
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|---|
| G) LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
D.B. 8032, PG. 432 |
| H) GANNETT KENTUCKY LIMITED PARTNERSHIP
D.B. 7820, PG. 518 |
| I) GANNETT KENTUCKY LIMITED PARTNERSHIP
D.B. 7820, PG. 518 |
| J) LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
D.B. 5603, PG. 33 |
| K) FBM PROPERTIES
D.B. 9821, PG. 29 |
| L) SLS MANAGEMENT
D.B. 6887, PG. 107 |



LEGEND

- | | | | |
|-----|-----------------------|-----|----------------------------------|
| UP | EX UTILITY POLE | FH | EX FIRE HYDRANT |
| TP | EX TELEPHONE POLE | OE | EX OVERHEAD ELECTRIC |
| SP | EX SERVICE POLE | UT | EX UNDERGROUND TELECOMMUNICATION |
| GW | EX GUY WIRE | UG | EX UNDERGROUND GAS |
| LP | EX LIGHT POLE | UE | EX UNDERGROUND ELECTRIC |
| XF | EX FENCE | WM | EX WATER METER |
| TPD | EX TELEPHONE PEDESTAL | OWE | EX OVERHEAD ELECTRIC |
| GM | EX GAS METER | 6" | EX TREE WITH SIZE |
| GP | EX GAS SERVICE POLE | SM | EX SANITARY MANHOLE |
| GV | EX GAS VALVE | 60" | EX STORM MANHOLE |
| WV | EX WATER VALVE | | |

PRELIMINARY APPROVAL
Condition of Approval: _____
Date: 6/19/15
Development Review: [Signature]
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SITE DATA

AREA:	4.62 ACRES
PROJECT AREA:	1.26 ACRES (55,101SF)
ZONING:	C3
FORM DISTRICT:	DOWNTOWN
EXISTING USE:	COMMERCIAL RETAIL
PROPOSED USE:	OFFICE/RESTAURANT
FOOTPRINT:	29,110 SF
GROSS FLOOR AREA:	141,199 SF
OFFICE:	133,935 SF
RESTAURANT:	7,264 SF
FAR:	NA
BLDG. HEIGHT:	97'

PARKING CALCULATIONS

THE MINIMUM AND MAXIMUM PARKING REQUIREMENTS DO NOT APPLY IN THE DOWNTOWN FORM DISTRICT PER LDC TABLE 9.1.1.

PARKING PROVIDED: - SPACES

TREE CANOPY CALCULATIONS

SITE AREA	- SF
EXISTING TREE CANOPY	- SF (0%)
EXISTING TREE CANOPY TO REMAIN	- SF (0%)
REQUIRED NEW TREE CANOPY	- SF (100%)

* A 100% REDUCTION IN REQUIRED CANOPY IS APPLICABLE FOR THIS SITE PER LDC 10.1.4.B.2.g.

LOT STANDARDS

MIN LOT SIZE, DEPTH & WIDTH: NONE
MAX. SETBACK: 15'
(IF 60% OF STREETWALL IS MAINTAINED)

OPEN SPACE CALCULATIONS

OPEN SPACE IS NOT REQUIRED PER LDC 5.11.1.A.1.
OPEN SPACE PROVIDED: 16,488 SF

RUNOFF CALCULATIONS

EXISTING IMPERVIOUS AREA: 1.06 ACS
PROPOSED IMPERVIOUS AREA: 0.60 ACS
(IMPERVIOUS SURFACE REDUCED BY INSTALLING 20,000SF OF GREEN ROOF)

PRE 10 YR.: (1.06/1.26) = 84%MP ~ C=0.85
0.85x5.35x1.26 = 5.72cfs

*POST-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL EQUAL TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.

POST 100 YR.: (0.60/1.26) = 48%MP ~ C=0.63
0.63x7.20x1.26 = 5.72cfs

BIKE PARKING SUMMARY

OFFICE:
BOTH SHORT & LONG TERM BIKE PARKING LOCATED EAST OF MAIN OFFICE ENTRANCE BENEATH EXISTING COVERED WALKWAY/PORCH VIA 6 BIKE INVERTED "U" BIKE RACK BY PARK-IT BIKE RACKS OR APPROVED EQUAL.

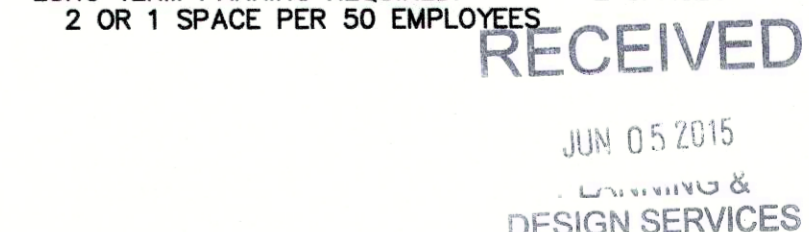
SHORT TERM PARKING REQUIRED: 3 SPACES
2 OR 1 SPACE PER 50,000SF

LONG TERM PARKING REQUIRED: 3 SPACES
2 OR 1 SPACE PER 50,000SF

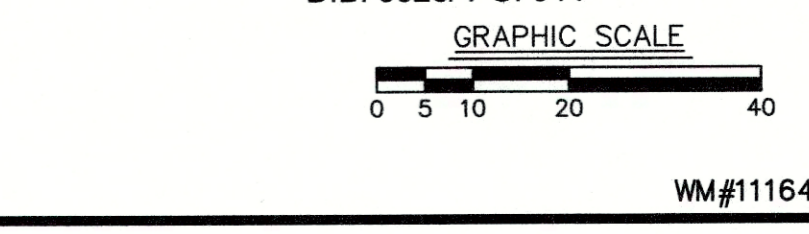
RESTAURANT:
SHORT TERM BIKE PARKING LOCATED IN PARK SPACE VIA 4 BIKE INVERTED "U" BIKE RACK BY PARK-IT BIKE RACKS OR APPROVED EQUAL.
LONG TERM BIKE PARKING PROVIDED VIA BIKE LOCKER BY PARKABIKE INC. MODEL ABS301.
WWW.PARKABIKE.COM OR APPROVED EQUAL.

SHORT TERM PARKING REQUIRED: 4 SPACES
4 OR 1 SPACE PER 50 SEATS

LONG TERM PARKING REQUIRED: 2 SPACES
2 OR 1 SPACE PER 50 EMPLOYEES



CASE #15DEVPLAN1060
RELATED CASE# 15DDRO1001, 15STREETS1008, 15MINORPLAT1052
TAX BLOCK 13K, LOTS 88, 180, 181, 185, 100
D.B. 7155/PG. 213, D.B. 10177/PG. 889, D.B. 5528/PG. 644



SABAK, WILSON & LINGO, INC.
ENGINEERS, ARCHITECTS & PLANNERS
LANDSCAPE ARCHITECTS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 984-6271

NO.	REVISION	DATE
1 <td>AGENCY COMMENTS <td>6/19/15 </td></td>	AGENCY COMMENTS <td>6/19/15 </td>	6/19/15

SHEET TITLE: CATEGORY-3 PLAN
PROJECT TITLE: KINDRED HEALTHCARE - EXPANSION
880 SOUTH FOURTH STREET
LOUISVILLE, KENTUCKY 40202
OWNER: KINDRED HEALTHCARE OPERATING, INC.
1515 BROADWAY, SUITE 100
LOUISVILLE, KENTUCKY 40202
JOB NO. 2878
SCALE: 1"=20'
DATE: 4/24/15
DRAWING NO. CAT-3
SHEET 1 OF 1