

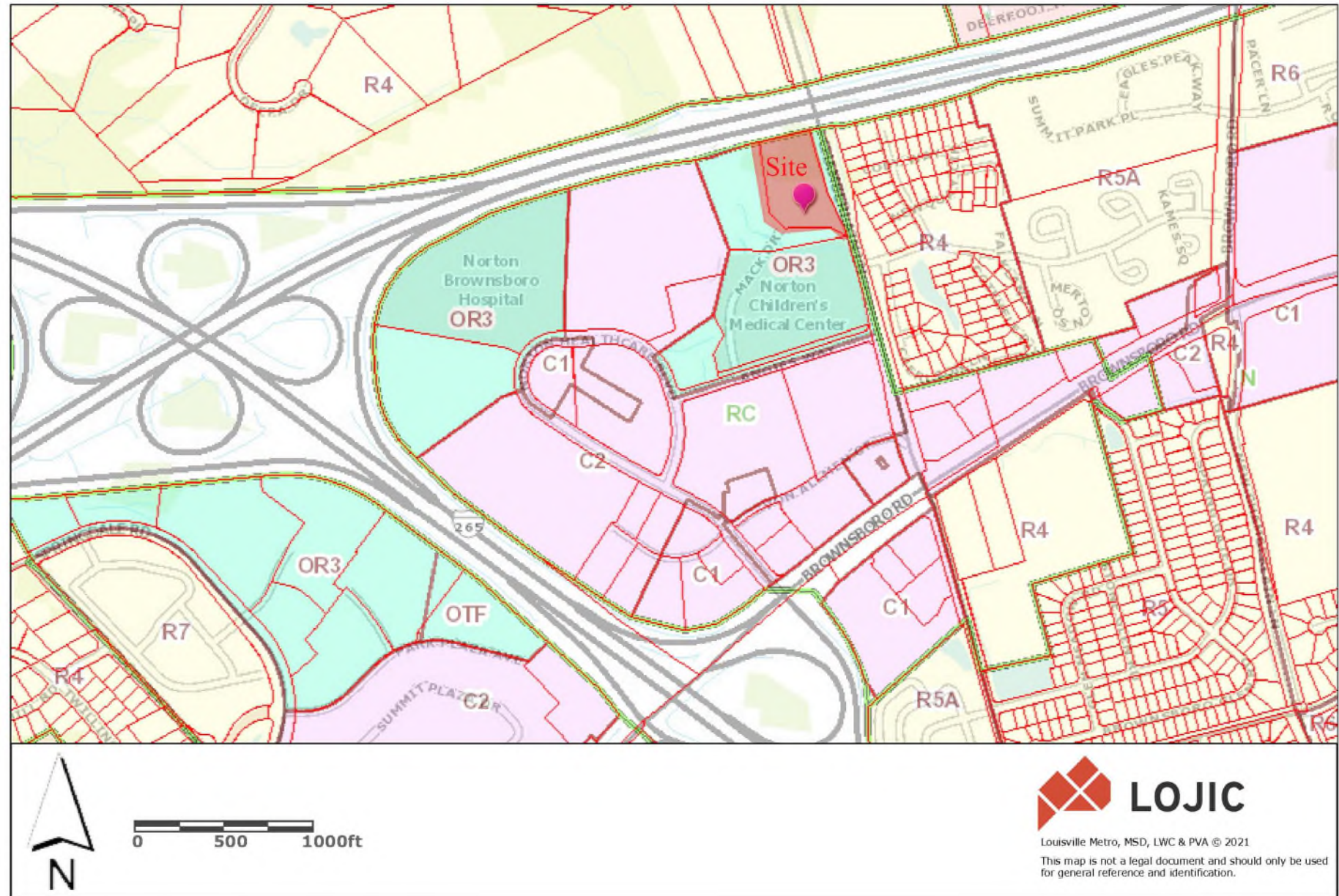


21-DDP-0026/21-CUP-0034
Development Review Committee

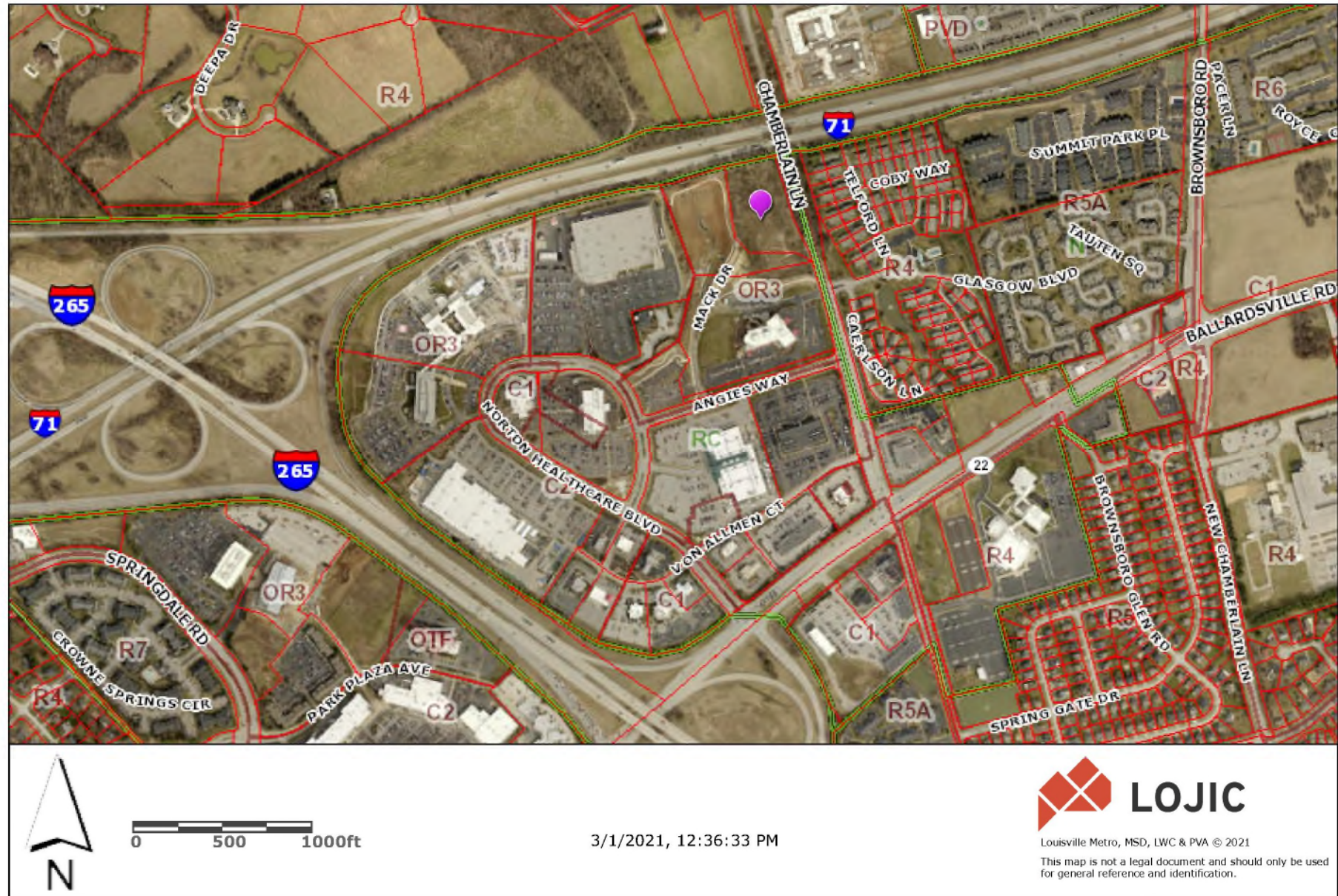
Tanner Nichols | June 2nd 2021



Zoning Map



Lojic Aerial

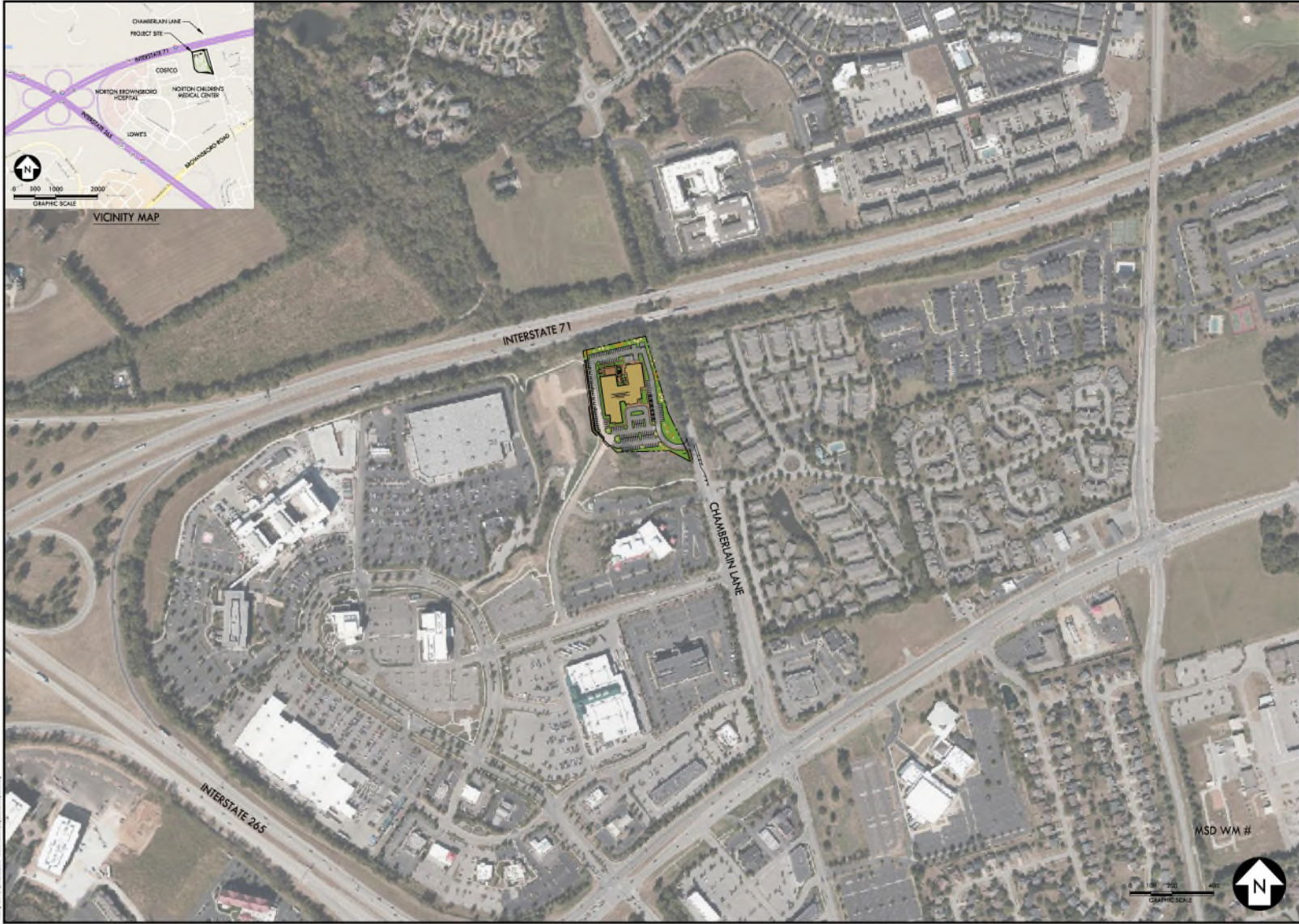


Google Aerial

Google Maps 5000 Chamberlain Ln



Site Overlay



CRUNK ENGINEERING LLC
 7112 CROSSCREEK BOULEVARD
 SUITE 201
 BENTWOODS, TN 37027
 (615) 475-1176
 WWW.CRUNKENG.COM

ENGINEERING

CRUNK

**KINDRED LOUISVILLE
 REHABILITATION HOSPITAL**
 5000 CHAMBERLAIN LANE
 LOUISVILLE, KENTUCKY 40241

| REVISIONS | No. | DATE |
|-----------|-----|------|
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MSD WM #

03/02/2021 20052

**AREA
 MAP**

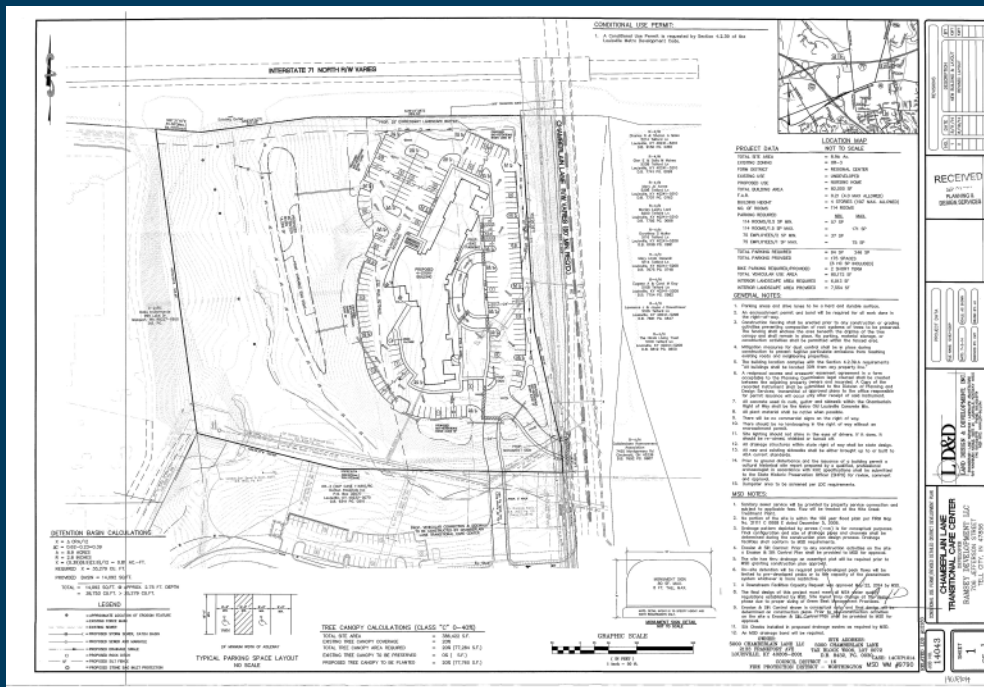


ESa | **KINDRED LOUISVILLE REHABILITATION HOSPITAL**
5000 CHAMBERLAIN LANE, LOUISVILLE, KENTUCKY 40241 | 20141.00 |
01.28.2021



Existing Conditions





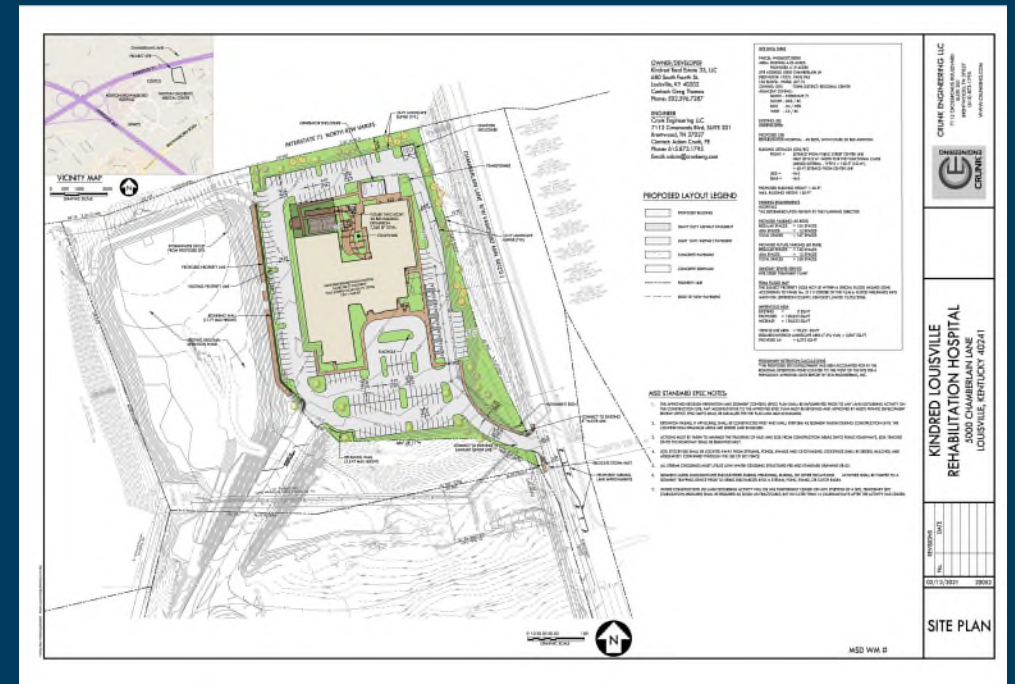
Prior Approved Plan

114 Rooms

4 Stories

82,000 sq ft Building Area

175 Parking Spaces



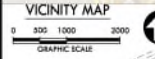
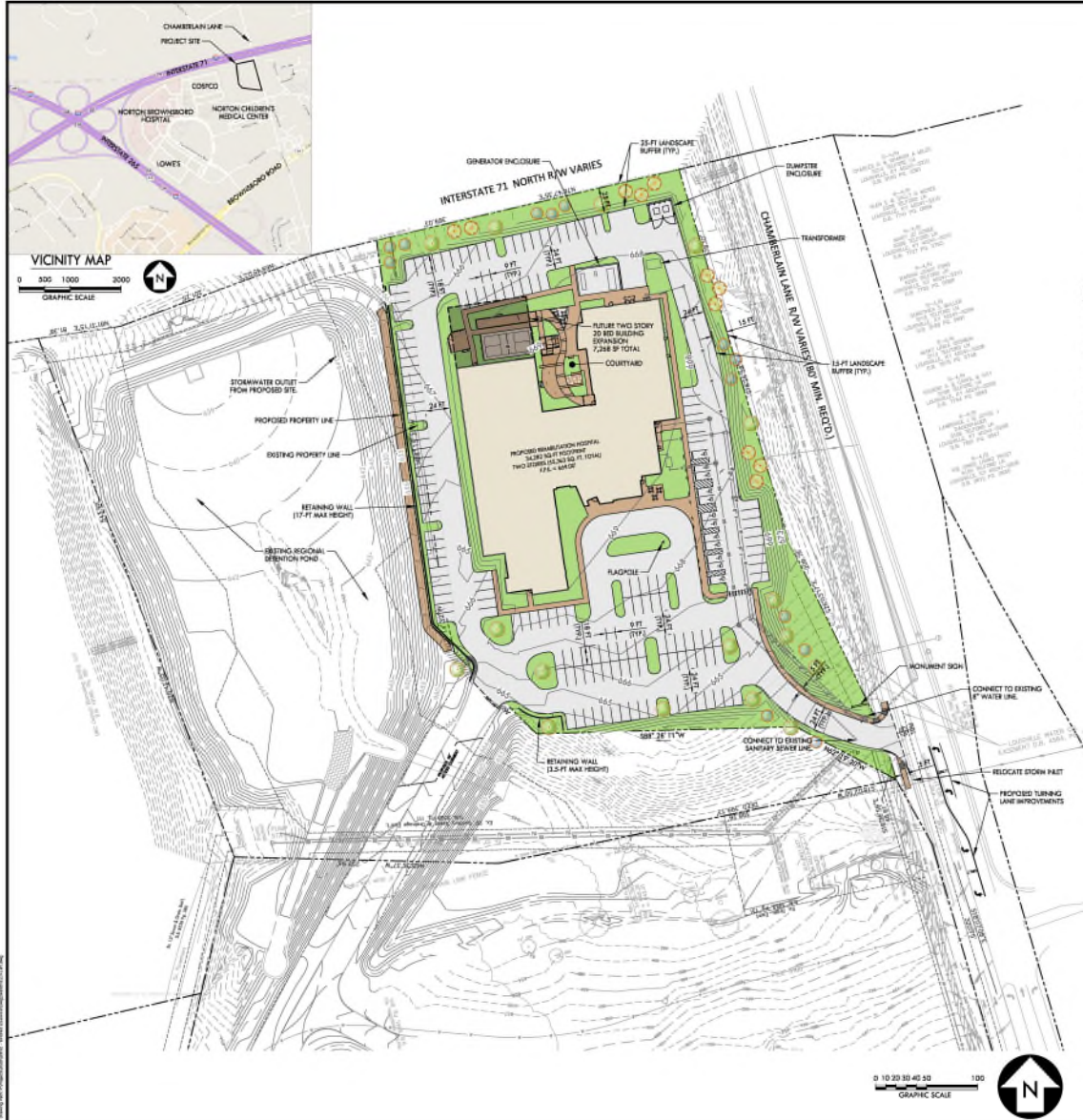
Current Proposal

40 Beds (+20 future addition)

2 Stories

55,363 sq ft Building Area

167 Parking Spaces (158 after addition)



OWNER/DEVELOPER
 Kindred Real Estate 33, LLC
 680 South Fourth St.
 Louisville, KY 40202
 Contact: Greg Thomas
 Phone: 502.596.7287

ENGINEER
 Crunk Engineering LLC
 7112 Crossroads Blvd, SUITE 201
 Brentwood, TN 37027
 Contact: Adam Crunk, PE
 Phone: 615.873.1795
 Email: adam@crunkeng.com

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

SITE DATA TABLE

| | |
|---|----------------------------|
| PARCEL: W00000728000 | AREA: EXISTING 4.03 ACRES |
| PROPOSED 4.9 ACRES | |
| SITE ADDRESS: 5000 CHAMBERLAIN LN | DEED BOOK: 16231, PAGE 983 |
| 1st & 2nd FLOOR: WITH: 101772 | ZONING: CHS |
| ADJACENT ZONING: FORM DISTRICT: REGIONAL CENTER | |
| NORTH - INTERSTATE 71 | SOUTH - I-475 / I-75 |
| WEST - I-4 / I-75 | WEST - I-25 / I-75 |

EXISTING USE
 UNDEVELOPED

PROPOSED USE
 REHABILITATION HOSPITAL - 40 BED, WITH FUTURE 30 BED ADDITION

BUILDING TRACKS (CHS) (FC)
 FRONT = SETBACK FROM PUBLIC STREET CENTER LINE
 REAR OF 10'-0" MIN. WITHIN THE FUNCTIONAL CLASS
 (MINOR ARTERIAL - TYPE B = 120'-0" S.C.W.)
 SIDE = 60'-0" SETBACK FROM CENTER LINE
 REAR = N/A

PROPOSED BUILDING HEIGHT = 40'-0" FT
 MAX. BUILDING HEIGHT: 130'-0" FT

PARKING REQUIREMENTS
 *AS DETERMINED UPON REVIEW BY THE PLANNING DIRECTOR

PROPOSED PARKING (40 BEDS)
 REGULAR SPACES = 118 SPACES
 ADA SPACES = 13 SPACES
 TOTAL SPACES = 131 SPACES

PROPOSED FUTURE PARKING (30 BEDS)
 REGULAR SPACES = 148 SPACES
 ADA SPACES = 13 SPACES
 TOTAL SPACES = 161 SPACES

SANITARY SEWER SERVICE
 WISE CREEK TREATMENT PLANT

FEMA FLOOD MAP
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 21111C0008 OF THE FEMA FLOOD INSURANCE RATE MAPS FOR JEFFERSON COUNTY, KENTUCKY, DATED 12/03/2006.

IMPERVIOUS AREA
 EXISTING = 0 SQ. FT.
 PROPOSED = 128,623 SQ. FT.
 INCREASE = 128,623 SQ. FT.

VEHICLE USE AREA = 78,221 SQ. FT.
 REQUIRED INTERIOR LANDSCAPE AREA (7.5% VUA) = 5,867 SQ. FT.
 PROVIDED IA = 6,373 SQ. FT.

MSD STANDARD EPSC NOTES:

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DESTRUCTING 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 CORRESPONDING DRAINAGE AREAS ARE SEDED AND STABILIZED.
- 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF Silt FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING BR-02.
- 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.
- WHILE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL CEASE TEMPORARILY 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.

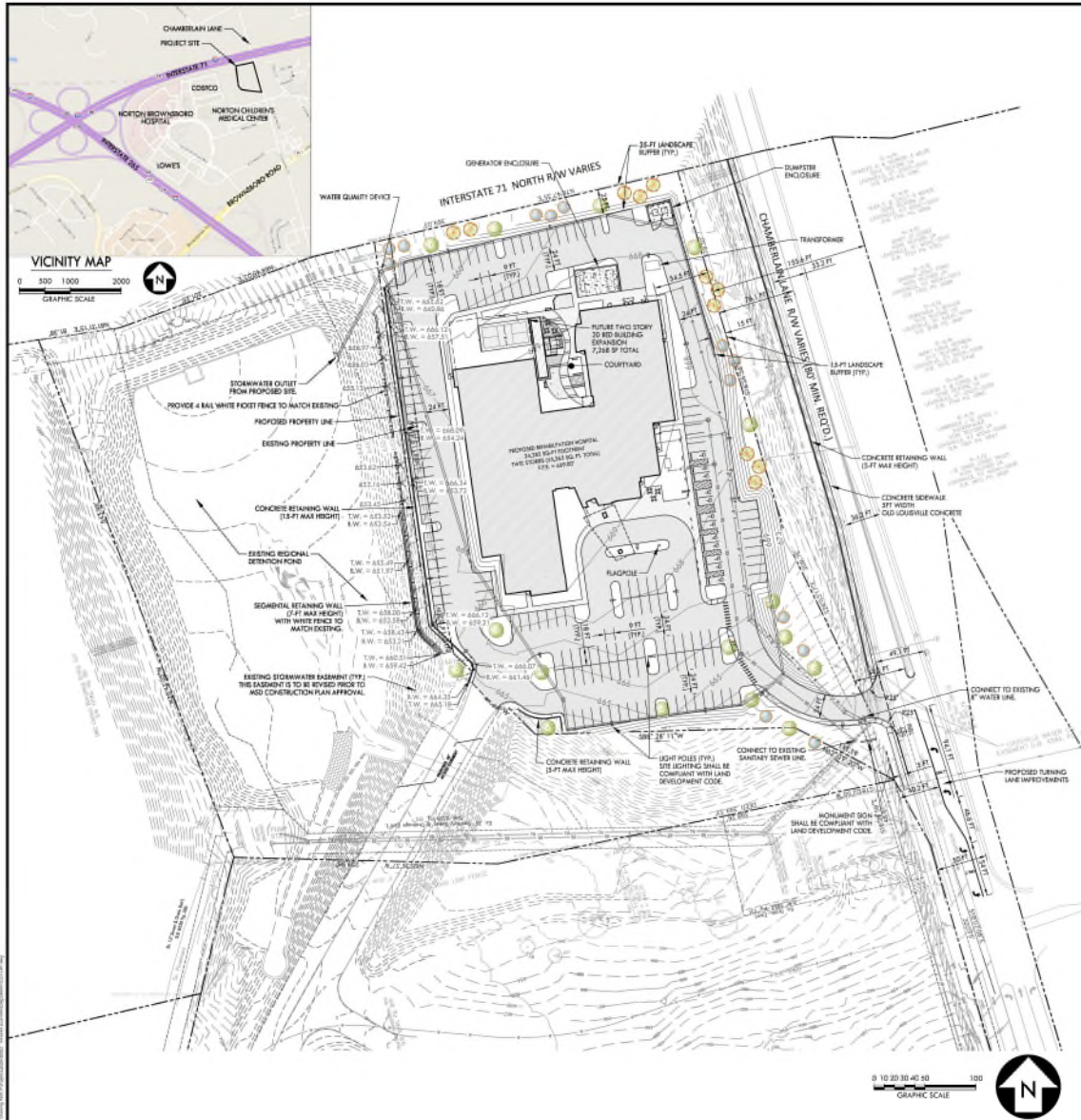
CRUNK ENGINEERING LLC
 7112 CROSSROADS BOULEVARD
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM

**KINDRED LOUISVILLE
 REHABILITATION HOSPITAL
 5000 CHAMBERLAIN LANE
 LOUISVILLE, KENTUCKY 40241**

| REVISIONS | DATE |
|------------|-------|
| No. | |
| 02/12/2021 | 20052 |

SITE PLAN

MSD WM #



OWNER/DEVELOPER
 Kindred Real Estate 33, LLC
 680 South Fourth St.
 Louisville, KY 40202
 Contact: Craig Thomas
 Phone: 502.596.7267

ENGINEER
 Crunk Engineering LLC
 7112 Crossroads Blvd, SUITE 201
 Brentwood, TN 37027
 Contact: Adam Crunk, PE
 Phone: 615.873.1795
 Email: adam@crunkeng.com

SITE DATA TABLE

| | |
|----------------------------|--|
| PARCEL: W800070000 | PROPOSED: 4.19 ACRES |
| AREA: EXISTING: 4.23 ACRES | SITE ADDRESS: 5000 CHAMBERLAIN LN |
| | DEED BOOK: 10311, PAGE 941 |
| | TAX MAP: W8000, LOT 73 |
| | ZONING: O-3 |
| | ADJACENT ZONING: FROM DISTRICT REGIONAL CENTER |
| | NORTH - INTERSTATE 71 |
| | SOUTH - O-3 / JC |
| | EAST - I-71 / JC |
| | WEST - O-3 / JC |

EXISTING USE
 UNDEVELOPED

PROPOSED USE
 REHABILITATION HOSPITAL - 48 BEDS, WITH FUTURE 30 BED ADDITION

BUILDING SETBACKS (O-3 / JC)
 FRONT = SETBACK FROM PUBLIC STREET CENTER LINE
 100 FT OF R.O.W. WIDTH FOR THE FUNCTIONAL CLASS
 (MINOR APPEAR. TYPE B = 30-FT R.O.W.)
 SIDE = 10 FT SETBACK FROM CENTER LINE
 REAR = N/A

SIZE =
 REAR = N/A

PROPOSED BUILDING HEIGHT = 45 FT
 MAX. BUILDING HEIGHT = 150 FT

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

PARKING REQUIREMENTS
 HOSPITAL
 *AS DETERMINED UPON REVIEW BY THE PLANNING DIRECTOR

PROPOSED PARKING (48 BEDS)
 REGULAR SPACES = 143 SPACES
 ADA SPACES = 12 SPACES
 TOTAL SPACES = 155 SPACES

PROPOSED PULVER FURNISH (48 BEDS)
 REGULAR SPACES = 143 SPACES
 ADA SPACES = 12 SPACES
 TOTAL SPACES = 155 SPACES

SANITARY SEWER SERVICE
 RITE CARE TREATMENT PLANT

FEMA FLOOD MAP
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
 ACCORDING TO PANEL NO. 21111 COORSE OF THE FEMAL FLOOD INSURANCE RATE
 MAPS FOR SPHERSON COUNTY, KENTUCKY, DATED 12/02/2006.

IMPERVIOUS AREA
 EXISTING = 0.30 AC
 PROPOSED = 132,081 SQ-FT
 INCREASE = 132,081 SQ-FT

DISTURBED AREA = 4.25 ACRES

VEHICLE USE AREA = 79,637 SQ-FT
 REQUIRED INTERIOR LANDSCAPE AREA (7.5% V.U.A.) = 5,978 SQ-FT
 PROVIDED I.A. = 4,673 SQ-FT

PRELIMINARY DETENTION CALCULATIONS
 THE PROPOSED SITE DEVELOPMENT HAS BEEN ACCOUNTED FOR IN THE
 REGIONAL DETENTION FORDS LOCATED TO THE WEST OF THE SITE PER A
 PREVIOUSLY APPROVED 2018 REPORT BY RSM ENGINEERING, INC.

MSD STANDARD EPSC NOTES:

1. 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 RMP'S SHALL BE INDICATED FOR THE PLAN AND MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTINUING DRAINAGE AREAS ARE SEDED AND STABILIZED.
3. 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.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY COVERED THROUGH THE USE OF BATTLEFENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-03.
6. 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.
7. WHERE CONSTRUCTION OR LAND-DISTURBING 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.

NOTES:

1. DISTURBANCE PROVIDED BY THE ADJACENT REGIONAL BASIN FORDS DEVELOPED PER FORDS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 1, 10, 25 AND 100-YEAR DURATION OR TO THE CAPACITY OF THE DOWNSTREAM STREAM, WHICHEVER IS MORE RESTRICTIVE.
2. CONSTRUCTION PLANS AND ACCESSORIES SHALL COMPLY WITH LOUISVILLE AND SPHERSON COUNTY INTERMEDIATE SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WQA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO IMPROVING DESIGN BEST PRACTICE.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM ROADWAYS AND REWORKING OPERITIES.

CRUNK ENGINEERING LLC
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 REHABILITATION HOSPITAL
 5000 CHAMBERLAIN LANE
 LOUISVILLE, KENTUCKY 40241**

| REV. | DATE | DESCRIPTION |
|------|------------|-------------|
| 1 | 04/17/2021 | |

03/08/2021 20052

SITE PLAN

Case Nos. 21-DDP-0028 & 21-CUP-0034
 MSD WM #9760

thank
you



Tanner Nichols

tnichols@fbtlaw.com

502.779.8616

Member / Louisville, KY

frostbrowntodd.com

