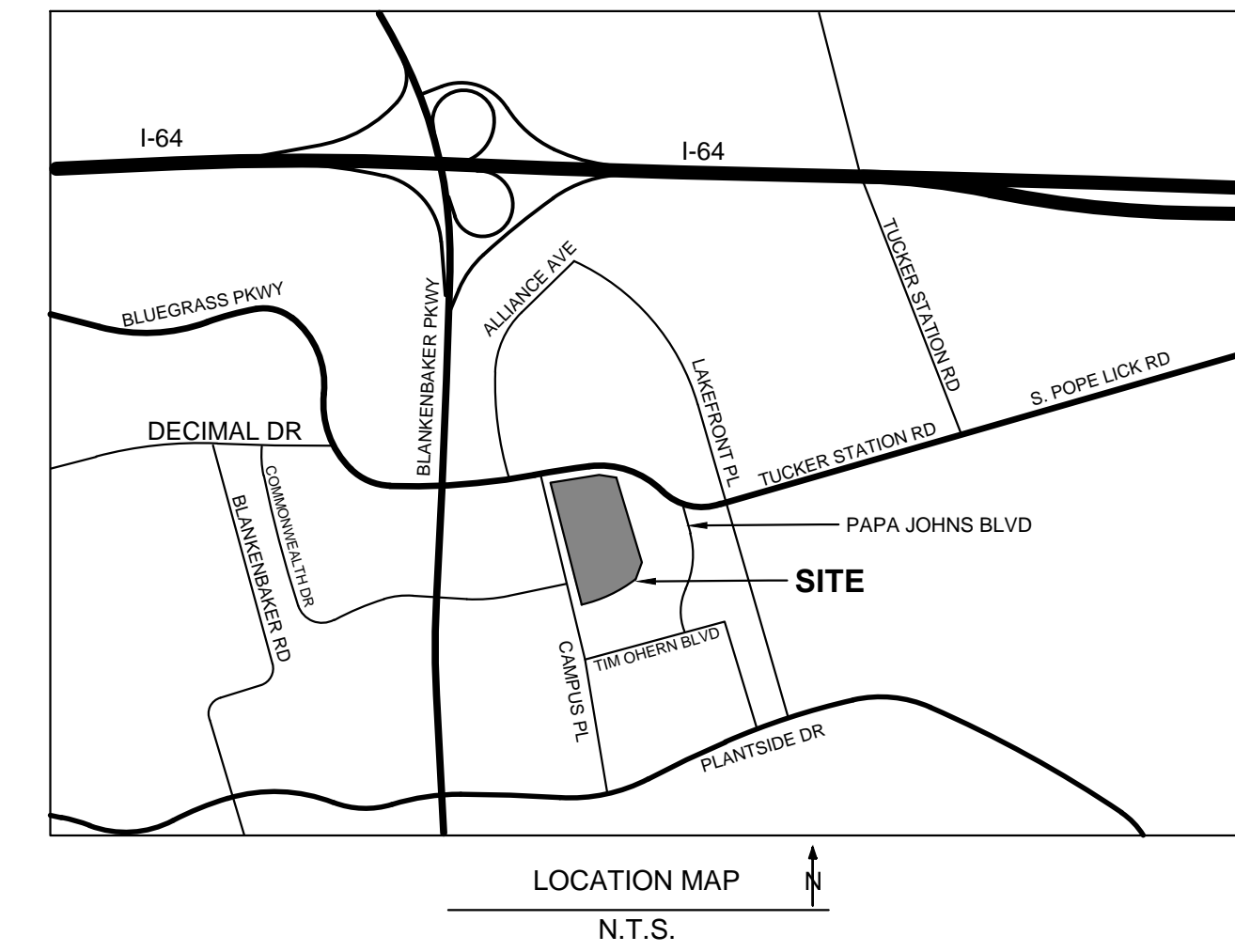


GENERAL NOTES

- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0064 E.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- TRANSPORTATION PLANNING APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND KYTC PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL 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 PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- SEWAGE TREATMENT PLANT SERVING SITE IS FLOYDS FORK.
- LOT PROPERTY LINES ARE LOCATED VIA SEALED SURVEY.
- LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED INTERIOR TO THE BUILDING.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF ARTICLE 4.2, "CONDITIONAL USE PERMITS," OF THE LAND DEVELOPMENT CODE, SUB-SECTION 19, PERTAINING TO HOSPITALS AND MEDICAL CLINICS.
- A FEE-IN-LIEU WILL BE PAID FOR THE SIDEWALK ALONG CAMPUS PLACE.

MSD / EPSC NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT 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 BMPS 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.
- 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LOADED 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.
- 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.
- REQUIRED DETENTION IS PROVIDED BY OFF-SITE REGIONAL BASINS PREVIOUSLY DESIGNED, PERMITTED, AND CONSTRUCTED.
- IF THE SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- LOWEST FINISHED FLOOR AND MACHINERY TO BE 2' ABOVE SPILLWAY.



GreshamSmith.com

111 West Main Street
Suite 201
Louisville, KY 40202

502.627.8900

DATA TABLE

Existing Use:	Vacant
Proposed Use:	Physical Rehabilitation Hospital
Existing Zoning:	PEC
Proposed Zoning:	CUP, PEC
Existing Form District:	Suburban Workplace
Proposed Form District:	same
Related Case #:	09-041-78
Tax Block-Lot Number:	2187-0024-0000

Site Area	10.436 AC, 454,592 SF
Phase 1 Building Area/Footprint	47,960 SF
Phase 2 Building Area/Footprint	23,590 SF
Total Building Area	71,550 SF
Proposed Building Height	30 FEET/ single story
MAX Building Height	50 FEET
Proposed Floor Area Ratio	0.157
MAX Floor Area Ratio	1.0
Phase 1 Bed Count	40
Phase 2 Bed Count	40

LOT LANDSCAPE REQUIREMENTS

Tree Canopy Class	CLASS C
Existing Canopy	49%, 222,791 SF
Preserved Canopy Area	21%, 97,108 SF
Total Canopy Area Req'd.	15%, 68,189 SF
New Tree Canopy Area Req'd.	0%

VEHICULAR USE AREA / INTERIOR LANDSCAPE AREA

Total VUA	119,701 SF
ILA Required	7.5% VUA= 8,978 SF
ILA Provided	57,142 SF

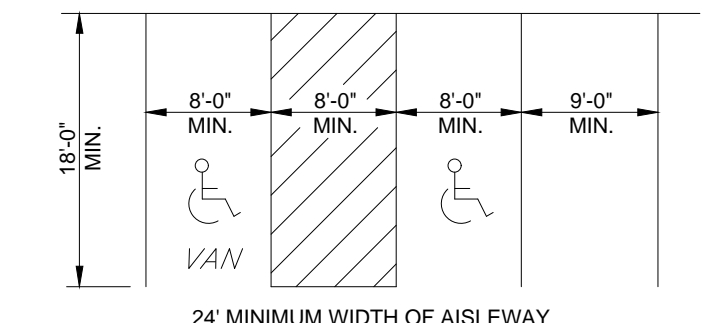
PARKING TOTALS

Phase 1 On-Site Parking Provided	124 (3.1 spaces/bed)
Phase 2 On-Site Parking Provided	36 (0.9 spaces/bed)
Total On-Site Parking Provided	160 (2 spaces/bed) (20 ADA, 4 van)
Bicycle Parking Provided long / short	3 long, 3 short
Bicycle Required long / short	3 long, 3 short
Long term bicycle parking provided within building	

DEVELOPER/APPLICANT:
ENCOMPASS HEALTH CORPORATION
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242

OWNER:
PAPA JOHNS USA, INC.
11800 BLUEGRASS PARKWAY
LOUISVILLE, KENTUCKY 40299

PROJECT ENGINEER:
GRESHAM SMITH
111 W. MAIN STREET #201
LOUISVILLE, KENTUCKY 40202

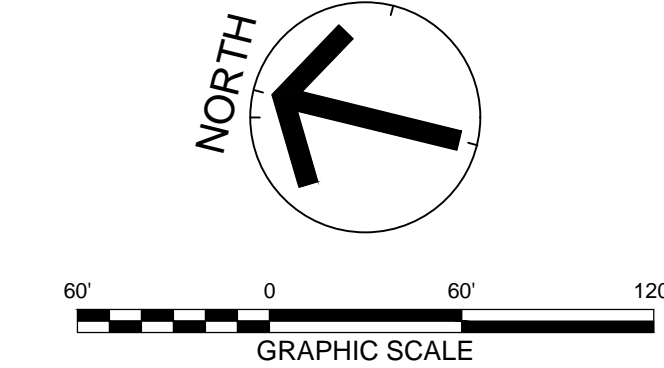


LEGEND

- PROPOSED BUILDING OUTLINE
- VEHICLE MOVEMENT
- PROPERTY LINE
- SETBACK / WATERWAY BUFFER LINE
- ROAD CENTER LINE
- SIDEWALK
- VEHICLE USE AREA
- INTERIOR LANDSCAPE AREA
- WATERWAY/WETLAND BUFFER COMPENSATION AREA
- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- ELEVATION
- EXISTING SANITARY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM PIPE
- PROPOSED SCREEN FENCE
- EXISTING WATER EDGE
- 100 YEAR FLOODPLAIN

WATER QUALITY CALCULATIONS

BASIN:
WQ = 0.6IN/HR X 0.9 X 5.00 AC = 2.7 CFS
EXISTING IMPERVIOUS AREA = 0 SF
PROPOSED PHASE 1 IMPERVIOUS AREA = 143,887 SF
PROPOSED PHASE 2 IMPERVIOUS AREA = 66,544 SF
NET IMPERVIOUS AREA = 210,431 SF



JEFFERSONTOWN CUP #: 20-008
JEFFERSONTOWN DDDP #: 20-009
METRO CASE #: 20-DDP-0031

WME:12156

Encompass Rehabilitation Hospital
 11800 BlueGrass Parkway
 Louisville, KY 40299

NOT FOR CONSTRUCTION

Revision

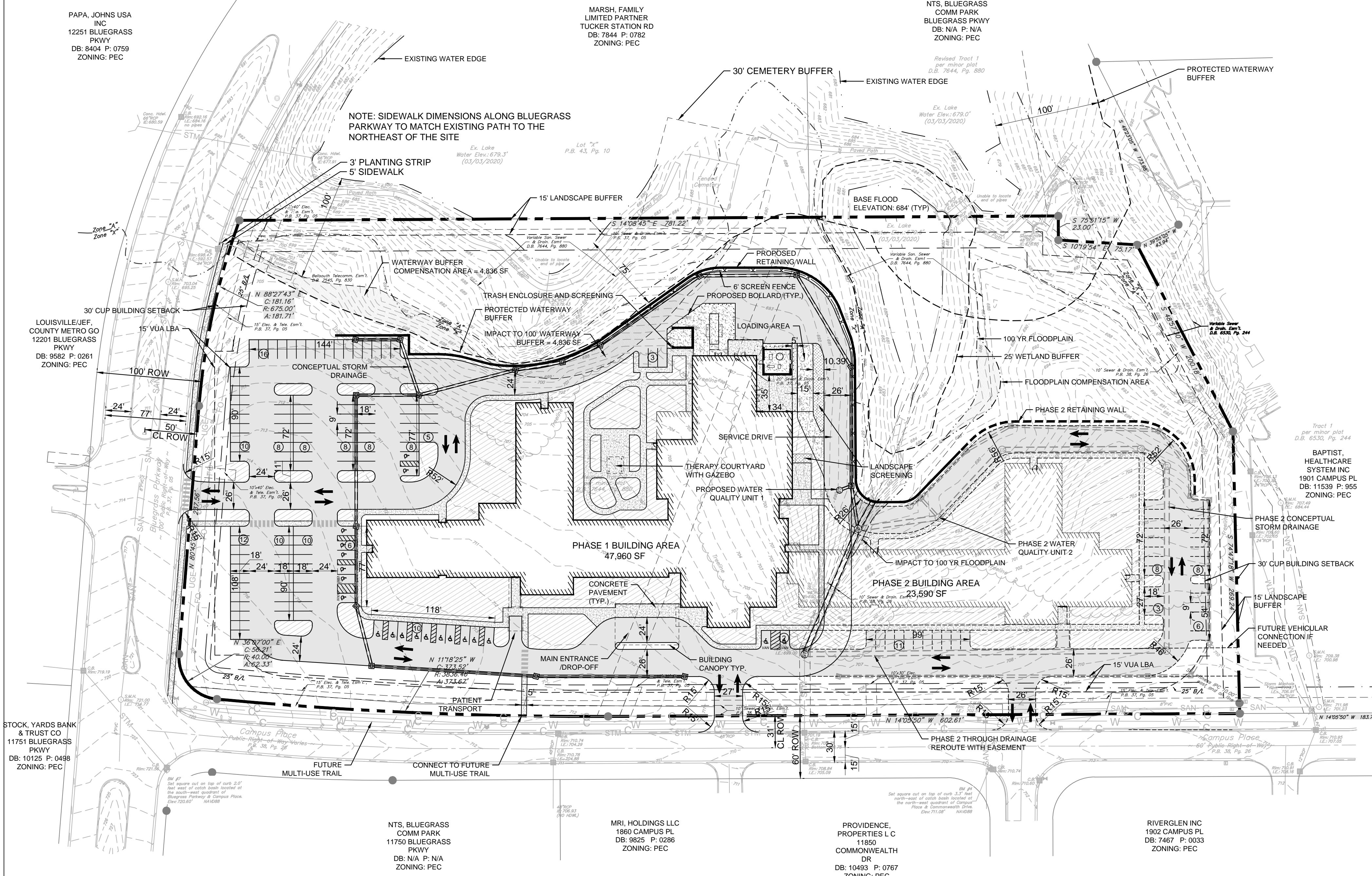
No.	Date	Description
1	6.5.2020	Agency comments

DETAILED DISTRICT DEVELOPMENT PLAN / CONDITIONAL USE PERMIT

DP-1

44457.01
May 4, 2020

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PAPA, JOHNS USA
INC
12251 BLUEGRASS
PKWY
DB: 8404 P: 0759
ZONING: PEC

MARSH, FAMILY
LIMITED PARTNER
TUCKER STATION RD
DB: 7844 P: 0762
ZONING: PEC

NTS, BLUEGRASS
COMM PARK
BLUEGRASS PKWY
DB: N/A P: N/A
ZONING: PEC

NTS, BLUEGRASS
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BLUEGRASS PKWY
DB: N/A P: N/A
ZONING: PEC

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ZONING: PEC

STOCK, YARDS BANK
& TRUST CO
11751 BLUEGRASS
PKWY
DB: 10125 P: 0498
ZONING: PEC

STOCK, YARDS BANK
& TRUST CO
11751 BLUEGRASS
PKWY
DB: 10125 P: 0498
ZONING: PEC

STOCK, YARDS BANK
& TRUST CO
11751 BLUEGRASS
PKWY
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ZONING: PEC

STOCK, YARDS BANK
& TRUST CO
11751 BLUEGRASS
PKWY
DB: 10125 P: 0498
ZONING: PEC

NTS, BLUEGRASS
COMM PARK
11750 BLUEGRASS
PKWY
DB: N/A P: N/A
ZONING: PEC

MRI, HOLDINGS LLC
1860 CAMPUS PL
DB: 9825 P: 0286
ZONING: PEC

PROVIDENCE,
PROPERTIES L C
11850
COMMONWEALTH
DR
DB: 10493 P: 0767
ZONING: PEC

RIVERGLEN INC
1902 CAMPUS PL
DB: 7467 P: 0033
ZONING: PEC