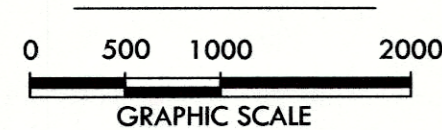


**VICINITY MAP**



0 500 1000 2000  
GRAPHIC SCALE

PROPOSED REHABILITATION HOSPITAL  
34,282 SQ-FT FOOTPRINT  
TWO STORES (53,363 SQ-FT TOTAL)  
F.F.E. = 669.00'

FUTURE TWO STORY  
20 BED BUILDING  
EXPANSION  
7,268 SF TOTAL  
COURTYARD

GENERATOR ENCLOSURE  
DUMPSTER ENCLOSURE  
TRANSFORMER

25-FT LANDSCAPE BUFFER (TYP.)  
15-FT LANDSCAPE BUFFER (TYP.)

CONCRETE RETAINING WALL (5-FT MAX HEIGHT)  
CONCRETE SIDEWALK (5FT WIDTH OLD LOUISVILLE CONCRETE)

CONCRETE SIDEWALK (5FT WIDTH OLD LOUISVILLE CONCRETE)

CONNECT TO EXISTING 8" WATER LINE.

CONNECT TO EXISTING SANITARY SEWER LINE.

MONUMENT SIGN SHALL BE COMPLIANT WITH LAND DEVELOPMENT CODE.

PROPOSED TURNING LANE IMPROVEMENTS

LOUISVILLE WATER TREATMENT PLANT

LOUISVILLE WATER TREATMENT PLANT

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LOUISVILLE WATER TREATMENT PLANT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Gregory Thomas*  
DATE: 5/19/21  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*Middle for Trk 5-19-21*  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**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

**SITE DATA TABLE**

PARCEL: W00600720000  
AREA: EXISTING 4.05 ACRES  
PROPOSED 4.19 ACRES  
SITE ADDRESS: 5000 CHAMBERLAIN LN  
DEED BOOK: 10351, PAGE 945  
TAX BLOCK: W006, LOT 72  
ZONING: OR3 FORM DISTRICT: REGIONAL CENTER  
ADJACENT ZONING:  
NORTH - INTERSTATE 71  
SOUTH - OR3 / RC  
EAST - R4 / NFD  
WEST - C2 / RC

**EXISTING USE**  
UNDEVELOPED

**PROPOSED USE**  
REHABILITATION HOSPITAL - 40 BEDS, WITH FUTURE 20 BED ADDITION

**BUILDING SETBACKS (OR3/RC)**  
FRONT = SETBACK FROM PUBLIC STREET CENTER LINE  
HALF OF R.O.W. WIDTH FOR THE FUNCTIONAL CLASS  
(MINOR ARTERIAL - TYPE B = 120-FT R.O.W.)  
= 60-FT SETBACK FROM CENTER LINE  
SIDE = N/A  
REAR = N/A

**PROPOSED BUILDING HEIGHT = 40-FT**  
MAX. BUILDING HEIGHT: 150-FT

**PARKING REQUIREMENTS**  
HOSPITALS  
\*AS DETERMINED UPON REVIEW BY THE PLANNING DIRECTOR

**PROVIDED PARKING (40 BEDS)**  
REGULAR SPACES = 155 SPACES  
ADA SPACES = 12 SPACES  
TOTAL SPACES = 167 SPACES

**PROVIDED FUTURE PARKING (60 BEDS)**  
REGULAR SPACES = 146 SPACES  
ADA SPACES = 12 SPACES  
TOTAL SPACES = 158 SPACES

**SANITARY SEWER SERVICE**  
HITE CREEK TREATMENT PLANT

**FEMA FLOOD MAP**  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE  
ACCORDING TO PANEL No. 21111C0008E OF THE F.E.M.A. FLOOD INSURANCE RATE  
MAPS FOR JEFFERSON COUNTY, KENTUCKY, DATED 12/05/2006.

**IMPERVIOUS AREA**  
EXISTING = 0 SQ-FT  
PROPOSED = 132,061 SQ-FT  
INCREASE = 132,061 SQ-FT

**DISTURBED AREA = 4.25 ACRES**

**VEHICLE USE AREA = 78,637 SQ-FT**  
**REQUIRED INTERIOR LANDSCAPE AREA (7.5% VUA) = 5,898 SQ-FT**  
**PROVIDED ILA = 6,373 SQ-FT**

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

**PROPOSED LAYOUT LEGEND**

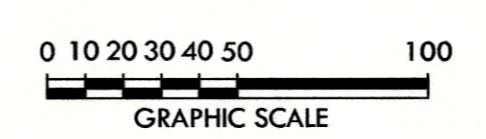
- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

**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 BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. 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.
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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
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. DETENTION IS PROVIDED IN THE ADJACENT REGIONAL BASIN. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
2. 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.
3. 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 MGMT. PRACTICES.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING ROADS AND NEIGHBORING PROPERTIES.



RECEIVED  
MAY 17 2021  
PLANNING & DESIGN SERVICES

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

**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	No.	DATE
	1	04/12/2021

03/08/2021 20052

**SITE PLAN**