PRELIMINARY APPROVAL

Condition of Approval:_____

Development Review — Date 10/21/15

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:_____

BY: — DATE: 10/21/15

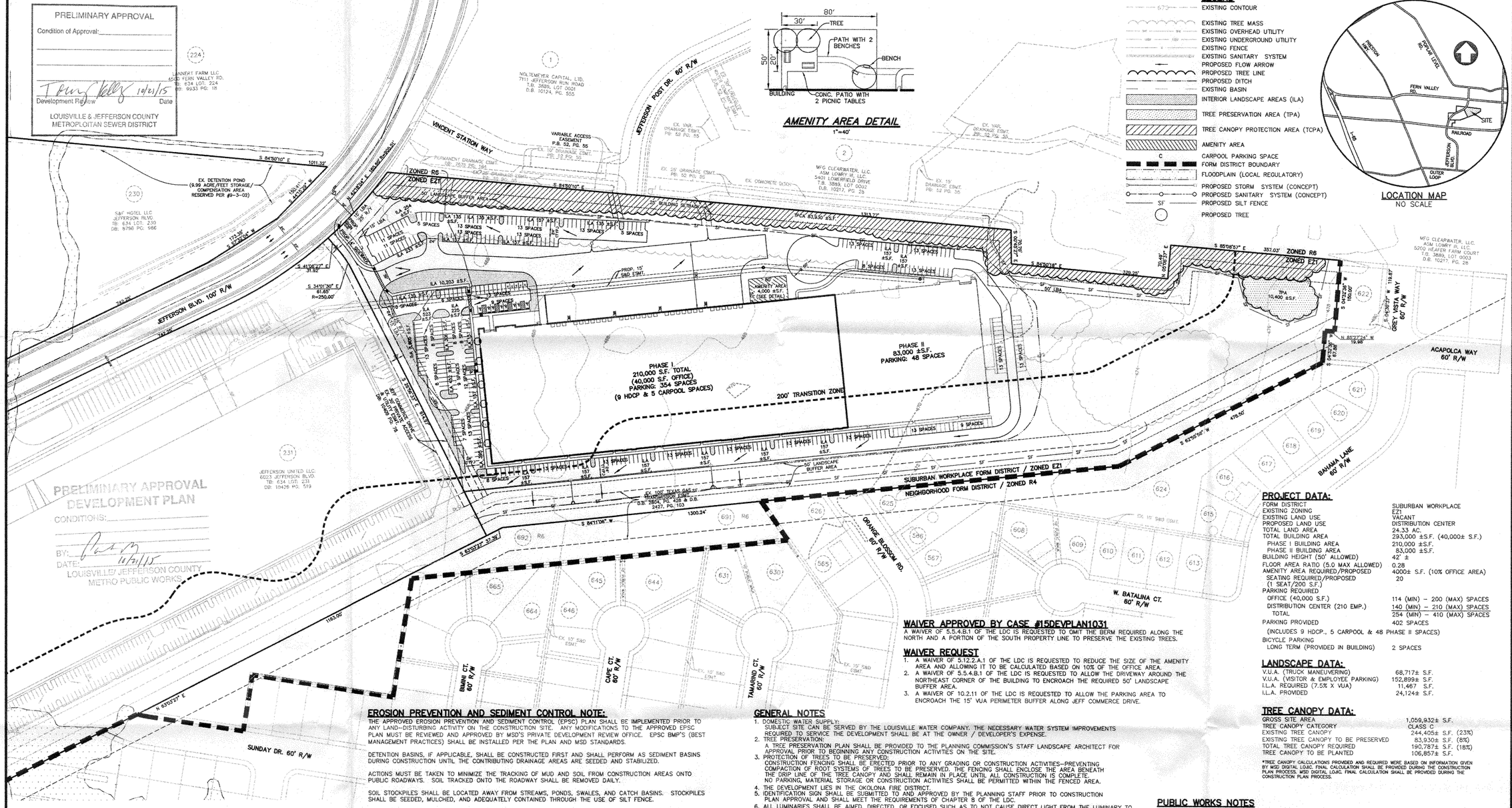
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING FENCE
- EXISTING SANITARY SYSTEM
- PROPOSED FLOW ARROW
- PROPOSED TREE LINE
- PROPOSED DITCH
- EXISTING BASIN
- INTERIOR LANDSCAPE AREAS (ILA)
- TREE PRESERVATION AREA (TPA)
- TREE CANOPY PROTECTION AREA (TCPA)
- AMENITY AREA
- C — CARPOOL PARKING SPACE
- FORM DISTRICT BOUNDARY
- FLOODPLAIN (LOCAL REGULATORY)
- PROPOSED STORM SYSTEM (CONCEPT)
- PROPOSED SANITARY SYSTEM (CONCEPT)
- SF — PROPOSED SILT FENCE
- PROPOSED TREE

LOCATION MAP
NO SCALE

AMENITY AREA DETAIL
1"=40'


JEFFERSON BLVD. 100' R/W
JEFFERSON POST DR. 60' R/W
VINCENT STATION WAY
SUNDAY DR. 60' R/W
ORANGE BLOSSOM RD. 60' R/W
BAHAMA LANE 60' R/W
ACAPOLCA WAY 60' R/W
GREY VISTA WAY 60' R/W
W. BATALINA CT. 60' R/W
BIMINI CT. 60' R/W
CAPE CT. 60' R/W
TAMARIND CT. 60' R/W
EX. DETENTION POND (9.99 ACRE/FEET STORAGE/ COMPENSATION AREA RESERVED PER #9-3-02)
S&F HOTEL LLC JEFFERSON BLVD. TB: 634 LOT: 230 DB: 8796 PG: 986
LANNERT FARM LLC 4503 FERN VALLEY RD. TB: 634 LOT: 224 DB: 9933 PG: 18
JEFFERSON UNITED LLC 6023 JEFFERSON BLVD. TB: 634 LOT: 231 DB: 10426 PG: 519
NOLTEMEYER CAPITAL, LTD. 7111 JEFFERSON RUN ROAD T.B. 3885, LOT 0001 D.B. 10124, PG. 555
MFG CLEARWATER, LLC. ASM LOWRY III, LLC. 5401 LOWERFIELD DRIVE T.B. 3885, LOT 0001 D.B. 10217, PG. 28
MFG CLEARWATER, LLC. ASM LOWRY III, LLC. 5200 HEAFERN COURT T.B. 3885, LOT 0003 D.B. 10217, PG. 28
ZONED R6 ZONED EZ1
PHASE I 210,000 S.F. TOTAL (40,000 S.F. OFFICE) PARKING: 354 SPACES (9 HDCP & 5 CARPOOL SPACES)
PHASE II 83,000 ±S.F. PARKING: 48 SPACES
200' TRANSITION ZONE
SUBURBAN WORKPLACE FORM DISTRICT / ZONED EZ1
NEIGHBORHOOD FORM DISTRICT / ZONED R4
80' AMENITY AREA 4,000 ±S.F. (SEE DETAIL)
TP-1 10,400 ±S.F.
50' LANDSCAPE BUFFER AREA
25' BUILDING SETBACK
PROP. 15' SAG EAST.
EX. 100' TEXAS GAS SERVICE EASEMENT D.B. 2804, PG. 428 & D.B. 2427, PG. 103
EX. 10' SAD EASEMENT
EX. 15' DRAINAGE EASEMENT P.B. 52 PG. 55
EX. VAR. DRAINAGE EASEMENT P.B. 52 PG. 55
EX. CONCRETE DITCH
EX. 10' SAD EASEMENT
VARIABLE ACCESS EASEMENT P.B. 52, PG. 55
PERMANENT DRAINAGE EASEMENT D.B. 7573, PG. 164
EX. 25' DRAINAGE EASEMENT P.B. 52 PG. 55
EX. 10' DRAINAGE EASEMENT P.B. 52 PG. 55
EX. YARD DRAINAGE EASEMENT P.B. 52 PG. 55
EX. 10' SAD EASEMENT
EX. 10' SAD EASEMENT
EX. 10' SAD EASEMENT