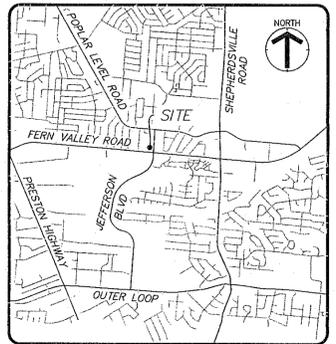


**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review: *[Signature]* Date: 8/19/15
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

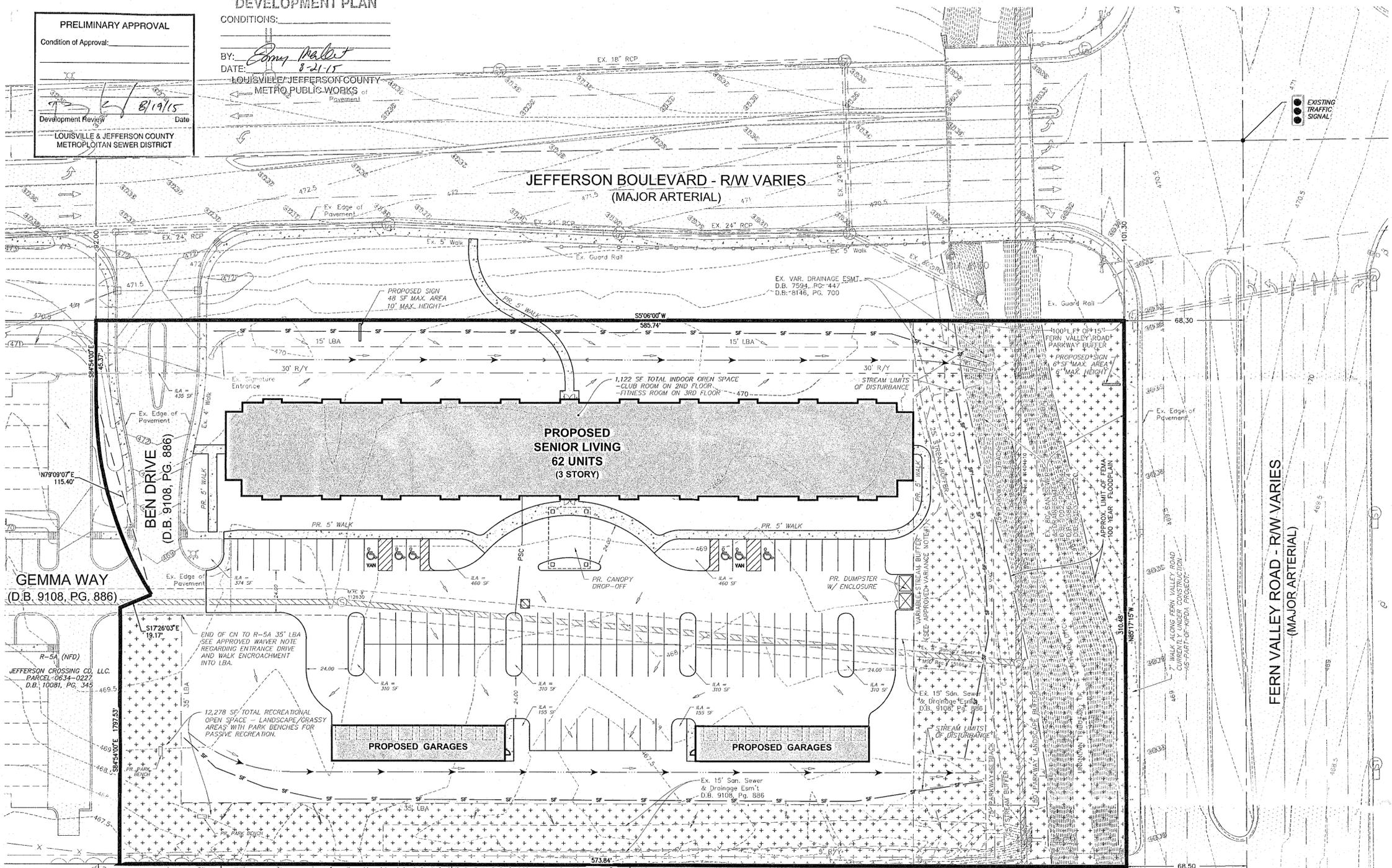
CONDITIONS:
BY: *[Signature]*
DATE: 8-21-15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS of Payment



LOCATION MAP
NOT TO SCALE

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- LIMITS OF PR. BUILDING



OWNER

JEFFERSON CROSSING CD, LLC.
16 WILLIAM F. PALMER ROAD
MOODUS, CT 06469

SITE DATA

5104 GEMMA WAY
LOUISVILLE, KY 40219
D.B. 10081, PG. 345
TAX BLOCK 634, LOT 238

TOTAL SITE AREA	±4.10 ACRES
FORM DISTRICT	NEIGHBORHOOD
EX. ZONING	CN
PR. LAND USE	VACANT
DENSITY (62 UNITS)	ASSISTED LIVING
F.A.R.	0.35
PR. BUILDING (21,000 SF/100R)	63,000 SF
BUILDING HEIGHT	45 FEET

SETBACK DATA

MIN. FRONT YARD	15' / 7'5"
STREET SIDE YARD	15'
SIDE YARD	3'
REAR YARD	15'
MAX. BUILDING HEIGHT	45'

PARKING SUMMARY

SENIOR LIVING	62 UNITS	31 SPACES
MINIMUM PARKING REQUIRED (5 SPACES/UNIT)		31 SPACES
MAXIMUM PARKING PERMITTED (1.5 SPACES/UNIT)		93 SPACES
SENIOR LIVING TO EMPLOYEES		5 SPACES
MINIMUM PARKING REQUIRED (1 SPACE/EMP. MAX SHFT)		10 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/EMP. MAX SHFT)		10 SPACES
TOTAL MINIMUM PARKING REQUIRED		36 SPACES
TOTAL MAXIMUM PARKING PERMITTED		103 SPACES
PARKING PROVIDED (SURFACE SPACES)		87 SPACES
PARKING PROVIDED (GARAGE SPACES)		16 SPACES
TOTAL PARKING PROVIDED		103 SPACES

(INCLUDING 6 ADA SPACES)

TREE CANOPY CALCULATIONS

GROSS SITE AREA	178,602 S.F.
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	NONE
TOTAL V.U.A.	42,522 S.F.
LLA REQUIRED	3,189 S.F.
LLA PROVIDED	3,279 S.F.

LANDSCAPE DATA

EXISTING V.U.A.	5,858 S.F.
PROPOSED V.U.A.	36,664 S.F.
TOTAL V.U.A.	42,522 S.F.
LLA REQUIRED	3,189 S.F.
LLA PROVIDED	3,279 S.F.

OPEN SPACE

REQUIRED OPEN SPACE (15%)	26,791 S.F.
PROPOSED OPEN SPACE	56,655 S.F.
PROVIDED OPEN SPACE INCLUDES MINIMUM 13,400 SF OF RECREATIONAL OPEN SPACE CONSISTING OF A COMBINATION OF INDOOR CLUB/FITNESS ROOM (11,228 SF) AND OUTDOOR LANDSCAPE/GRASSY AREAS (12,278 SF) WITH PARK BENCHES FOR PASSIVE RECREATION.	

APPROVED WAIVER

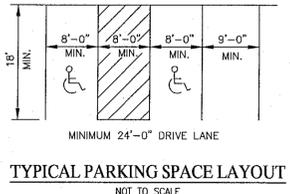
1) A LANDSCAPE WAIVER OF CHAPTER 10, PART 2, SECTION 10.2.4 WAS PREVIOUSLY APPROVED PER CASE# 9669 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 80' MAXIMUM FRONT YARD SETBACK.
2) A VARIANCE OF CHAPTER 5, PART 3, SECTION 5.3.C.5 WAS PREVIOUSLY APPROVED PER CASE# 9669 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 80' MAXIMUM FRONT YARD SETBACK.

EROSION CONTROL 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPP EMP'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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE BENEK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY MEASURES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE OKLOLA FIRE DISTRICT.
- 5) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110077E REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 10) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 11) SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE (FEE#1.5).
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.



BENCHMARK INFORMATION

INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND INFORMATION PROVIDED BY CLIENT.



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (IE CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detaild by	Chk'd by	Approved By
2	8/17/15	AGENCY COMMENTS	JDC		
1	7/31/15	AGENCY COMMENTS	JDC		

APPROVED VARIANCES

- 1) A VARIANCE WAS PREVIOUSLY APPROVED PER DOCKET# 9-26-04 TO REDUCE THE 100' STREAM BUFFER TO A VARIABLE STREAM BUFFER WITH DISTANCES OF 25' AT THE EAST PROPERTY LINE INTERSECTION AND 80' AT THE WEST PROPERTY LINE INTERSECTION.
- 2) A VARIANCE OF CHAPTER 5, PART 3, SECTION 5.3.C.5 WAS PREVIOUSLY APPROVED PER CASE# 9669 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 80' MAXIMUM FRONT YARD SETBACK.

HERITAGE ENGINEERING, LLC
602 North Shore Drive
Louisville, KY 40202
(502) 569-1412
(502) 562-1413 Fax

JEFFERSON CROSSINGS CD, LLC.
1469 SOUTH 4TH STREET
LOUISVILLE, KY 40208

RECEIVED
AUG 17 2015
PLANNING & DESIGN SERVICES

PROJECT: REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR JEFFERSON CROSSING PHASE 4 SENIOR LIVING 5104 GEMMA WAY LOUISVILLE, KY 40219

JOB NO: 15028
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: JULY 8, 2015

C03