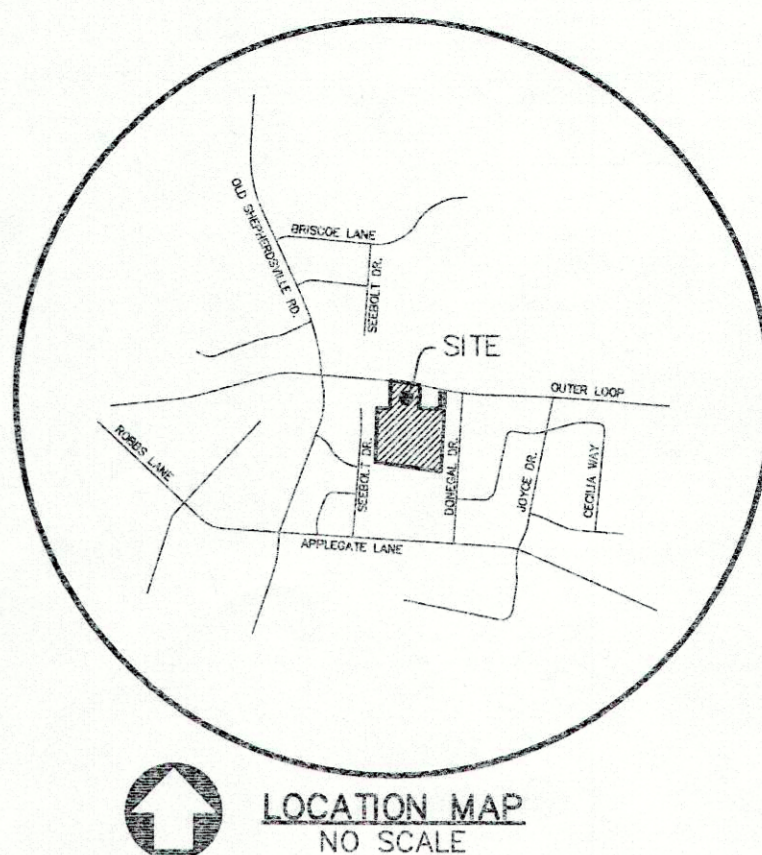
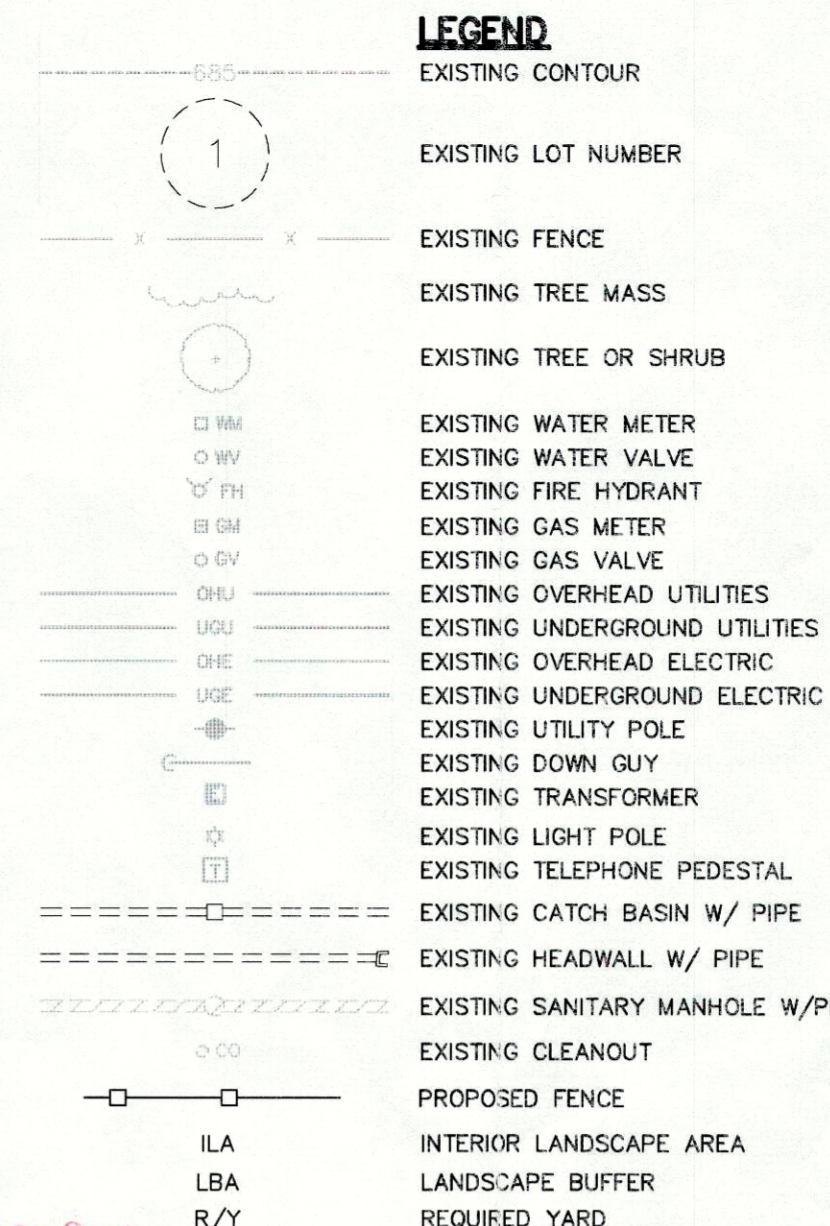
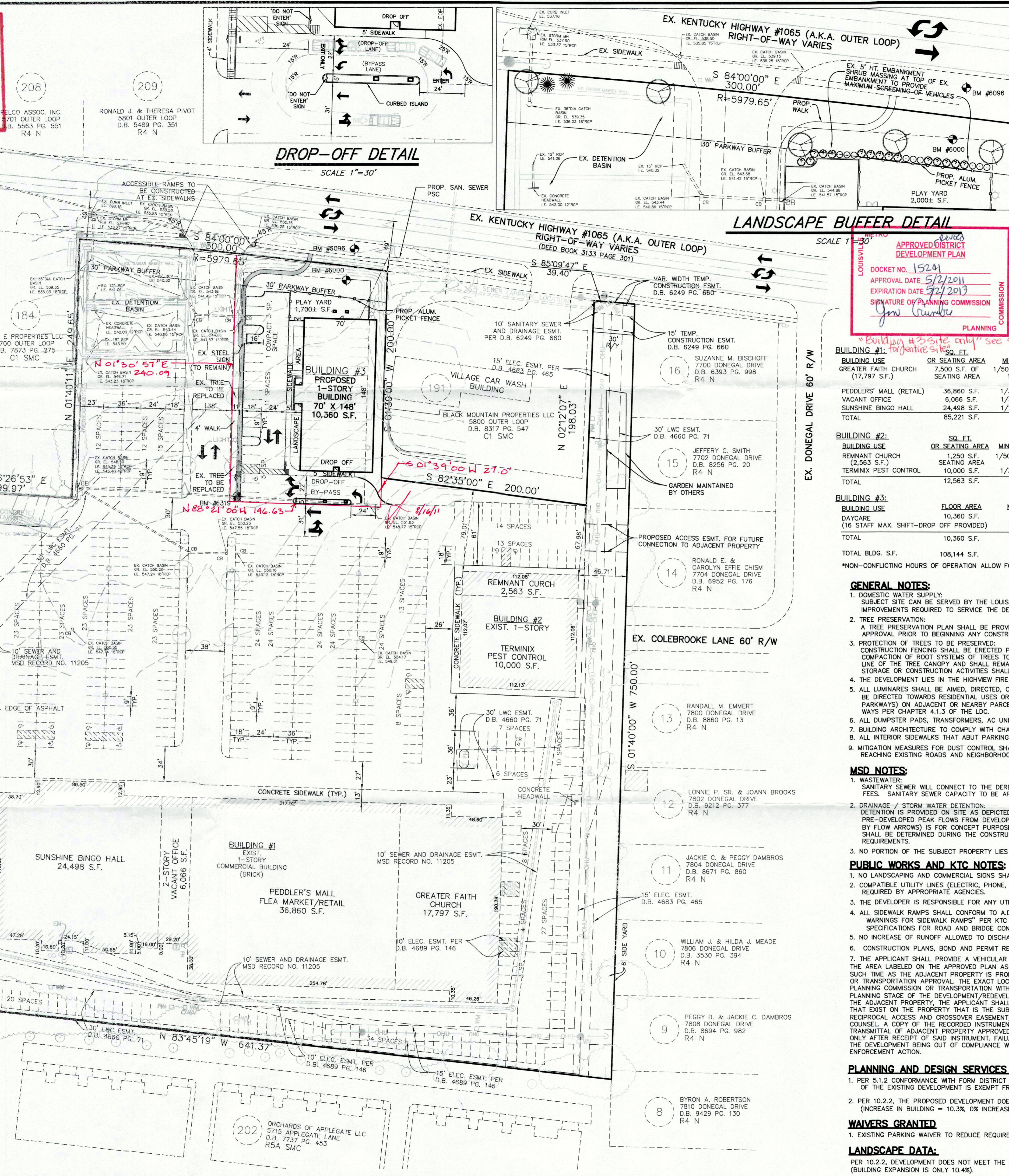


**NOTICE**  
 PERMITS SHALL BE ISSUED  
 ONLY IN CONFORMANCE  
 WITH THE BINDING ELEMENTS  
 OF THIS DISTRICT  
 DEVELOPMENT PLAN.



**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 1524  
 APPROVAL DATE 5/2/2011  
 EXPIRATION DATE 5/2/2013  
 SIGNATURE OF PLANNING COMMISSION  
 Jon Rumbolt  
 PLANNING COMMISSION

**PROJECT DATA:**

FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C2 COMMERCIAL
EXISTING LAND USE	9.57± AC.
TOTAL LAND AREA	92,784 S.F.
PROPOSED BUILDING AREA	10,150 S.F.
TOTAL BUILDING AREA	108,084 S.F.
NET BUILDING INCREASE	10.4%

**PARKING SUMMARY:**

SUNDAY A.M. REQ. PKG. FOR GREATER FAITH CHURCH	150
SUNDAY A.M. REQ. PKG. FOR REMNANT CHURCH	25
TOTAL REQUIRED	175
SPACES AVAILABLE	454
TOTAL REQUIRED	150
SPACES AVAILABLE	245
ACCESSIBLE PARKING SPACES REQUIRED	9
ACCESSIBLE PARKING SPACES PROVIDED	14

**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION IS PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND CONSTRUCTION OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100095-E).

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W WITHOUT APPROVAL.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- CONSTRUCTION PLANS, BOND AND PERMIT REQUIRED BY KTC AND PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE EAST AND WEST WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.

**PLANNING AND DESIGN SERVICES NOTES:**

- PER 5.1.2 CONFORMANCE WITH FORM DISTRICT REGULATIONS, ONLY THE NEW CONSTRUCTION SHALL ADHERE. THE REMAINDER OF THE EXISTING DEVELOPMENT IS EXEMPT FROM FORM DISTRICT REVIEW.
- PER 10.2.2, THE PROPOSED DEVELOPMENT DOES NOT MEET THE THRESHOLD FOR APPLYING LANDSCAPE REQUIREMENTS (INCREASE IN BUILDING = 10.3%, 0% INCREASE IN V.U.A.)

**WAIVERS GRANTED**

- EXISTING PARKING WAIVER TO REDUCE REQUIRED PARKING BY 12.4% PER DOCKET 95-52-96 GRANTED OCTOBER 17TH, 1996.

**LANDSCAPE DATA:**

- PER 10.2.2, DEVELOPMENT DOES NOT MEET THE 20% INCREASE IN BUILDING S.F. (BUILDING EXPANSION IS ONLY 10.4%).

**PRELIMINARY APPROVAL**

Condition of Approval: \_\_\_\_\_

*[Signature]* 4-27-11  
 Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *[Signature]*  
 DATE: 4/27/11  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS

**RECEIVED**

APR 28 2011  
 PLANNING & DESIGN SERVICES

**RECEIVED**

APR 27 2011  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS  
 PW# 100657

GRAPHIC SCALE 1"=50'

CASE # 15241  
 RELATED CASE # 09-52-96  
 MSD WM # 4040

**Mindel, Scott & Associates, Inc.**  
 Planning - Engineering - Surveying - Landscape Architecture  
 Utility Consulting - Property Management  
 Phone: (502) 452-1500 Fax: (502) 452-1506 E-Mail: mindel@msai.com

**MSA**

**OWNER/DEVELOPER**  
**JEFFERSON CENTRE, LLC**  
 4139 CADILLAC CT., STE 200  
 LOUISVILLE, KY. 40213

**REVISED DISTRICT DEVELOPMENT PLAN**

**JEFFERSON CENTRE - DAY CARE**

5202-5728 OUTER LOOP, LOUISVILLE, KY 40219  
 5750 TAX BLOCK: 644 LOT: 52  
 D.B. 7050 PG. 218

Vertical Scale: N/A  
 Horizontal Scale: 1"=50'  
 Date: 12/08/10  
 Job Number: 1500  
 Sheet 1 of 1