

LINETYPES LEGEND

Property Address: 3101 BLUEBIRD LN
 Owner: PICKREL, NANCY & BLUE CARE LLC
 Parcel ID: 004602800000
 DB 7616 P 017
 ZONING: C2
 FORM DISTRICT: TC

PRELIMINARY APPROVAL
 METROPOLITAN SEWER DISTRICT
 LOUISVILLE & JEFFERSON COUNTY
 Date: 4/2/14
 Condition of Approval: _____

Property Address: 10631 WATTERSON TRL
 Owner: KENTUCKY LEAGUE OF CITIES FUNDS
 Parcel ID: 004604230000
 DB 6951 P 771
 ZONING: R7
 FORM DISTRICT: TC

RECEIVED
 MAR 10 2014
 PLANNING &
 DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: Right of way definition on Watterson Trl 60' from center must be shown on revised drawings prior to final plan transmittal.
 BY: [Signature]
 DATE: 4-3-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

STREET MAP

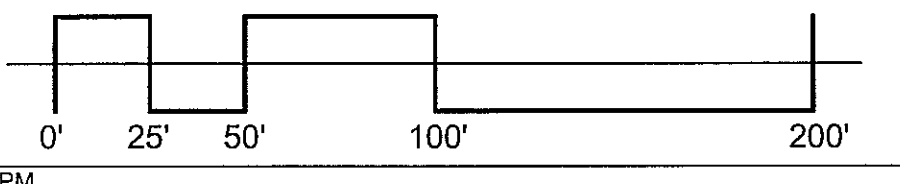
- OCCUPANCY TYPE: I-1
- CONSTRUCTION TYPE: EXISTING: V-A
NEW & REMODEL: V-A
- AREA OF SITE: 17.416 ACRES
- PARKING: .5 spaces for each dwelling unit min, 1.5 max plus 1 for every 2 employees on maximum shift
 Gaslight Apartments: 24 Units = 12 min 36 max
 6 employees = 3 min 6 max
 Good Samaritan Nursing: 51 Units = 26 min 77 max
 32 employees = 16 min 32 max
 Total required vehicle parking: 57 min 151 max
 Parking Provided: 77 Existing + 8 new = 85 total
- BICYCLE PARKING: 2, or 1 per 50 employees = 2 SPACES
- UTILITIES: PUBLIC WATER, SEWER, GAS & HEAT
- SQUARE FOOTAGES:
 EXISTING BUILDING: THIS SIDE OF EXISTING 2-HR FIREWALL: 12,894 SF
 OTHER SIDE OF EXISTING 2-HR FIREWALL: 35,311 SF
 EXISTING BASEMENT (WING E ONLY): 11,890 SF
 60,095 SF TOTAL
- AREA OF REMODEL ONLY (NO EXPANSION) WITHIN EXISTING BUILDING: 4838 SF
 BUILDING ADDITION: 12,069 SF
 TOTAL PROPOSED AREA (EXISTING & NEW) THIS SIDE OF FIREWALL: 24,963 SF
 ALLOWABLE AREA: 10,500 + 31,500 (ONE-STORY SPRINKLER INCREASE) = 42,000 SF
- SPRINKLER SYSTEM: YES
- CURRENT ZONING: R-7

VUA CALCULATIONS:
 NEW ASPHALT 9620
 ASPHALT TO BE REMOVED -3337
 EXISTING PAVEMENT: 75,791 SF
 TOTAL VEHICULAR USE AREA: 82,074
 ILA REQ.: 2.5% OF 82,074 = 2052 SF
 ILA PROVIDED: 2314 TOTAL OVER 5 AREAS

NEW ASPHALT 9620
 ASPHALT TO BE REMOVED -3337
 SIDEWALKS & PATIOS 5014
 BUILDING ADDITION: 12,068 SF
 TOTAL NET NEW IMPERVIOUS AREA = 23,365
 EXISTING PAVEMENT: 75,791 SF
 EXISTING BUILDING: 43,503
 TOTAL EXISTING IMPERVIOUS AREA: 119,294
 PERCENTAGE INCREASE: 19.5%
 (EXEMPT FROM TREE CANOPY REGULATIONS)

Note: Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 All proposed signs must comply with Jeffersonstown sign ordinance.
 City of Jeffersonstown approval required.
 All parking areas shall be constructed of a hard, durable surface.
 Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 Verification of the capacity of the existing detention basin will be required.
 Site subject to MSD plan review fees.

REVISED DETAILED DISTRICT DEVELOPMENT & MODIFIED CUP PLAN



Alexander
 REES
 PROJECT: POST-ACUTE CARE CENTER 3600 GOOD SAMARITAN WAY 10619 WATTERSON TRAIL
 REHABILITATION HOSPITAL
 3500 GOOD SAMARITAN WAY
 JEFFERSON COUNTY, KY 40325
 5000 Good Samaritan Way Jeffersontown, KY 40329
 21 WEST MERILL STREET
 INDIANAPOLIS, IN 46225
 Phone 317.281.0070
 AN AFFILIATE OF REES ASSOCIATES, INC.
 ATLANTA, BALTIMORE, DALLAS, MEMPHIS, OKLAHOMA CITY, SAN ANTONIO, SPOKANE
 CERTIFIED BY: [Professional Seal]
 SHEET TITLE: DEVELOPMENT PLAN
 DATE: 12/12/2013
 C000
 MSD # 10844
 13DEVPLAN10844