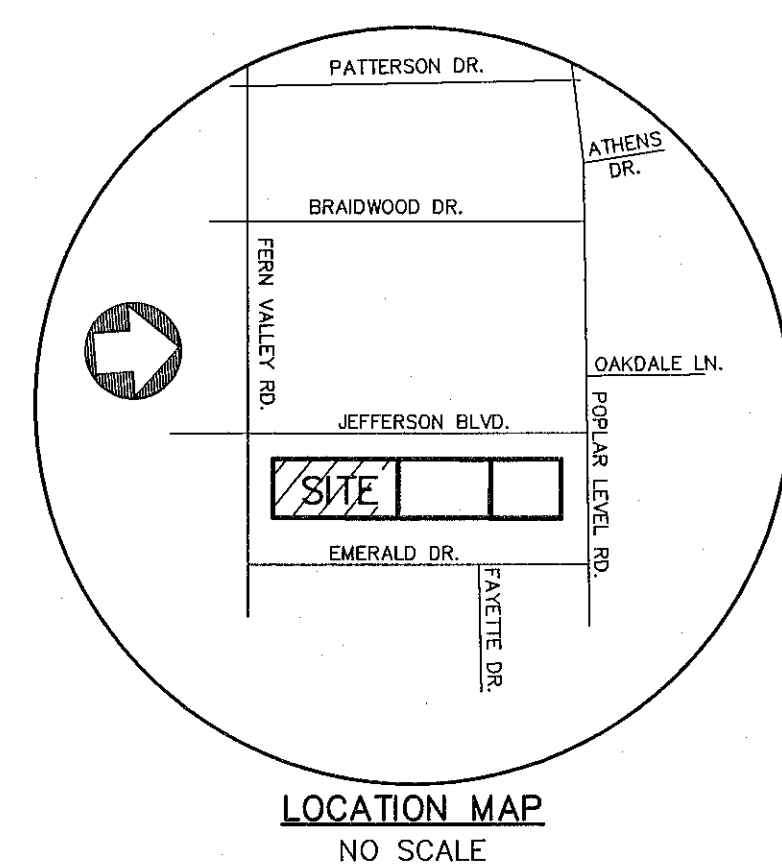
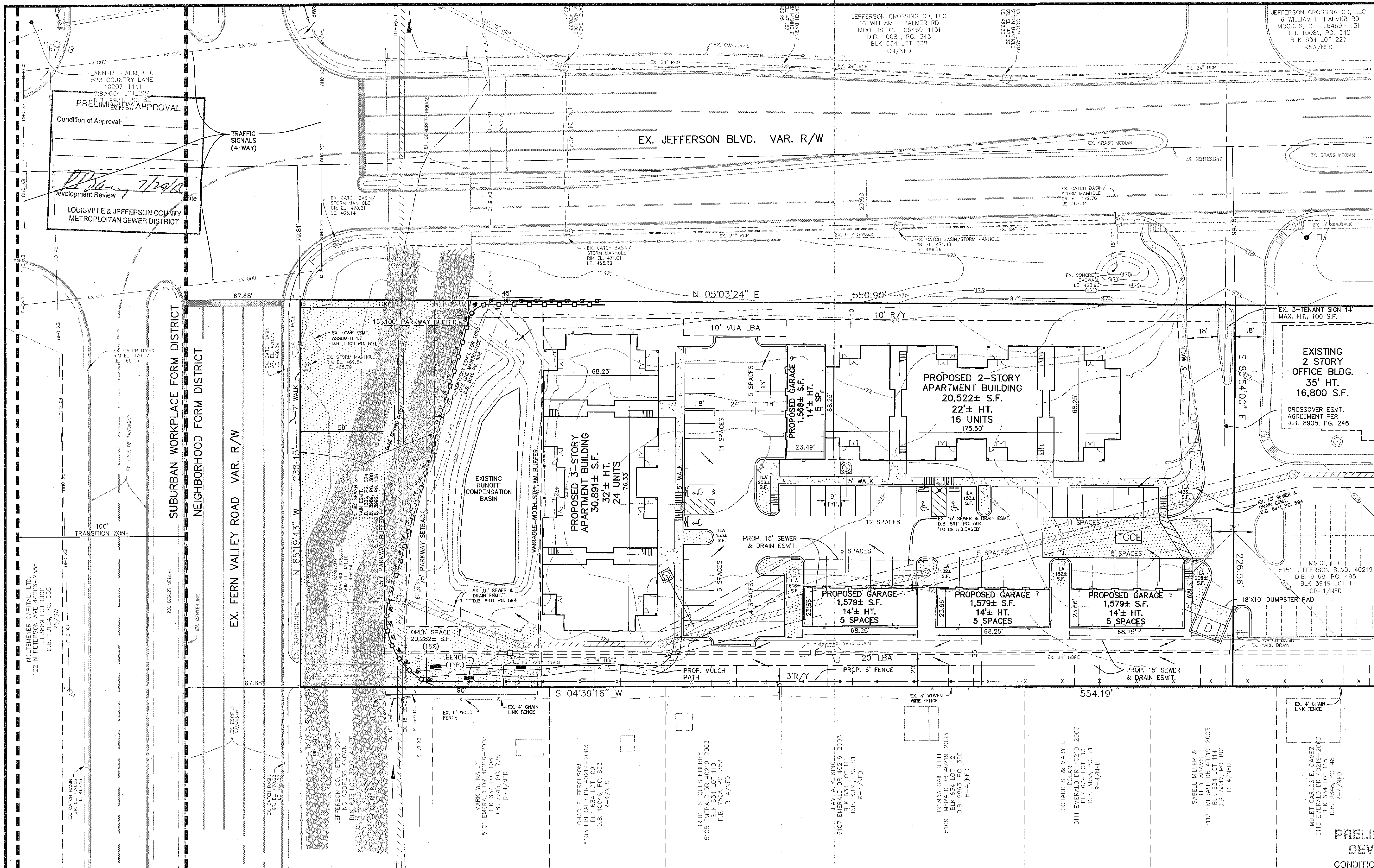




SITE DATA	
SITE AREA	2.91 AC.
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	OR-1
PROPOSED ZONING	OR-1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
BUILDING AREA	51,413± S.F.
NO. OF UNITS	40
BUILDING HEIGHT	45' MAX.
F.A.R.	0.41
DENSITY	13.75 D.U./AC.
OPEN SPACE (15% REQUIRED)	20,282± S.F. = 16%
PARKING	
MINIMUM REQUIRED (1.5/1 D.U.)	= 60 SPACES
MAXIMUM ALLOWED (3/1 D.U.)	= 120 SPACES
PROVIDED	= 84 SPACES
(INCLUDING 4 ACCESSIBLE SPACES AND 20 GARAGE SPACES)	
V.U.A.	23,500± S.F.
I.L.A. REQUIRED	1,762± S.F. (7.5%)
I.L.A. PROVIDED	2,184± S.F.
IMPERVIOUS SITE DATA	
EXISTING IMPERVIOUS AREA	4,543± S.F.
PROPOSED IMPERVIOUS AREA	59,001± S.F.
TOTAL SITE AREA	126,825± S.F.
TREE CANOPY DATA	
GROSS SITE AREA	126,825 S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	9,302± S.F. (7%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	25,365 S.F. (20%)
TREE CANOPY TO BE PROVIDED	25,920 S.F. (20%)

*TREE CANOPY AREAS DEPICTED HEREON ARE FROM MSD DIGITAL LOGIC MAPPING. FINAL CALCULATIONS WILL BE DETERMINED DURING CONSTRUCTION PHASE.

WAIVER GRANTED PER DOCKET #9-02-06VM 11/15/2008

1. WAIVERS TO ALLOW THE EXISTING AND PROPOSED UTILITY AND DRAINAGE EASEMENT TO EXCEED 50% OVERLAP INTO REQUIRED LBA ALONG FERN VALLEY ROAD (SOUTH) AS REQUIRED BY SECTION 10.2.4.9 OF THE LAND DEVELOPMENT CODE, AND TO ALLOW OMISSION OF INTERIOR SIDEWALK CONNECTIONS BETWEEN BUILDINGS AND PARKING AREAS AS REQUIRED BY SECTION 5.5.2.6.1 OF LDC.

VARIENCE GRANTED PER DOCKET #9-02-06VM 11/15/2008

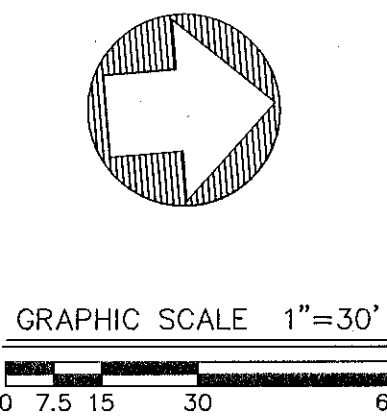
1. VARIANCE TO PERMIT THE REDUCTION OF THE 100-FOOT STREAM BUFFER AND ENCROACHMENT OF BUILDING INTO THAT STREAM BUFFER ON THE SOUTH END OF THE PROPERTY AS REQUIRED BY SECTION 4.8.3 OF THE LAND DEVELOPMENT CODE, AND TO EXCEED THE 80-FOOT MAXIMUM REQUIRED YARD ALONG FERN VALLEY ROAD AS REQUIRED BY TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

LEGEND

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING CREEK
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN/YARD DRAIN W/PIPE
- PROPOSED HEADWALL
- PROPOSED FLOW ARROW
- PROPOSED REQUIRED YARD
- PROPOSED LANDSCAPE BUFFER AREA
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE
- EXISTING PROPERTY SERVICE CONNECTION
- PROPOSED PROPERTY SERVICE CONNECTION
- DUMPSTER



CASE # 15DEVPLAN1064
PREVIOUS CASE# 9-002-06
MSD WM # 11148

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
5. A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. 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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.

MSD NOTES:

1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WOTC BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. REGIONAL FACILITY FEE DETERMINATION SHALL BE MADE AT CONSTRUCTION PHASE.
3. EROSION & SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0077E).

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.

DETENTION CALCULATIONS

2.5/12 (0.85-0.35) (2.91 ACRES) = 0.35 AC.FT.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

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OWNER/DEVELOPER
JEFFERSON BOULEVARD OFFICE CONDOMINIUMS, LLC
5151 JEFFERSON BOULEVARD
LOUISVILLE, KY 40219
(502) 485-1508

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
JEFFERSON PARK APARTMENTS
5161 & 5191 JEFFERSON BLVD.
LOUISVILLE, KY 40219
TAX BLOCK 634 LOT 232
D.B. 8911 PG. 592

Revisions	
06/10/15	REVISION 1
07/14/15	REVISION 2
07/21/15	REVISION 3
Vertical Scale: N/A	
Horizontal Scale: 1"=30'	
Date: 4/6/15	
Job Number: 2381	
Sheet	
1	
of 1	

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