



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

NEW CONSTRUCTION	EXISTING
DOOR NUMBER (DERIVED FROM ROOM NUMBER U.O.N.)	101
DOOR SWING	DOOR LEAF
DOOR JAMB	
CONTRACT LIMIT LINE	-----
DEMOLISHED	-----
OVERHEAD	-----
HIDDEN / BEYOND	-----
CENTERLINE / GRID LINE	-----
EXISTING CONTOUR	-----
PROPOSED CONTOUR	-----
DRAWING MATCH LINE	ML
BUILDING SETBACK LINE	XXXX
PROPERTY LINE	-----
BATT INSULATION	XXXXXX
EASEMENT LINE	-----
ELECTRICAL WIRING	-----
ACCESSIBILITY CLEARANCES	-----
GAS LINE	G
ONE-HOUR SMOKE RATED PARTITION	1HS 1HS
TWO-HOUR FIRE RATED PARTITION	2HF 2HF
2-HR FIRE / 1-HR SMOKE RATED PARTITION	2HF/1HS 2HF/1HS
COMPRESSED AIR LINE	A
FENCE	X
OVERHEAD POWER LINE	OHP OHP
PATH OF EGRESS TRAVEL	-----
SANITARY SEWER LINE	SAN SAN
UNDERGROUND POWER LINE	UGP UGP
WATER LINE	W W

LINETYPES LEGEND

Property Address: 3101 BLUEBIRD LN
 Owner: PICKREL, NANCY & BLUE CARE LLC
 Parcel ID: 00402800000
 DB 7616 P 017
 ZONING: C2
 FORM DISTRICT: TC

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *[Signature]*
 DATE: 6-26-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

Property Address: 10631 WATTERSON TRAIL
 Owner: KENTUCKY LEAGUE OF CITIES FUND
 Parcel ID: 004604230000
 DB 6991 P771
 ZONING: R7
 FORM DISTRICT: TC

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.

LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 13 DEVLAN1021
 APPROVAL DATE: April 10, 2014
 EXPIRATION DATE: October 31, 2016
 SIGNATURE OF PLANNING COMMISSION
[Signature]
 PLANNING COMMISSION

RAW LINE RECEIVED
 JUN 19 2014
 PLANNING DESIGN SERVICES

STREET MAP

- OCCUPANCY TYPE: 1-1
 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: 12,069 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)

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review
 Date: 7/2/14
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Alexander
 AN AFFILIATE OF REES ASSOCIATES, INC.
 ATLANTA - BALTIMORE - DALLAS - INDIANAPOLIS - KANSAS CITY - MEMPHIS - NEW YORK - OKLAHOMA CITY - SAN ANTONIO - SPokane

REES

POST-ACUTE CARE CENTER
 3600 GOOD SAMARITAN WAY
 10619 WATTERSON TRAIL
 REHABILITATION HOSPITAL
 3500 GOOD SAMARITAN WAY
 JEFFERSON TOWN, KY 40299
 3600 Good Samaritan Way Jeffersontown, KY 40299

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CERTIFIED BY
 [Signature]
 REVISIONS

No.	Description	Date
1	Initial Design	6-15-14

SHEET TITLE
DEVELOPMENT PLAN

DATE
 12/12/2013

C000
 MSD # 10844

**CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY**

RESOLUTION NO. 314, SERIES 2014

**A RESOLUTION RELATING TO THE APPROVAL OF A
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
AS TRANSMITTED FROM THE LOUISVILLE METRO
PLANNING COMMISSION FOR THE FOLLOWING
DEVELOPMENT:**

Project: Good Samaritan Post-Acute Care Center
Address: 3500 Good Samaritan Way
J*Town Docket: 13-0012
Approval: Revised Detailed District Development Plan

WHEREAS, the City of Jeffersontown has been transmitted a Revised Development plan with recommendations from the Louisville Metro Planning Commission for review and approval; and,

WHEREAS, the City of Jeffersontown's Technical Review Committee has reviewed the record as transmitted from the Louisville Metro Planning Commission; and,

WHEREAS, the City of Jeffersontown's Technical Review Committee has reviewed the plans for the above referenced project relative to traffic, access, surface drainage, and other related City of Jeffersontown Ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the City of Jeffersontown does hereby **APPROVE** the revised detailed development plan and is subject to the following binding elements, to wit:

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission, or the Planning Commission's designee, and to the City of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Jeffersontown Department of ~~Inspections, Permits and Licenses~~ Permitting, Planning & Code Enforcement, Jeffersontown Public Works and the Metropolitan Sewer District.
 - ~~b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.~~
 - b. The appropriate conditional use permit shall be obtained from the Jeffersontown Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
 - ~~c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a Building Permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.~~
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
6. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the April 10, 2014 LD&T Committee meeting.

7. The size and location of any proposed freestanding sign must be in compliance with the City of Jeffersontown Sign Ordinance.
8. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
9. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a Certificate of Occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

INTRODUCED, SECONDED, READ AND ADOPTED by the City Council of the City of Jeffersontown on the 21st day of October, 2014 on the same occasion signed by the Mayor of the City of Jeffersontown and declared to be in full force and effect according to law.



BILL DIERUF, MAYOR

ATTEST:



BILL FOX, CITY CLERK