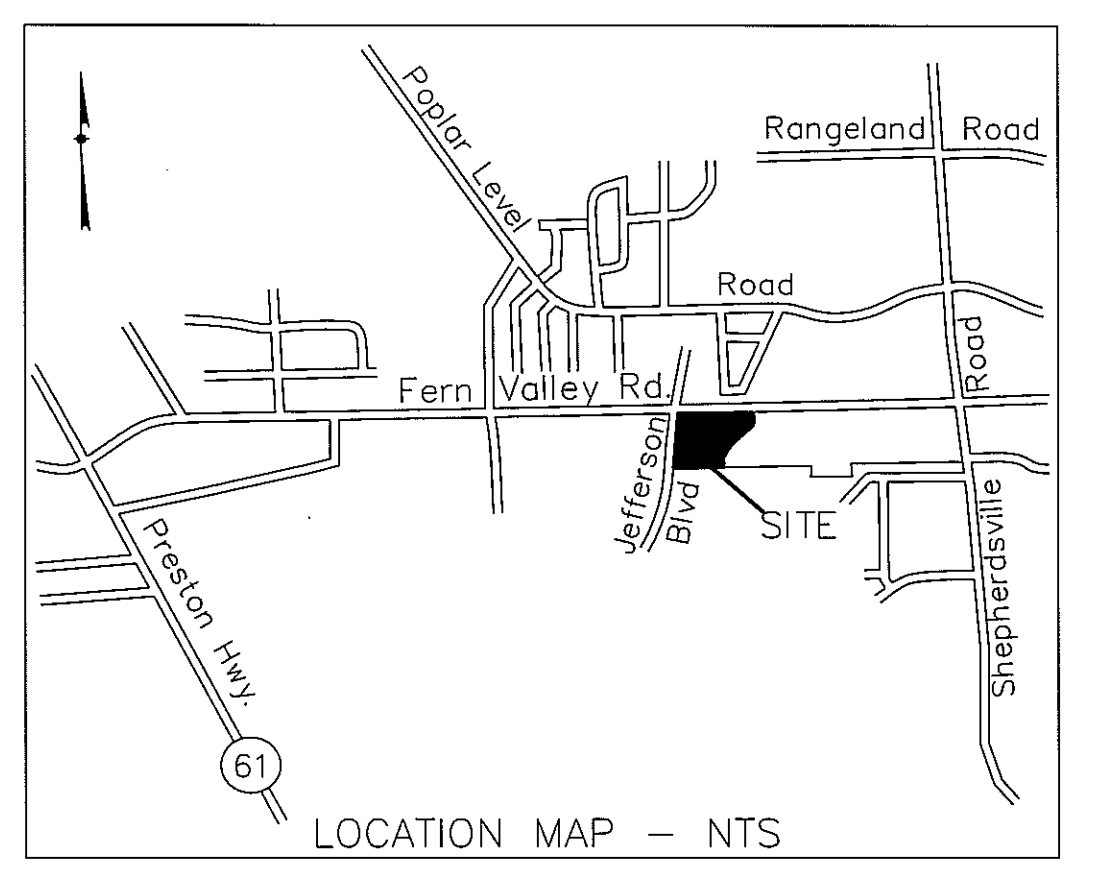
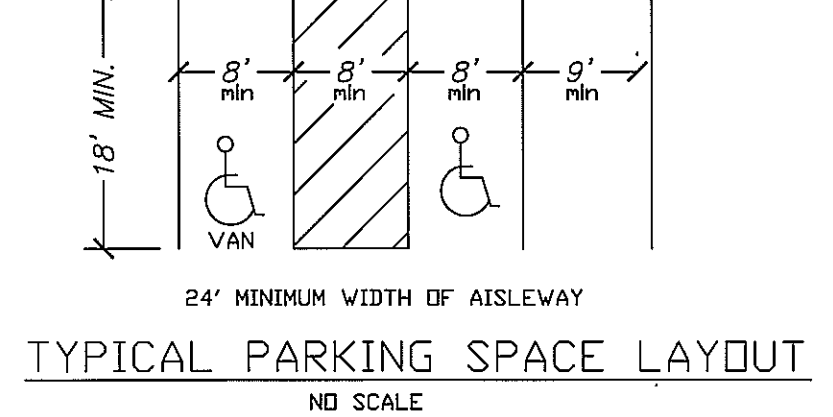
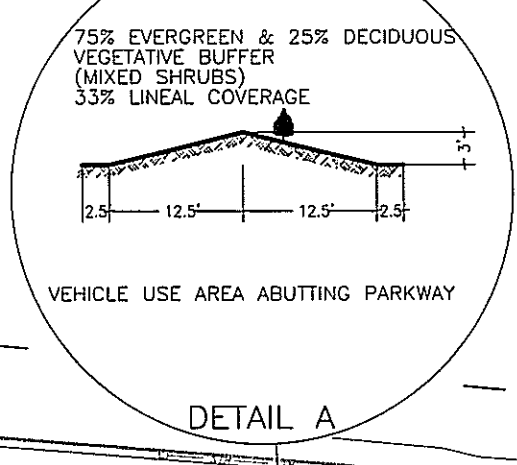


PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS: *Rerten?*  
BY: *Sammy Nicket*  
METRO GOVERNMENT 1-3-11  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS



PRELIMINARY APPROVAL  
Condition of Approval:  
*Abba*  
Development Engineer Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

JEFFERSON BLVD OFFICE CONDOMINIUM  
D.B. 8911, Pg. 592  
OR-1, N



BUILDING #	B	C	D	FOOTPRINT AREA	
1		16		10,676	
2		16		12,066	
3		16		10,676	
4		16		12,066	
5		16		9,606	
6		16		9,606	
7		8		5,338	
PROJECT TOTAL	32	40	32	104	70,034

All units are two story. Maximum height = 35'  
TOTAL FOOTPRINT AREA  
Club House footprint Area = 3,080 sq.ft  
Apartment footprint Area = 70,034 sq.ft.  
TOTAL 73,114 sq.ft.  
Total project floor area 143,148 sq.ft  
Calculated Floor Area Ratio =  
143,148 / (8.418 \* 43560) = 0.39  
Density Calculation  
Lot Area #units Proposed Density  
8.418 Acs. 104 R-6 12.35 units/acre

Parking & ILA Calculation  
# units Min Max Proposed  
104 156 312 208  
9 Handicapped spaces to be provided  
Total Vehicle Use Area = 99,205 sq.ft  
required ILA @ 7.5% = 7,440 sq.ft.  
ILA provided = 9,176 sq.ft.

Open Space Calculation  
Per 5.12.4 site requires 15% open space  
Site area = 8.418 acres  
required open space = 8.418 \* 0.15 = 1.263 acres  
= 55,016 sq.ft  
required recreational @ 50% = 27,508 sq.ft.  
recreational open space 6,094 + 22,707 = 28,801 sq.ft  
Pool, pool deck, club house, Gazebo & picnic areas to be provided  
general open space = 16,759 + 36,204 = 52,963 sq.ft.  
Total open space provided = 81,764 sq.ft.

DEVELOPMENT NOTES  
EXISTING LAND USE: VACANT  
EXISTING ZONING: EZ-1  
EXISTING FORM DISTRICT: SW - SUBURBAN WORKPLACE  
EXISTING LOT SIZE: 8.418 ACRES (366,690 S.F.)  
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL  
PROPOSED ZONING: R-6  
PROPOSED FORM DISTRICT: SW - SUBURBAN WORKPLACE  
SITE IS SUBJECT TO PLAN CERTAIN# 09-025-05  
Variance Request  
As required a variance from section 16-3 of the LDC to permit vehicle maneuvering area in the required 75' Parkway Setback  
Removed by PDS staff

REVISED GENERAL AND DETAILED  
DISTRICT DEVELOPMENT PLAN  
FOR THE  
JEFFERSON POST  
APARTMENTS

RECEIVED  
DEC 20 2013  
PLANNING &  
DESIGN SERVICES

4600 FERN VALLEY ROAD  
LOUISVILLE, KY. 40219  
FOR  
NOLTEMEYER CAPITAL LTD  
122 NORTH PETERSON AVE.  
LOUISVILLE, KY.

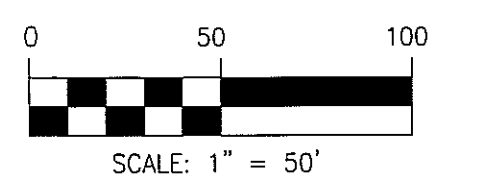
SCALE: 1" = 50' DATE: 9-05-13

KEAL & ASSOCIATES, Inc.  
Consulting Engineers  
P.O. Box 5130  
Louisville, Kentucky 40255  
(502) 583-1984

OWNER & DEVELOPER  
NOLTEMEYER CAPITAL LTD  
122 NORTH PETERSON AVENUE  
LOUISVILLE, KY 40206

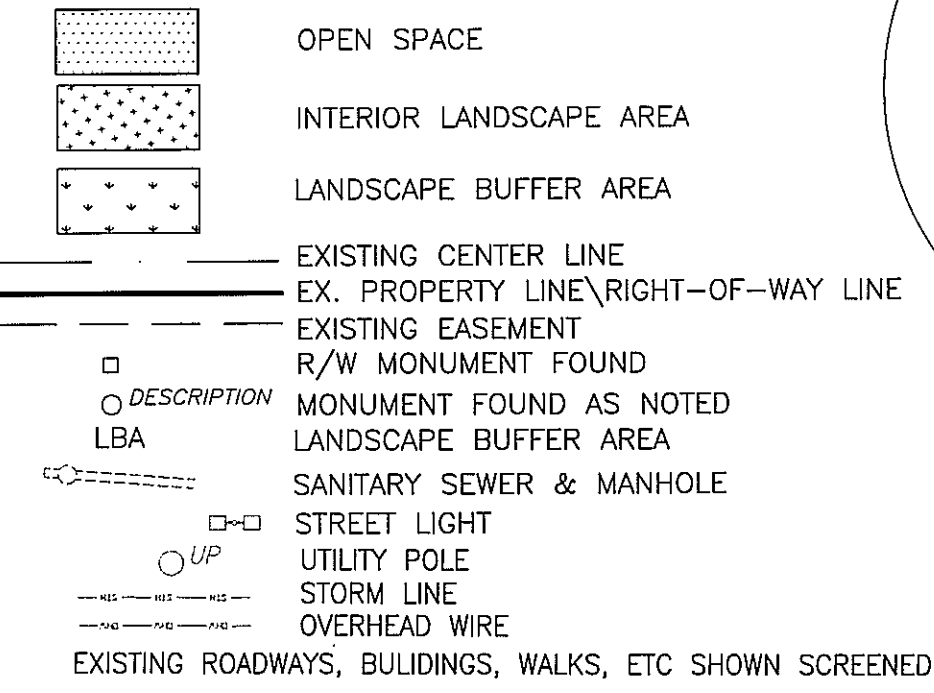
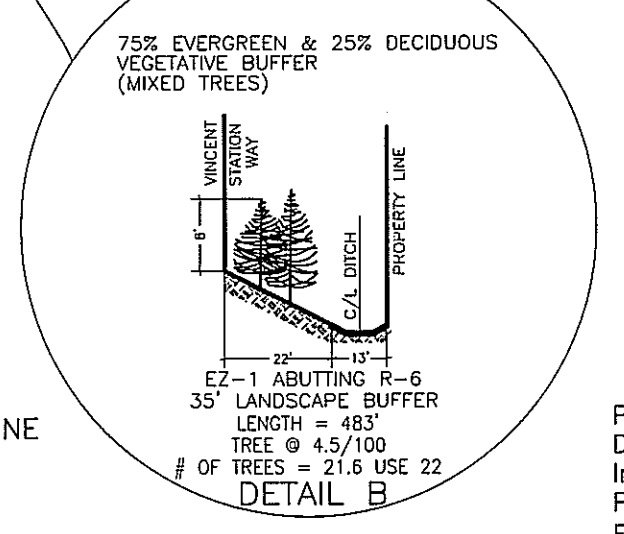
DATE	REVISION
10-1-13	Per Metro P & D comments
10-11-13	Per Metro P & D comments
11-12-13	Update Building & Per Metro P & D comments
12-13-13	Add sidewalk close to Jefferson Blvd. & update notes
12-18-13	Add sidewalk close to Fern Valley Rd. & update notes

SITE DATA  
4600 FERN VALLEY ROAD  
LOUISVILLE KY 40219  
PARCEL ID 3889 0001 0000  
DEED BOOK 10124 PAGE 555



KYTC NOTES  
1 Additional right of way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.  
2. There should be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the state right of way.  
3. There should be no commercial signs on the right of way.  
4. There should be no landscaping in the right of way without an encroachment permit. Landscaping on plans will need to be reviewed for site distance.  
5. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.  
6. Radiuses for entrances should be 35ft. minimum within state right of way.  
7. All drainage structures within state right of way shall be state design.  
8. All new and existing sidewalks shall be either brought up to or built to ADA current standards.  
9. KYTC is okay with the concept on the Zoning Change plan except of comments in this review. This is just a preliminary approval. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review.  
An encroachment permit and bond will be required for all work done in the right of way.

PRELIMINARY DETENTION BASIN SIZING - Vol = deltaC\*R\*A/12  
Developed area = 8.4 acres  
Impervious Area = 73,114+99,205+10,752 = 183,071 sq.ft.  
Pervious Area = 366,688-183,071 = 183,617 sq.ft.  
Estimated 'C' of area = (183,071\*.95 + 183,617\*.3)/366,688 = 0.624  
Predeveloped 'C': 0-2% & Soil C = 0.22  
deltaC = 0.624 - 0.22 = 0.40  
R = 2.8 in.  
therefore  
Vol = 0.40 \* 8.4 \* 2.8/12 = 0.784 acre-ft  
1.5 mitigation = 0.784\*1.5 = 1.176 acre-ft  
Area of Basin 16,759+4,376 = 21,135 sq.ft.  
Avg depth 1.176\*43,560/21,135 = 2.42 ft.  
Basin proposed to operate as a normally dry basin



S & F HOTEL, LLC.  
D.B. 8796, PG. 986  
EZ-1, SW

Approximate Location of Revised  
100 YEAR FLOODPLAIN as Scaled  
from Flood Insurance Rate Map  
No. 21111C0094 E, Revised  
December 5, 2006.

Approximate location of ZONE X (FUTURE BASE FLOOD) as scaled from Flood Insurance Rate Map No. 21111C0094 E, Revised December 5, 2006.

ZONE X (FUTURE BASE FLOOD) is the flood insurance risk zone that corresponds to the 1-percent-annual-chance floodplains that are determined based on future hydrology. No BFEs of base flood depths are shown within this zone.