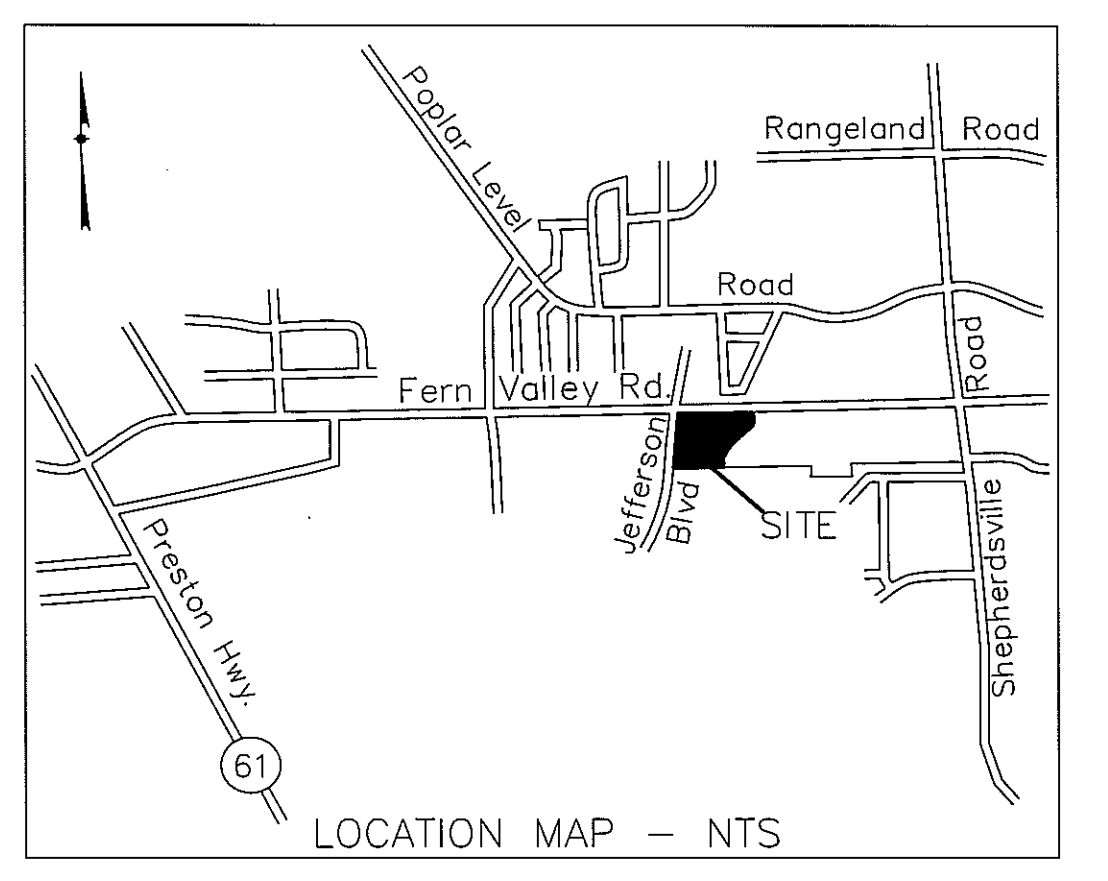
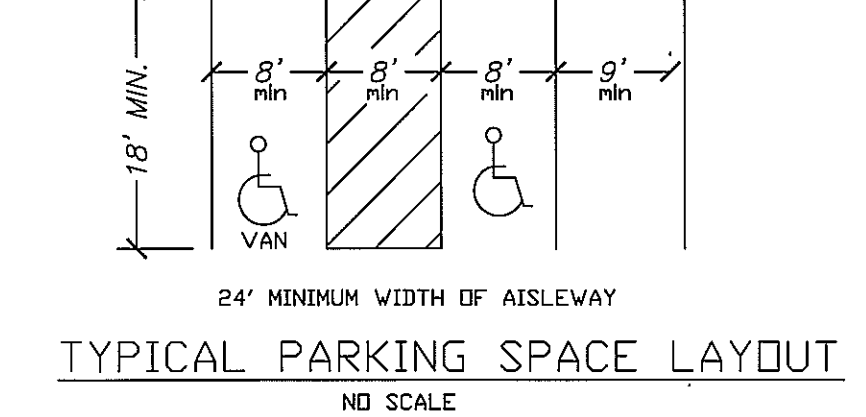
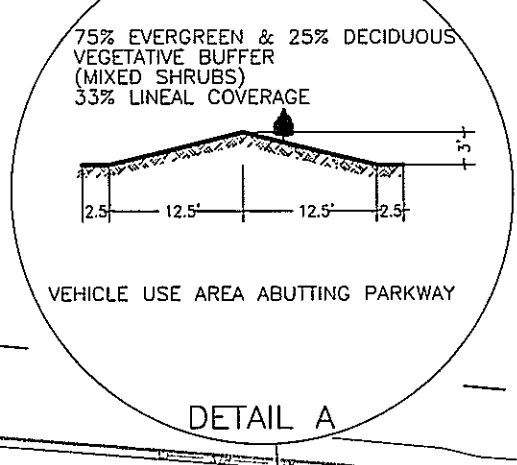


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: *Rerten?*
BY: *Sammy Nabet*
METRO GOVERNMENT
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



PRELIMINARY APPROVAL
Condition of Approval:
Abba
Development R. 11-11-11 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.

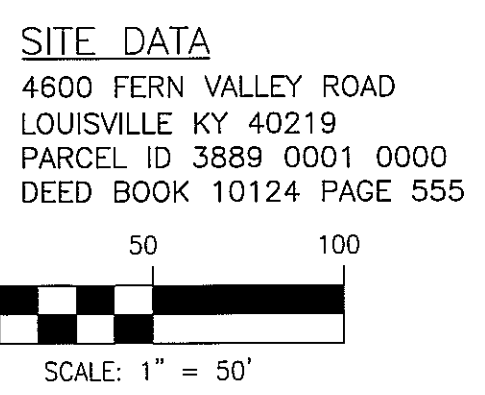
DEVELOPMENT NOTES
EXISTING LAND USE: VACANT
EXISTING ZONING: EZ-1
EXISTING FORM DISTRICT: SW - SUBURBAN WORKPLACE
EXISTING LOT SIZE: 8.418 ACRES. (366,690 S.F.)
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
PROPOSED ZONING: R-6
PROPOSED FORM DISTRICT: SW - SUBURBAN WORKPLACE
SITE IS SUBJECT TO PLAN CERTAIN# 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.

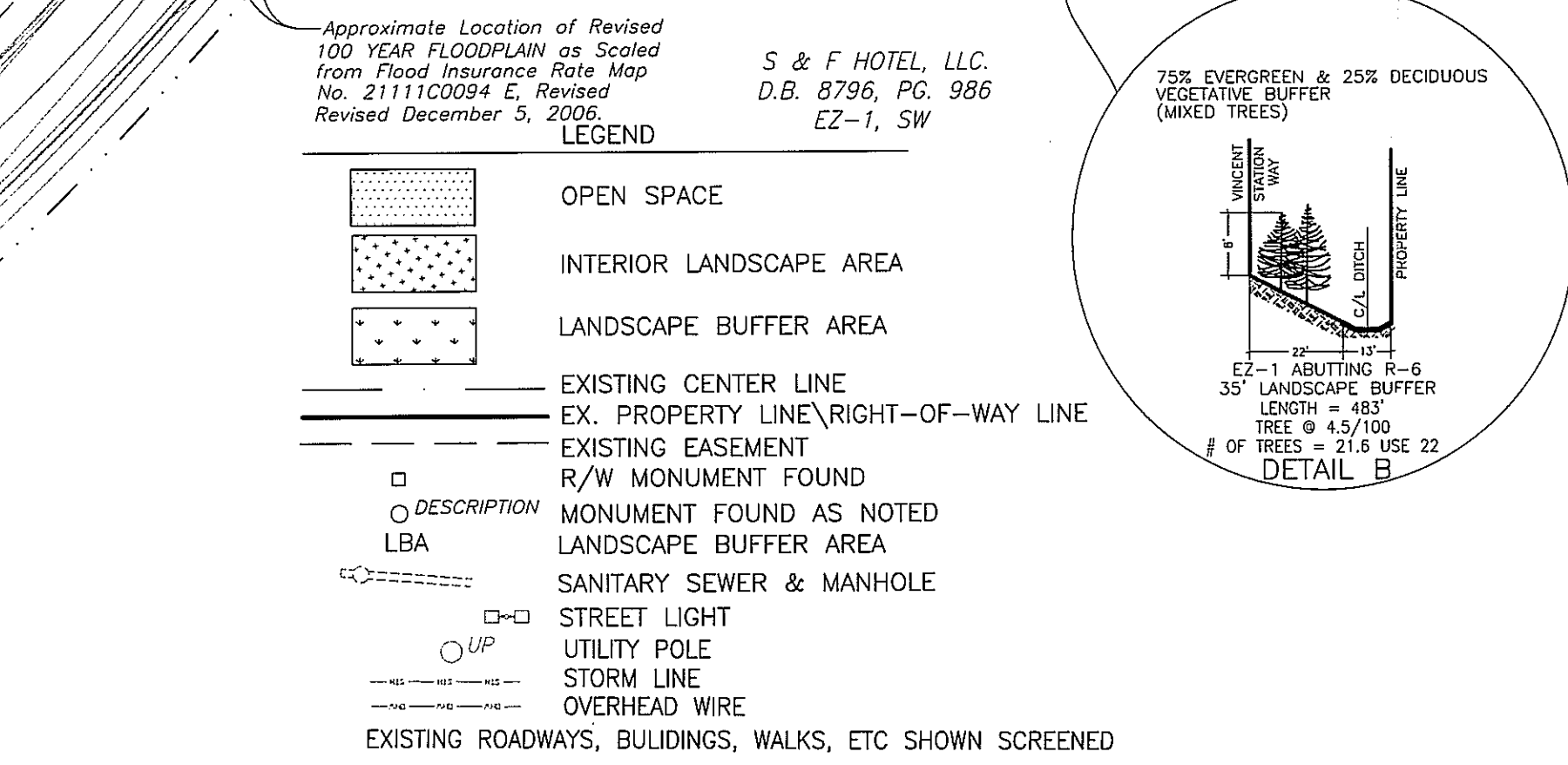
OWNER & DEVELOPER
NOLTEMEYER CAPITAL LTD
122 NORTH PETERSON AVENUE
LOUISVILLE, KY 40206

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 Per



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



LANNERT FARM LLC.
D.B. 9931, Pg. 82
EZ-1, SW

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.