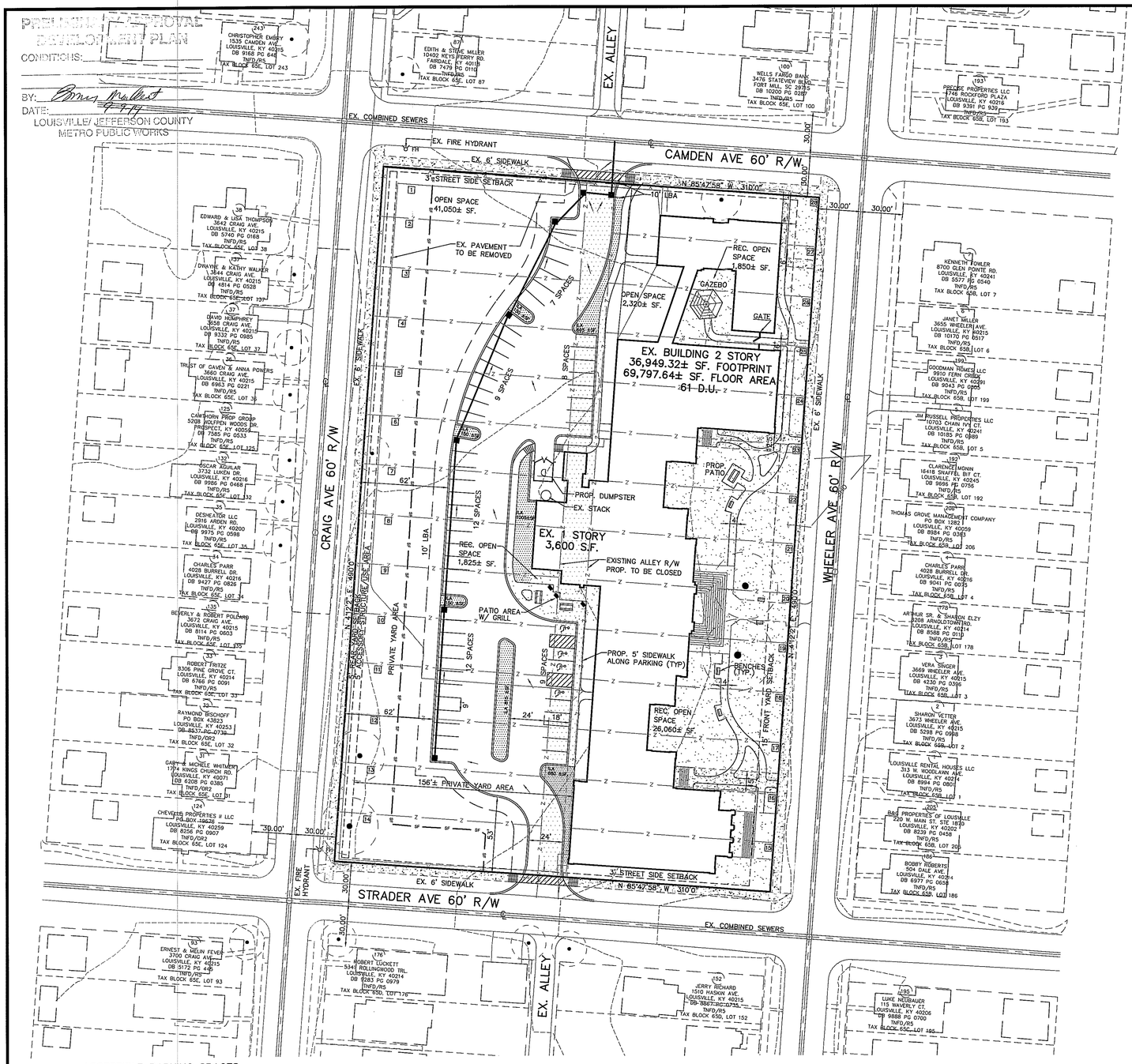
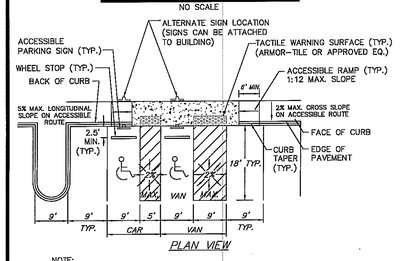
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE:
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



ACCESSIBLE PARKING SPACES

NO SCALE



NOTE:
CONSTRUCT RAMPS AND INSTALL SIGNS PER A.D.A. ACCESSIBILITY GUIDELINES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

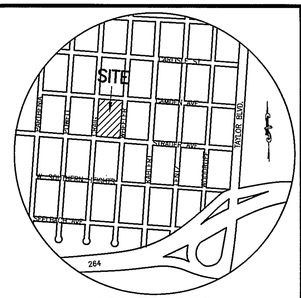
1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
3. 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.
4. 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.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
6. 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.
7. 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.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER BY EXISTING CONNECTION TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   DEVELOPER TO MEET W/ MSD TO DISCUSS IMPLEMENTING GREEN INFRASTRUCTURE METHODS. 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.
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. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0056E).
5. POST-DEVELOPED 100-YEAR FLOWS MUST BE REDUCED TO AT OR BELOW 10-YEAR PRE-DEVELOPED FLOWS.
6. IF MORE THAN 1 ACRE OF DISTURBANCE IS PROPOSED, THEN THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FLOW ARROW
- SF — PROPOSED SILT FENCE
- z z z — PROPERTY LINE TO BE REMOVED
- x — EX. PROPERTY LINE
- EX. PROPERTY LINE
- (X) EXISTING LOT NUMBER
- [X] PARCEL ID
- EXISTING TREE
- SIDE & FRONT YARD SETBACKS
- LBA
- RECREATIONAL OPEN SPACE
- EX. SIDEWALK
- ILA
- ALLEY TO BE REMOVED (TBC)



LOCATION MAP
NO SCALE

PROJECT DATA:

GROSS LAND AREA	151,900±SF. (3.487± AC)
FORM DISTRICT	TNFD
EXISTING ZONING	R5
PROPOSED ZONING	R7
BUILDING HEIGHT	
EX. SCHOOL BLDG.	36' ±FT. (1&2 STORY)
EX. STACK	40' ±FT.
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SENIOR LIVING COMMUNITY
BUILDING AREA	36,949.32 ±S.F.
DWELLING UNITS PROPOSED	61
DENSITY (ALLOWED 34.8)	17.49 DU/AC
NUMBER OF PROP. LOTS	1
OPEN SPACE REQUIRED	15,190 ±SF. (10%)
OPEN SPACE PROPOSED	74,920 ±SF.(49%)
RECREATION OPEN SPACE REQUIRED	7,579 ±SF.
RECREATION OPEN SPACE PROPOSED	29,735 ±SF.
PRIVATE YARD AREA	48,045 ±SF. (31.6%)

PARKING REQUIRED:

SENIOR CITIZEN/RETIREMENT FACILITIES	
MIN. .5 SP/UNIT – MAX. 1.5 SP/UNIT S.F.	31–92 SPACES.
EMPLOYEE PARKING:	
MIN. 1 SP/2 EMPLOYEES – MAX. 1 SP/1 EMPLOYEES	3– 6 SPACES
TOTAL REQUIRED (MIN–MAX)	34–98 SPACES
TOTAL PROVIDED – INCLUDES 4 ADA SPACES	57 SPACES

IMPERVIOUS SURFACE:

EX. IMPERVIOUS AREA	96,682± S.F.
PROPOSED IMPERVIOUS AREA	76,549± S.F.
REDUCTION OF IMPERVIOUS AREA	20,133± S.F.

LANDSCAPE DATA:

V.U.A.	27,278± S.F.
I.L.A. REQUIRED (5% X VUA)	1,364± S.F.
I.L.A. PROVIDED	3,645± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	151,900 ± S.F.
TREE CANOPY CATEGORY	CLASS B
EXISTING TREE CANOPY	7,351± S.F. (4.8%)
EXISTING TREE CANOPY TO BE PRESERVED	7,351± S.F. (4.8%)
TOTAL TREE CANOPY REQUIRED	19,747± S.F. (13%)
TREE CANOPY TO BE PLANTED	12,456± S.F. (8.2%)

*TREE CANOPY CALCULATIONS WERE BASED ON INFORMATION FROM MSD DIGITAL LOJIC. FINAL CALCULATIONS SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

WAIVER REQUEST:

1. WAIVER OF SECTION 5.4.1.D.1 TO ALLOW OFF-STREET PARKING IN THE PRIVATE YARD AREA.
2. WAIVER OF SECTION 5.4.1.E.3. TO ALLOW PARKING OUTSIDE OF THE ACCESSORY STRUCTURE AREA.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY 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 MIDDLETOWN FIRE DISTRICT.
5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
10. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. EXISTING LOTS TO BE CONSOLIDATED BY DEED (IF REQUIRED) PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN 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. 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.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED BY A PUBLIC WORKS INSPECTOR.

GRAPHIC SCALE: 1"= 40'
0' 20' 40' 80' 120'

PRELIMINARY APPROVAL
Condition of Approval:
9-10-14
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

RECEIVED
SEP 08 2014
PLANNING & DESIGN SERVICES

CASE #14ZONE1031
RELATED CASE #14STREETS1010
MSD WM #9449

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Urban Planning · Transportation
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OWNER
LEED PROPERTIES, LLC
13425 EASTPOINT CENTRE DR., SUITE 125
LOUISVILLE, KY 40223

DEVELOPER
BYWATER DEVELOPMENT GROUP
8 CHURCH STREET
ST. LOUIS, MO. 63135

DETAILED DISTRICT DEVELOPMENT PLAN
JACOB SCHOOL SENIOR APARTMENTS
3670 & 3670R WHEELER AVE.
LOUISVILLE, KY. 40215
TAX BLOCK 65E LOT 250–277
DEED BOOK 9947 PAGE 145

Revisions	
8/04/14	FORMAL FILING FOR PROPERTY REZONING
8/22/14	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 6/30/14
Job Number: 3207

Sheet 1 of 1

14ZONE 1031

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