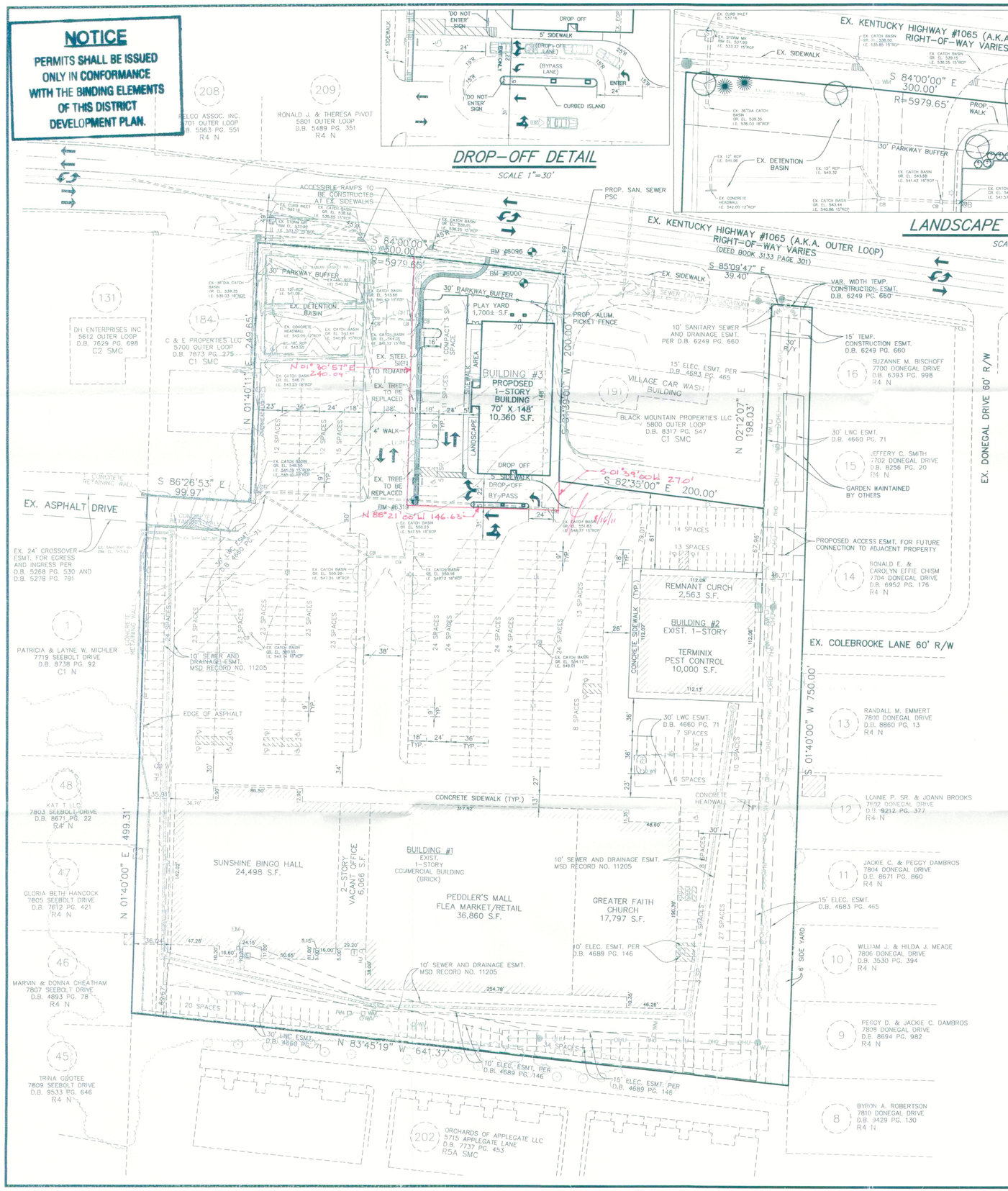
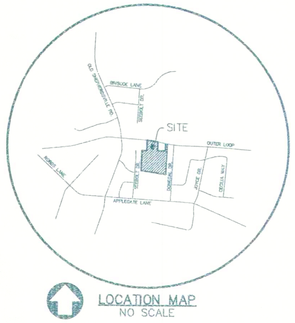
NOTICE

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



LEGEND

685	EXISTING CONTOUR
1	EXISTING LOT NUMBER
X X	EXISTING FENCE
	EXISTING TREE MASS
	EXISTING TREE OR SHRUB
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
GM	EXISTING GAS METER
GV	EXISTING GAS VALVE
OHU	EXISTING OVERHEAD UTILITIES
UGU	EXISTING UNDERGROUND UTILITIES
OHE	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
	EXISTING UTILITY POLE
	EXISTING DOWN GUY
	EXISTING TRANSFORMER
	EXISTING LIGHT POLE
T	EXISTING TELEPHONE PEDESTAL
	EXISTING CATCH BASIN W/ PIPE
	EXISTING HEADWALL W/ PIPE
	EXISTING SANITARY MANHOLE W/ PIPE
CO	EXISTING CLEANOUT
	PROPOSED FENCE
ILA	INTERIOR LANDSCAPE AREA
LBA	LANDSCAPE BUFFER
R/Y	REQUIRED YARD



LOCATION MAP
NO SCALE

PROPOSED SIGN

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15241
APPROVAL DATE 5/2/2011
EXPIRATION DATE 5/2/2013
SIGNATURE OF PLANNING COMMISSION
LOUISVILLE METRO PLANNING COMMISSION

BUILDING #1: BUILDING USE	SQ. FT. OR SEATING AREA	MIN./MAX. PKG. RATIOS	MIN./MAX. PARKING REQUIRED	PARKING PROVIDED*
GREATER FAITH CHURCH (17,797 S.F.)	7,500 S.F. OF SEATING AREA	1/50 S.F. OF ASSEMBLY AREA 125% OF MIN. REQ.	150 SPACES 188 SPACES	150 SPACES
PEDDLERS' MALL (RETAIL)	36,860 S.F.	1/300 S.F. – 1/200 S.F.	123–184 SPACES	123 SPACES
VACANT OFFICE	6,066 S.F.	1/350 S.F. – 1/200 S.F.	17–30 SPACES	17 SPACES
SUNSHINE BINGO HALL	24,498 S.F.	1/100 S.F. – 1/50 S.F.	245–490 SPACES	245 SPACES
TOTAL	85,221 S.F.		535–892 SPACES	535 SPACES

BUILDING #2: BUILDING USE	SQ. FT. OR SEATING AREA	MIN./MAX. PKG. RATIOS	MIN./MAX. PARKING REQUIRED	PARKING PROVIDED*
REMNANT CHURCH (2,563 S.F.)	1,250 S.F. SEATING AREA	1/50 S.F. OF ASSEMBLY AREA 125% OF MIN. REQ.	25 SPACES 31 SPACES	25 SPACES
TERMINIX PEST CONTROL	10,000 S.F.	1/350 S.F. – 1/200 S.F.	29–50 SPACES	29 SPACES
TOTAL	12,563 S.F.	62 SPACES	54–81 SPACES	54 SPACES

BUILDING #3: BUILDING USE	FLOOR AREA	MIN./MAX. PKG. RATIOS	MIN./MAX. PARKING REQUIRED	PARKING PROVIDED*
DAYCARE (16 STAFF MAX. SHIFT–DROP OFF PROVIDED)	10,360 S.F.	1 SP./MAX. SHIFT 2 SP./MAX. SHIFT	16 SPACES 32 SPACES	20 SPACES
TOTAL	10,360 S.F.		16–32 SPACES 605–1,005 SPACES	20 SPACES 464 SPACES*
TOTAL BLDG. S.F.	108,144 S.F.			

*NON-CONFLICTING HOURS OF OPERATION ALLOW FOR SUFFICIENT PARKING PER TYPE OF USE

PROJECT DATA:

FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C2
EXISTING LAND USE	COMMERCIAL
TOTAL LAND AREA	9.57± AC.
EXISTING BUILDING AREA	97,784 S.F.
PROPOSED BUILDING AREA	10,150 S.F.
TOTAL BUILDING AREA	108,084 S.F.
NET BUILDING INCREASE	10.4%

PARKING SUMMARY:

SUNDAY A.M. REQ. PKG. FOR GREATER FAITH CHURCH	150
SUNDAY A.M. REQ. PKG. FOR REMNANT CHURCH	25
TOTAL REQUIRED	175
SPACES AVAILABLE	454
MON.–SAT. & SUN. P.M. MIN. REQ. PKG. FOR BINGO	245
MON.–SAT. & SUN. P.M. MIN. REQ. PKG. FOR PEDDLERS' MALL, TERMINIX, VACANT OFFICE & DAYCARE	169
TOTAL REQUIRED	414
SPACES AVAILABLE	454
ACCESSIBLE PARKING SPACES REQUIRED	9
ACCESSIBLE PARKING SPACES PROVIDED	14

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 HIGHVIEW 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. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   DETENTION IS PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. 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. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0095–E).

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W WITHOUT APPROVAL.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
4. 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.
5. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
6. CONSTRUCTION PLANS, BOND AND PERMIT REQUIRED BY KTC AND PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
7. THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE EAST AND WEST WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.

PLANNING AND DESIGN SERVICES NOTES:

1. PER 5.1.2 CONFORMANCE WITH FORM DISTRICT REGULATIONS, ONLY THE NEW CONSTRUCTION SHALL ADHERE. THE REMAINDER OF THE EXISTING DEVELOPMENT IS EXEMPT FROM FORM DISTRICT REVIEW.
2. PER 10.2.2, THE PROPOSED DEVELOPMENT DOES NOT MEET THE THRESHHOLD FOR APPLYING LANDSCAPE REQUIREMENTS (INCREASE IN BUILDING = 10.3%, 0% INCREASE IN V.U.A.)

WAIVERS GRANTED

1. EXISTING PARKING WAIVER TO REDUCE REQUIRED PARKING BY 12.4% PER DOCKET 9–52–96 GRANTED OCTOBER 17TH, 1996.

LANDSCAPE DATA:

PER 10.2.2, DEVELOPMENT DOES NOT MEET THE 20% INCREASE IN BUILDING S.F. (BUILDING EXPANSION IS ONLY 10.4%).

PRELIMINARY APPROVAL
Condition of Approval:
4-27-11
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: Scott Moss
DATE: 4/27/11
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
APR 26 2011
PLANNING & DESIGN SERVICES

RECEIVED
APR 27 2011
LOUISVILLE/JEFFERSON CO. METRO PUBLIC WORKS
PW#100659

GRAPHIC SCALE 1"=50'
0 25 50 100

CASE # 15241
RELATED CASE # 09–52–96
MSD WM # 4040

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management
4631 Brownsboro Road, Louisville, Kentucky 40207
Phone: (502) 893-1308 • Fax: (502) 485-1600 • E-Mail: mail@mindelscott.com

OWNER/DEVELOPER
JEFFERSON CENTRE, LLC
4139 CADILLAC CT., STE 200
LOUISVILLE, KY. 40213

REVISED DISTRICT DEVELOPMENT PLAN
JEFFERSON CENTRE–DAYCARE
5702–5728 OUTER LOOP, LOUISVILLE, KY 40219
5750
TAX BLOCK: 644 LOT: 52
D.B. 7050 PG. 218

Revisions
3-07-11 PER 1ST ROUND AGENCY COMMENTS
4-15-11 PER 2ND ROUND AGENCY COMMENTS

RECEIVED
APR 11 2016
PLANNING & DESIGN SERVICES

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 12/08/10
Job Number: 1500
Sheet 1 of 1

LAST APPROVED/CURRENT DDP

15241 1(EXTENSION)000