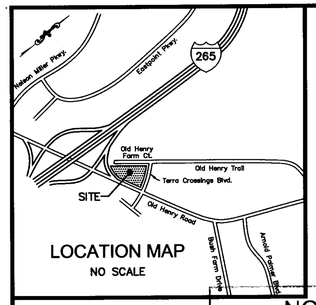


LOCATION MAP
NO SCALE

LEGEND

- LIGHT POLE
- CATCH BASIN
- FIRE HYDRANT
- UTILITY POLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- SIGN
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- SHRUB
- TREE MASS
- => DRAINAGE FLOW ARROW
- PBA — PARKWAY BUFFER AREA/SETBACK
- LBA — LANDSCAPE BUFFER AREA

NOTICE

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

MSD NOTES

1. SANITARY SEWER BY LATERAL EXTENSION.
2. SEWAGE TO BE TREATED AT FLOYDS FORK WASTEWATER TREATMENT PLANT.
3. (<–) CONCEPT DRAINAGE FLOW. ACTUAL DRAINAGE PATTERN WILL BE DETERMINED DURING CONSTRUCTION PLAN PREPARATION PHASE.
4. ALL PUBLIC DRAINAGE TO BE PUT INTO EASEMENTS.
5. SOIL TYPE: CsC2
6. EXISTING PUMP STATION AT OLD HENRY CROSSING TO BE RELOCATED PER CLAIBOURNE CROSSINGS DEVELOPMENT AND FLOW TO BE DIRECTED TO THAT PROPOSED SYSTEM. SEWAGE TO BE TREATED AT FFWTP.

PDS NOTES

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS RESPONSIBLE AGENCIES REQUIRE OTHERWISE.
2. APPLICATION FOR ROAD CLOSURE CURRENTLY UNDER REVIEW; PROJECT #11479.
3. ALL LOADING AREAS AND DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC.

METRO PUBLIC WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMITS ARE REQUIRED BY KYTC AND MPW FOR WORK WITHIN THE TERRA CROSSINGS BLVD., OLD HENRY ROAD AND I–265 R/W.
2. KYTC REVIEW REQUIRED.
3. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY.
4. OLD HENRY FARM COURT SHALL BE CLOSED AND CONSTRUCTED AS 70' PRIVATE ACCESS EASEMENT – CURRENTLY UNDER REVIEW; PROJECT #11479.
5. NO DIRECT ACCESS FROM ANY LOT TO OLD HENRY ROAD OR I–265 GENE SNYDER ON RAMP.

HEALTH DEPARTMENT NOTES

1. NO ISSUES WITH ZONING CHANGE REQUEST FOR 13700 OLD HENRY FARM COURT.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY LATERAL EXTENSION.
3. MSD APPROVAL REQUIRED FOR LATERAL EXTENSION.
4. EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER LINE.
5. DOMESTIC WATER TO BE PROVIDED BY THE LOUISVILLE WATER COMPANY.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERS[redacted]
7. [redacted] TRAILERS MUST BE PERMITTED BY [redacted] PUBLIC HEALTH AND WELLNESS IN [redacted] CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES

KYTC NOTES

1. AN ANALYSIS MAY BE DESIRED TO CHECK THE CURRENT AND OR FUTURE NOISE LEVEL IMPACT OF OUR SURROUNDING ROADS.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE–AIMED, SHIELDED OR TURNED OFF.
5. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
6. NO NEW ACCESS TO OLD HENRY ROAD.
7. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
8. NO COMMERCIAL SIGNS IN THE R/W.
9. NO LANDSCAPING IN R/W WITHOUT A PERMIT.
10. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE–AIMED, SHIELDED OR TURNED OFF
11. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE R/W
12. ADDITIONAL R/W 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 DEPARTMENT.

SITE DATA

LAND USE

SITE ADDRESS:	13750 OLD HENRY FARM COURT
TAX BLOCK & LOT:	T.B. 15, T.L. 64
DEED BOOK & PAGE	D.B. 9254, PG. 764
EXISTING ZONING DISTRICT:	C–1, OR–3
PROPOSED ZONING DISTRICT:	C–2
FORM DISTRICT:	SUBURBAN WORKPLACE
SITE AREA:	2.10 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT

*LOTS TO BE CONSOLIDATED AT LATER DATE

BUILDING DATA

FOOTPRINT/FLOOR AREA:	35,811 S.F./35,811 S.F.
BUILDING HEIGHT:	20'
SITE AREA:	3.93 ACRES; 2.10 ACRES
GROSS FLOOR AREA:	35,811 S.F.
FLOOR TO AREA RATIO:	0.136

PARKING CALCULATIONS

MINIMUM REQUIRED:	
1 SPACE/125 S.F.:	291 SPACES
OF WHICH 7 MUST BE H/C ACCESSIBLE (1 VAN).	
MAXIMUM ALLOWED:	
1 SPACE/50 S.F.:	727 SPACES
OF WHICH 15 MUST BE H/C ACCESSIBLE (2 VAN).	
PROVIDED:	
OF WHICH 18 ARE H/C ACCESSIBLE (7 VAN).	297 SPACES
BIKE SPACES	4 BIKE SPACES/RESTAURANT

FREESTANDING SIGNAGE

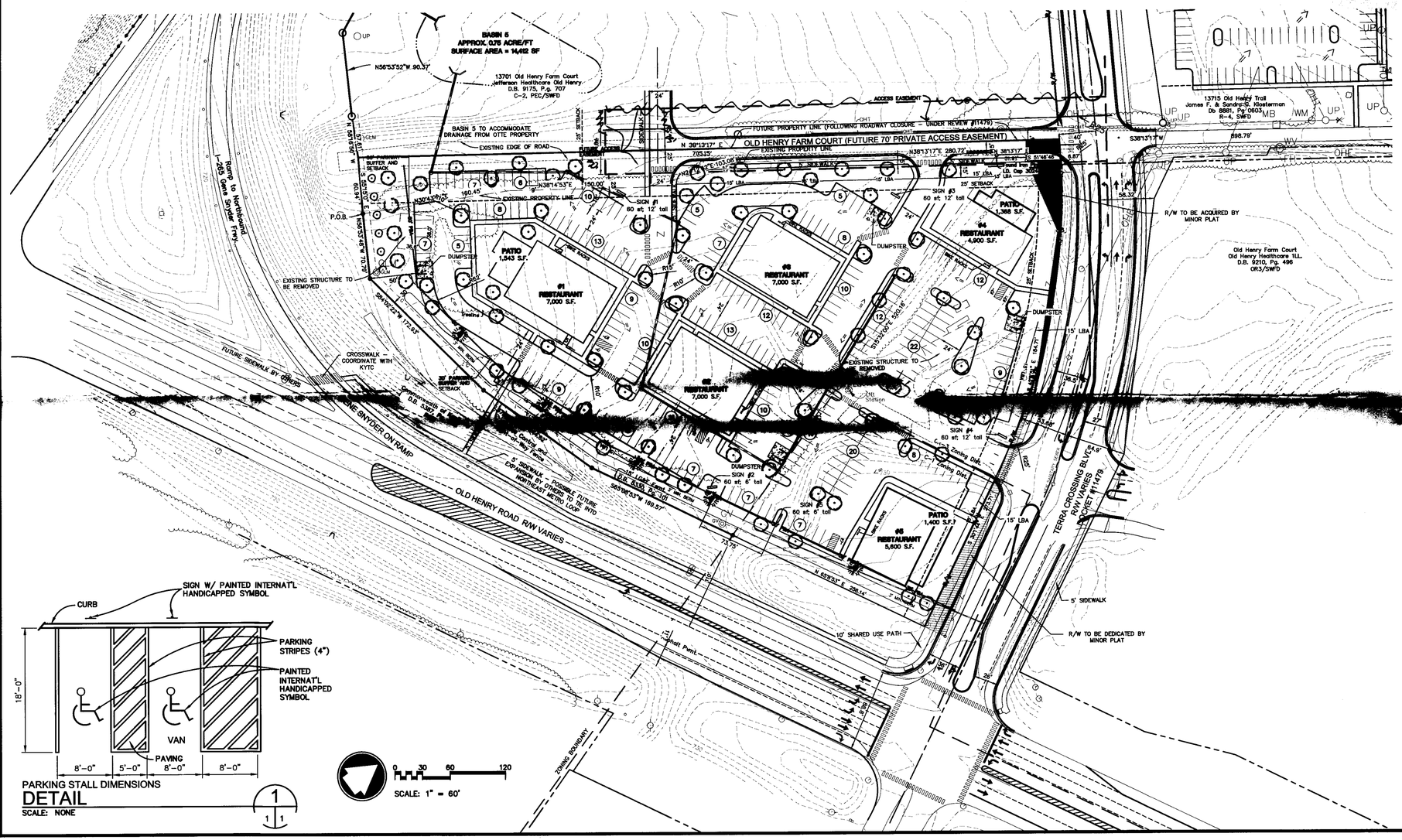
FREESTANDING SIGNS #1, #3, #4	
STREET CLASS	LOCAL
SIGN CLASSIFICATION	SINGLE BUSINESS
AREA ALLOWED/PROPOSED	60 S.F.
HEIGHT ALLOWED/PROPOSED	12'/12'
FREESTANDING SIGNS #2, #5	
STREET CLASS	PARKWAY
SIGN CLASSIFICATION	SINGLE BUSINESS
	60 S.F.
[redacted]	

	124,060 S.F.
ILA REQUIRED (7.5%):	9,305 S.F.
ILA PROVIDED:	12,987 S.F.
ILA TREES REQUIRED (1/4000 S.F. VUA + 50%):	47 TREES
ILA TREES PROVIDED:	47 TREES

TREE CANOPY CALCULATIONS

SITE AREA (INCLUDING OTTE TRACT):	263,974 S.F.
TREE CANOPY CATEGORY:	CLASS C
TREE CANOPY PRESERVATION AREA:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	20.0% (52,794 S.F.)
NEW TREE CANOPY PROPOSED:	56,076 S.F. (21.2%)

(77) TREES @ 720 S.F. & (6) TREES @ 106 S.F.



PARKING STALL DIMENSIONS
DETAIL 1
SCALE: NONE

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Arthur Ramirez
DATE: 2/17/09
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Conditions of Approval:
Development Review — Date 2/11/09
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 11883
APPROVAL DATE May 7, 2009
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

RECEIVED
FEB 09 2009
PLANNING & DESIGN SERVICES

WM # 9696
CASE # 11883

QK4
Architecture
Engineering
Construction
815 West Market Street
Suite 300
Louisville, Kentucky
40202
Ph. 502-585-2222
Fx. 502-992-0605
E. www.qk4.com

SEAL

RAY PROPERTY
13750 OLD HENRY FARM COURT 40245
REZONING / GDDDP

OWNER INFO:
Old Henry Healthcare Red Estate LLC
9625 Ormsby Station Road
Louisville, Kentucky 40223

DEVELOPER INFO:
Jefferson Development Group
1706 Bardstown Road, 2nd Floor
Louisville, Kentucky 40205
502-456-2888

NO.	REVISION DESCRIPTION	DATE
1	AGENCY COMMENTS	01-12-2009
2	AGENCY COMMENTS	02-05-2009
3	AGENCY COMMENTS	02-10-2009

PROJECT NUMBER: 06316.RZZ

DRAWN BY:	CHECKED BY:
AWB	AWB
HORZ. SCALE: 1" = 60'	VERT. SCALE: -

DATE: 12-22-2008

REZONING
GDDDP

SHEET NUMBER: 1 of 1

11883

Feb 10, 2009 – 4:11pm
u:\06316.RZZ – Ray Property Rezone\Site\Dwgs\Prelim\06316.RZZ_Rezone-02-10-09.dwg (GDDP)