



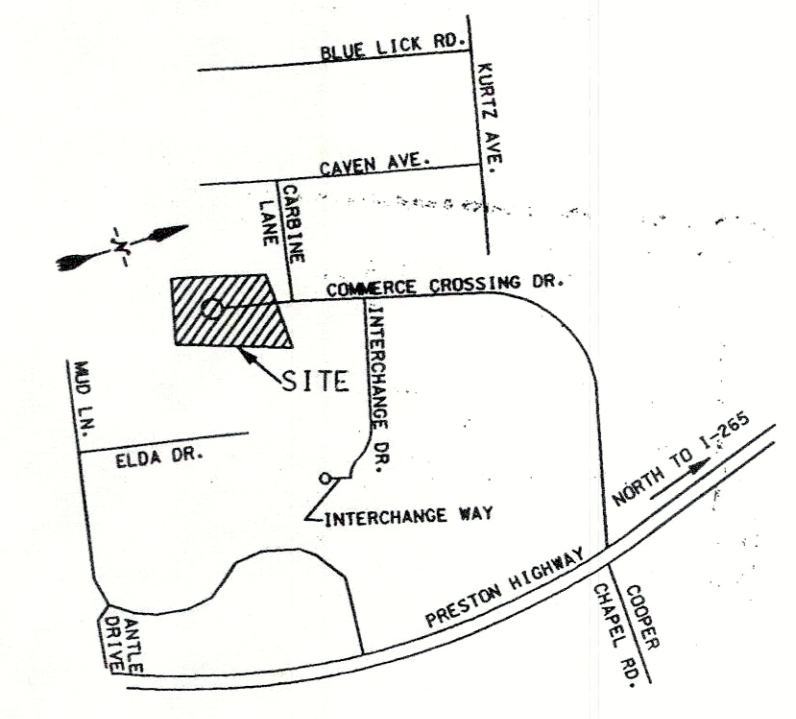
DESIGN SERVICES FOR THE BUILT ENVIRONMENT

BIRMINGHAM JACKSONVILLE LOUISVILLE NASHVILLE

GRESHAM SMITH AND PARTNERS 219 SOUTH 5th STREET, SUITE 1200 LOUISVILLE, KENTUCKY 40202 TELEPHONE: 502-637-9900

TREE PRESERVATION PLAN CROSSING CENTER 5 AND 6 12910 SHELBVILLE ROAD, SUITE 40229 LOUISVILLE, KY 40243 DEVELOPER: CAPSTONE REALTY 12910 SHELBVILLE ROAD LOUISVILLE, KY 40243 PHONE: (502) 254-5001

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



JEFFERSON COUNTY
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-32-97
APPROVAL DATE 3/13/02
EXPIRATION DATE 3/13/03
SIGNATURE OF PLANNING COMMISSION
[Signature]

LOCATION MAP NO SCALE

LEGEND
- CONCEPTUAL DRAINAGE FLOW
- CONCEPTUAL DRAINAGE LINES
- CONCEPTUAL SANITARY SEWER LINES

CROSSING CENTER FIVE

SITE DATA	
TOTAL AREA =	± 6.72 ACRES
EXISTING ZONING =	PEC
TOTAL AREA OF OFFICE SPACE =	29,038 SF
TOTAL AREA OF PROPOSED WAREHOUSE =	58,135 SF
TOTAL BUILDING AREA =	87,203 SF
NO. OF EMPLOYEES =	40
VUA =	216,189 SF
REQ =	10,809 SF
ILA =	13,900 SF

PARKING DATA

OFFICE SPACE: 1 SPACE PER 400 S.F.	29,038 SF / 400 = 73 SPACES REQUIRED
WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES	40 / 1.5 = 27 SPACES REQUIRED
TOTAL SPACES REQUIRED =	100 SPACES
TOTAL SPACES PROVIDED =	778 SPACES (INCLUDES 14 HC SPACES)

CROSSING CENTER SIX

SITE DATA	
TOTAL AREA =	28.06 ACRES
EXISTING ZONING =	PEC
TOTAL AREA OF OFFICE SPACE =	40,000 SF
TOTAL AREA OF PROPOSED WAREHOUSE =	460,000 SF
TOTAL BUILDING AREA =	500,000 SF
NO. OF EMPLOYEES =	200
VUA =	159,630 SF
REQ =	7,981 SF
ILA =	14,095 SF

PARKING DATA

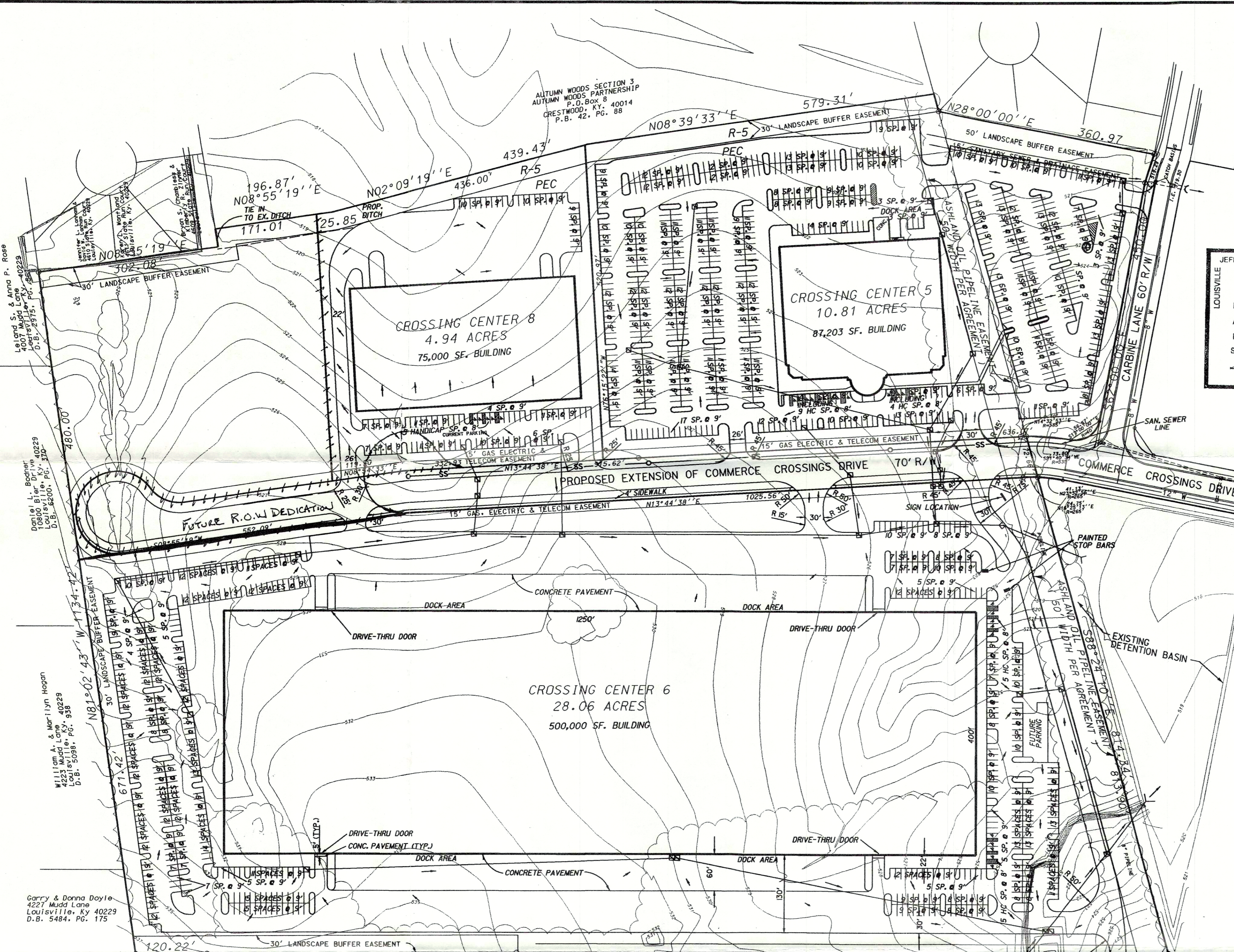
OFFICE SPACE: 1 SPACE PER 400 S.F.	40,000 SF / 400 = 100 SPACES REQUIRED
WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES	200 / 1.5 = 133 SPACES REQUIRED
TOTAL SPACES REQUIRED =	233 SPACES
TOTAL SPACES PROVIDED =	533 SPACES (INCLUDES 10 HC SPACES)

CROSSING CENTER EIGHT

SITE DATA	
TOTAL AREA =	± 4.96 ACRES
EXISTING ZONING =	PEC
TOTAL AREA OF OFFICE SPACE =	6,000 SF
TOTAL AREA OF PROPOSED WAREHOUSE =	69,000 SF
TOTAL BUILDING AREA =	75,000 SF
NO. OF EMPLOYEES =	30
VUA =	78,360 SF
REQ ILA =	3,920 SF
PROPOSED ILA =	12,580 SF

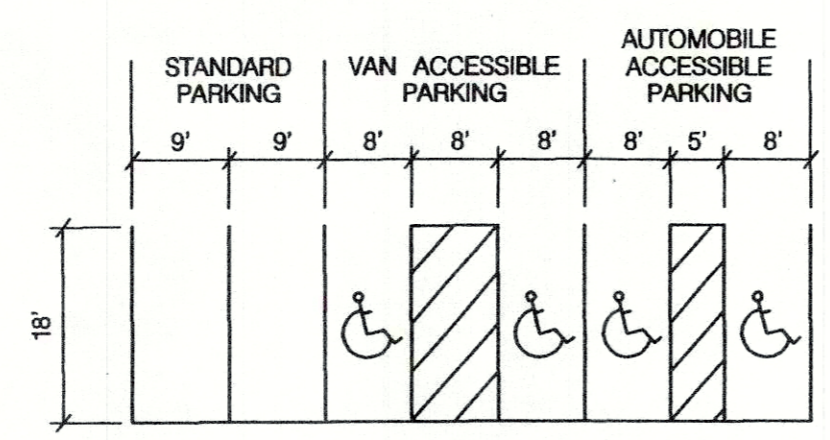
PARKING DATA

OFFICE SPACE: 1 SPACE PER 400 S.F.	6,000 SF / 400 = 15 SPACES REQUIRED
WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES	30 / 1.5 = 20 SPACES REQUIRED
TOTAL SPACES REQUIRED =	35 SPACES
TOTAL SPACES PROVIDED =	101 SPACES (INCLUDES 5 HC SPACES)



GENERAL NOTES

- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED AND THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- SANITARY SEWERS ARE AVAILABLE TO THIS SITE BY CONNECTION SUBJECT TO APPLICABLE FEES. CAPACITY CHARGE TO BE DETERMINED.
- ALL DUMPSTER AREAS AND LANDSCAPE BUFFER AREAS SHALL CONFORM TO ARTICLE 12: LANDSCAPE AND LAND USE BUFFERS.
- STREET TREES (MINIMUM 2" CALIPER) SHALL BE PROVIDED AT AN AVERAGE OF ONE TREE FOR EVERY 55 FEET OF ROADWAY FRONTAGE. A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO REQUESTING A BUILDING PERMIT.
- THERE SHALL BE NO SUBDIVISION OR RESUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.
- DRAINAGE SHALL CONFORM TO APPROVED C. C. SUBDIVISION PLANS.
- INCREASE IN RUNOFF VOLUME TO BE COMPENSATED AT DRTL BASIN AT A 1.5:1 RATIO
- WETLAND DELINEATION, IF NOT ALREADY COMPLETE, MUST BE DONE PRIOR TO CONSTRUCTION APPROVAL.



PRELIMINARY APPROVAL
Conditions of Approval:
Revised Parking
[Signature]
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TREE PRESERVATION PLAN APPROVED
Date: 6/2/04
By: [Signature]
Planning & Design Services
Louisville Metro Planning Commission

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #28

CONDITIONS: [Signature] 12-16-02

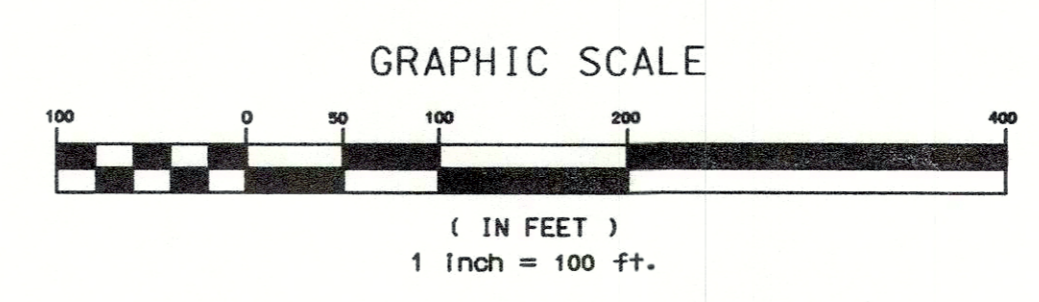
DATE: [Signature] 7-2-03
JEFFERSON COUNTY PUBLIC WORKS

NOTE: NO TREES TO BE PRESERVED ON SITE.

RECEIVED

MAR 0 2004

PLANNING & DEVELOPMENT SERVICES



REVISED DISTRICT DEVELOPMENT PLAN CROSSING CENTER 5, 6 AND 8

TAX BLOCK: 0084, LOT NO: 056 DEED BOOK: 744L, PAGE: 46

DOCKET #9-23-97 MSD WM #7081

SCALE: 1" = 100'

JOB NO. 21296.00 DATE: 6/2/04 SHEET NO. 1 OF 1

Tree Pres. 9-32-97