



BIRMINGHAM
JACKSONVILLE
LOUISVILLE
NASHVILLE

1000 5th STREET, SUITE 1200
LOUISVILLE KENTUCKY 40202
TELEPHONE: 502-627-8900

CONCRETE CENTER 5 AND 6
 ADDRESS: 4701 COMMERCE CROSSINGS DRIVE 40239
 ADDRESS: 4701 COMMERCE CROSSINGS DRIVE 40229
 ADDRESS: 4601 COMMERCE CROSSINGS DRIVE 40229

DEVELOPER:

CAPSTONE REALTY
 12910 Shelbyville Road
 Louisville, KY 40243
 PHONE: (502) 254-5001

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

Tree Pres. 9-32-97

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

JEFFERSON COUNTY
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-32-97
APPROVAL DATE 3/13/02
EXPIRATION DATE 3/13/03
SIGNATURE OF PLANNING COMMISSION
Stephen R. Lee
PLANNING

LEGEND

— CONCEPTUAL DRAINAGE FLOW
—■— CONCEPTUAL DRAINAGE LINES
—○SS— CONCEPTUAL SANITARY SEWER LINES

PARKING DATA

SITE DATA

TOTAL AREA =
EXISTING ZONING =
TOTAL AREA OF OFFICE SPACE =
TOTAL AREA OF PROPOSED WAREHOUSE =
TOTAL BUILDING AREA =
NO. OF EMPLOYEES =
VUA = 216,189 SF
REQ = 10,809 SF
ILA = 13,900 SF

± 9.72 ACRES	OFFICE SPACE: 1 SPACE PER 400 S.F.	
PEC	29,068 SF / 400 =	73 SPACES REQUIRED
29,038 SF	WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES	
58,135 SF	40 / 1.5 =	27 SPACES REQUIRED
87,203 SF	TOTAL SPACES REQUIRED =	100 SPACES
40	TOTAL SPACES PROVIDED =	778 SPACES
	(INCLUDES 14 HC SPACES)	

PARKING DATA

TOTAL AREA =
EXISTING ZONING =
TOTAL AREA OF OFFICE SPACE =
TOTAL AREA OF PROPOSED WAREHOUSE =
TOTAL BUILDING AREA =
NO. OF EMPLOYEES =
VUA = 159,630 SF
REQ = 7,981 SF
ILA = 14,095 SF

28.06 ACRES	OFFICE SPACE: 1 SPACE PER 400 S.F.	
PEC	40,000 / 400 =	100 SPACES REQUIRED
40,000 SF	WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES	
USE =	200 / 1.5 =	133 SPACES REQUIRED
460,000 SF	TOTAL SPACES REQUIRED =	233 SPACES
500,000 SF		
200	TOTAL SPACES PROVIDED =	533 SPACES
	(INCLUDES 10 HC SPACES)	

PARKING DATA

7/15

SITE DATA

TOTAL AREA =

EXISTING ZONING =

TOTAL AREA OF OFFICE SPACE =

TOTAL AREA OF PROPOSED WAREHOUSE =

TOTAL BUILDING AREA =

NO. OF EMPLOYEES =

VUA = 78,360 SF

REQ ILA = 3,920 SF

PROPOSED ILA = 12,580 SF

PRELIMINARY DEVELOPMENT

± 4.96 ACRES	OFFICE SPACE: 1 SPACE PER 400 S.F.
6,000 SF	6,000 SF / 400 = 15 SPACES REQUIRED
WAREHOUSE: 1 SPACE PER 15 EMPLOYEES	
USE = 69,000 SF	30 / 1.5 = 20 SPACES REQUIRED
75,000 SF	TOTAL SPACES REQUIRED = 35 SPACES
30	TOTAL SPACES PROVIDED = 101 SPACES
	(INCLUDES 5 HC SPACES)

SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: Restamp

CONDITIONS: OK S.T.
(Prisoner)

BY: [Signature]
DATE: 2-28-02
JEFFERSON COUNTY
PUBLIC WORKS

NOTE:
NO TREES TO BE PRESERVED ON SITE.

RECEIVED

MAR 01 2 1967
PLANNING &
DEVELOPMENT SERVICES

REVISED DISTRICT DEVELOPMENT PLAN
CROSSING CENTER 5, 6 AND 8

TAX BLOCK: 0084, LOT NO: 056
DEED BOOK: 7441, PAGE: 46

DOCKET #9-23-97
MSD WM #7081

1. 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 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.
2. SANITARY SEWERS ARE AVAILABLE TO THIS SITE BY CONNECTION SUBJECT TO APPLICABLE FEES. CAPACITY CHARGE IS TO BE DETERMINED.
3. ALL DUMPSTER AREAS AND LANDSCAPE BUFFER AREAS SHALL CONFORM TO ARTICLE 12: LANDSCAPE AND LAND USE.
4. 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.
5. THERE SHALL BE NO SUBDIVISION OR RESUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.
6. DRAINAGE SHALL CONFORM TO APPROVED C. C. SUBDIVISION PLANS.
7. INCREASE IN RUNOFF VOLUME TO BE COMPENSATED AT DTRL BASIN AT A 1.5:1 RATIO
8. WETLAND DELINEATION, IF NOT ALREADY COMPLETE, MUST BE DONE PRIOR TO CONSTRUCTION APPROVAL.

Diagram illustrating the required width of a parking aisle for different vehicle types:

- STANDARD PARKING:** 9' wide aisle.
- VAN ACCESSIBLE PARKING:** 8' wide aisle.
- AUTOMOBILE ACCESSIBLE PARKING:** 8' wide aisle.

The total width of the aisle is 18'.

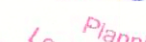
TYPICAL PARKING DETAIL

PRELIMINARY APPROVAL

Conditions of Approval: Pursued Parking

King Jackie 2/28/84 Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



TREE PRESERVATION PLAN
APPROVED
 Date: 6/2/04
 By: Stephen R. Lewis
 Planning & Design Services
 Louisville Metro Planning Commission

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

TAX BLOCK: 0084, LOT NO: 056
DEED BOOK: 7441, PAGE: 46

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