

APARTMENTS

BUILDING	HEIGHT	UNITS
1	2 STORY	20
2	3 STORY	36
3	3 STORY	42
4	3 STORY	42
5	3 STORY	42
6	3 STORY	42
7	2 STORY	20
* 8	2 STORY	20
9	2 STORY	20
TOTAL		284

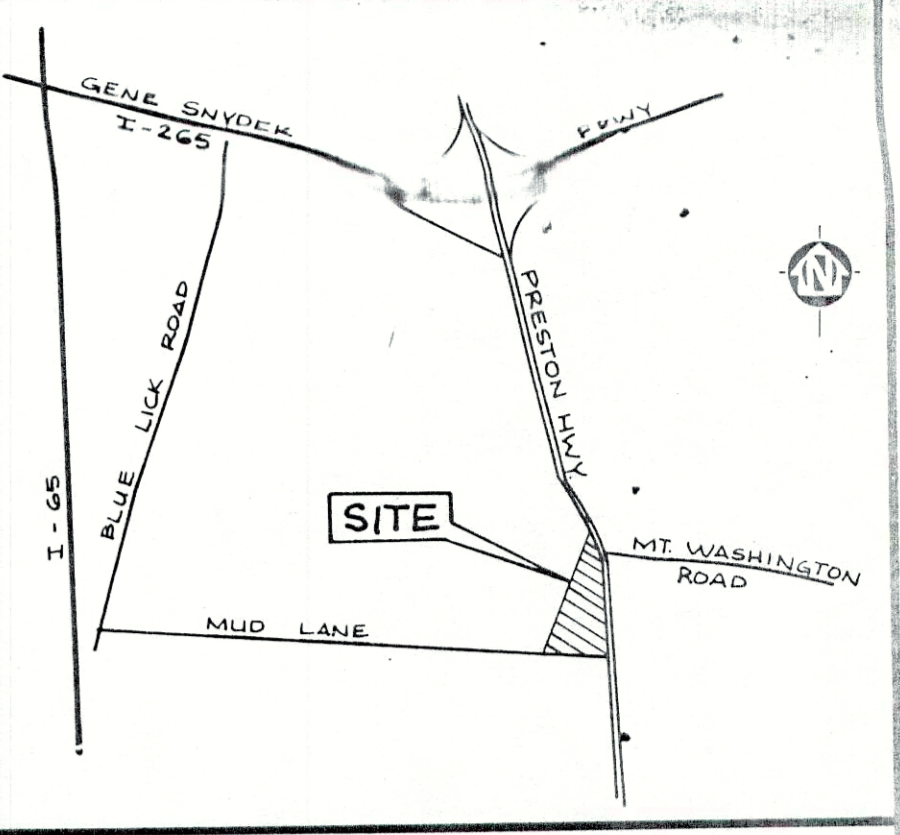
* NO WINDOWS ON SOUTHWEST WALL

TOTAL AREA: 57.89

EXISTING ZONING: R-4

PROPOSED ZONING: C-1 25.16 ACRES PH I
C-2 18.10 ACRES PH I
R-7 14.65 ACRES PH II
R-4 0.40 ACRES PH II (TO REMAIN)

PHASE	ZONING	SITE	BLDG.	FLOOR AREA	USE	ACREAGE	PARKING REQUIRED	PARKING PROVIDED	VEHICULAR USE AREA (VUA)	% OF VUA REQUIRED FOR LANDSCAPING	HANDICAP SPACES REQUIRED
PHASE I											
C-2	10 E	10	E	40,000 SF	OFFICE/RETAIL	3.8	100 SP	118 SP	40,946 SF	2,047 SF	5 SP
	9 F	14	F	144,000 SF	OFFICE	7.4	312 SP	386 SP	145,055 SF	7,253 SF	8 SP
	7 H	4	H	4,000 SF	RESTAURANT	1.0	40 SP	60 SP	13,939 SF	697 SF	2 SP
	6 I	1	I	12,500 SF	RETAIL	2.0	53 SP	65 SP	23,222 SF	1,176 SF	3 SP
	5 J	8	J	8,000 SF	RETAIL	1.2	80 SP	80 SP	30,266 SF	1,514 SF	3 SP
	4 K	4	K	4,000 SF	RESTAURANT	0.7	40 SP	40 SP	19,602 SF	980 SF	2 SP
						2.0					
RIGHT-OF-WAY											
TOTAL (C-2)				212,500 SF		18.1 AC	635 SP	749 SP	273,330 SF	13,667 SF	23 SP
C-1	14 M	4	M	4,500 SF	RESTAURANT	0.66	45 SP	45 SP	16,115 SF	806 SF	2 SP
	12 A	5	A	5,000-25,000 SF	RETAIL	10.9	125 SP	130 SP	237,402 SF	11,870 SF	5 SP
	8 B		B	60,000 SF	RETAIL	5.7	300 SP	370 SP	155,945 SF	7,797 SF	8 SP
	11 C		C	5,000 SF	RETAIL	25	25 SP	40 SP			2 SP
	8 G		G	5,000 SF	BANK	1.4	26 SP	35 SP	16,553 SF	828 SF	2 SP
	3 L		L	4,000 SF	RESTAURANT	0.6	40 SP	40 SP	15,600 SF	780 SF	2 SP
	2 H		H	4,000 SF	RESTAURANT	0.8	40 SP	40 SP	14,240 SF	712 SF	2 SP
	1 O		O	6,000 SF	RESTAURANT	1.3	60 SP	60 SP	22,992 SF	1,146 SF	2 SP
						3.8					
RIGHT-OF-WAY											
TOTAL (C-1)				163,500 SF		25.16	911 SP	1,080 SP	478,847 SF	23,939 SF	33 SP
PHASE II											
PROPOSED ZONING	R-7	13		355,000 SF	19.86 UNITS/ACRES	MULTI-FAMILY (284 UNITS)	14.3	1.3 SP/UNIT	160,000 SF	8,410 SF	9 SP
RIGHT-OF-WAY				355,000 SF			14.3	426 SP	160,000 SF	8,410 SF	9 SP
TOTAL (R-7)											



VICINITY MAP
NOT TO SCALE

NOTICE OF REVISION

THIS PLAN HAS BEEN REVISED TO A RECALCULATED RECEIVED IN FILE 9-25-99

APPROVED DISTRICT DEVELOPMENT PLAN

APPROVAL DATE: 9-10-89

DOCKET NO. 4/8/90

EXPIRATION DATE: May 27, 1991

FOR C, D, E & F ONLY

SIGNATURE OF PLANNING COMMISSION: *Janice Bond*

RECEIVED

MAR 15 1990

LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #28

CONDITIONS: *John Eubank*

BY: *Alison A. Bernard*

DATE: 3/15/90

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

NOTES (CON'T)

- APPROXIMATE DETENTION VOLUME: (0.85-0.41) x 57.56 AC. x 2.9/12 = 0.12 AC. FT.
- OUTDOOR LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING RESIDENTIAL AREAS.
- ALL SIGNAGE IS TO CONFORM TO ZONING DISTRICT REGULATIONS, ARTICLE 11 SIGN REGULATIONS.
- DRAINAGE PATTERNS AND DRAINAGE STRUCTURES ARE FOR CONCEPT ONLY FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND DETENTION SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO LOCAL REQUIREMENTS.

LOTS 1, 2, 3, 8, 11, 12 & 14 : PROPOSED ZONING C-1

LOTS 4, 5, 6, 7, 9 & 10 : PROPOSED ZONING C-2

LOT 13 : PROPOSED ZONING R-7

PRELIMINARY APPROVAL

Conditions of Approval: *SEE NOTES*

ON SITE DETENTION TO BE PROVIDED AS NOTED

Vina Tomlin 3-15-90
Sanitary Review

David H. ... 3-15-90
Storm Water Review

NOTES:

- MUD LANE (RELOCATED) AND THE EXTENSION OF MOUNT WASHINGTON ROAD ARE PUBLIC RIGHTS-OF-WAY.
- LOT #14 WILL PROVIDE AN OPEN AREA ALONG ITS WESTERN BOUNDARY FOR FUTURE PLEAS OF INGRESS AND EGRESS TO ADJOINING RESIDENTIAL AREAS.
- "OLD" PRESTON HIGHWAY WILL BE CLOSED AND THE PAVEMENT REMOVED BY 1991.
- THE PAVEMENT WIDTH OF EXISTING MUD LANE WILL BE IMPROVED TO A MINIMUM OF TWO FULL LANES.
- OWNER/DEVELOPER WILL COORDINATE RELOCATION OF DRIVEWAYS AND RELOCATED FULL LANE WITH INDIVIDUAL PROPERTY OWNERS.
- EXISTING TREASURE ISLAND EAST TREATMENT PLANT MAY HAVE TO BE EXPANDED/DEVELOPER WILL BE REQUIRED TO UPGRADE AND CONVERT EXISTING DOWNTOWN PUMP STATION TO A PUBLIC FACILITY ON CONSTRUCTION NEW PUMP STATION CONTINGENT UPON MUD APPROVAL
- DETAILED CONSTRUCTION PLANS AND DRAINAGE PLANS TO BE APPROVED BY MSD. ON-SITE DETENTION WILL BE REQUIRED BY MSD. THIS SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- TEMPORARY BENCHMARK: MSL. BM #10, WITH #4
- R.R. SPIKE IN UTILITY POLE AT NW CORNER MUD LANE AND ELDA DRIVE. USGS DATUM ELEV. 557.879.

RECEIVED

MAR 15 1990

DATE	REVISION	BY
3-12-90	REV. DATA CHART, APT. DATA	LCK
2-16-90	ADDED TWO DETENTION AREAS; REV. DRAINAGE PIPES	LCK
1-29-90	APT. BLDG HEIGHT & CONFIGURATION	TJL
1-02-90	AREA ZONING ALONG MUD LANE	KS
12-13-89	ENTRANCES, R/W, PAVTMS	LCK
12-7-89		LCK

SOUTHGATE

GENERAL DISTRICT DEVELOPMENT PLAN

SCALE: 1" = 100'

PREPARED FOR: R MICHAEL FRENCH
2480 BARDSTOWN ROAD
LOUISVILLE, KY. 40205

9-10-89

ENGINEERING, DESIGN & GEOSCIENCES GROUP, Inc.

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