

NORTH AND ALL BEARINGS ARE BASED ON THE SOUTH PROPERTY LINE BEARING S85°09'23" E OF LOT 10 OF THE RECORD PLAT OF PRESTON CROSSINGS SUBDIVISION SECTION 2 RECORDED IN PLAT BOOK 48, PAGE 411 IN THE JEFFERSON COUNTY CLERK'S OFFICE.

**SITE DATA (OVERALL):**

EXISTING ZONING DISTRICT: PRESTON CROSSINGS DISTRICT  
 EXISTING FORM DISTRICT: C-1  
 LAND AREA: 9.947 ACRES (536,542 S.F.)  
 EXISTING USE: VACANT / SINGLE FAMILY HOMES

**SITE DATA (TRACT 1):**

EXISTING ZONING DISTRICT: C-1  
 EXISTING FORM DISTRICT: SUBURBAN MARKET PLACE CORRIDOR FORM DIST  
 LAND AREA: 6.688 ACRES (363,511 S.F.)  
 EXISTING USE: INDOOR CONSTRUCTION WAREHOUSE AND WAREHOUSE

**SITE DATA (TRACT 2):**

EXISTING ZONING DISTRICT: C-1  
 EXISTING FORM DISTRICT: SUBURBAN MARKET PLACE CORRIDOR FORM DIST  
 LAND AREA: 3.259 ACRES (177,031 S.F.)  
 EXISTING USE: VACANT

INDOOR CONSTRUCTION WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE
77,640 S.F.	5,625 S.F.	9,420 S.F.	9,450 S.F.	8,100 S.F.	12,150 S.F.	3,500 S.F.	5,800 S.F.	511,900 S.F.	9,420 S.F.	9,450 S.F.	8,100 S.F.	12,150 S.F.
(170 UNITS)								(619 UNITS)				

**VEHICULAR USAGE AREA:**

PROPOSED V.U.A.	NO. OF PARKING SPACES	CLASS	AREA (S.F.)
1	1,318	CLASS 1	2,881,200 (S.F.)
2	1,318	CLASS 2	781,396 (S.F.)
3	1,318	CLASS 3	49,702 (S.F.)
4	1,318	CLASS 4	96
5	1,318	CLASS 5	43,702 (S.F.)
6	1,318	CLASS 6	11,520 (S.F.)
7	1,318	CLASS 7	20,222 (S.F.)

**TREE CANOPY CALCULATION:**

LANDSCAPE CLASS	LAND AREA	EX. TREE CANOPY	TREE CANOPY AREA (S.F.)
1	2,881,200	20%	576,240
2	781,396	20%	156,279
3	49,702	20%	9,940
4	96	20%	19
5	43,702	20%	8,740
6	11,520	20%	2,304
7	20,222	20%	4,044

**SOIL DESCRIPTION:**

THE MAJORITY OF THE SUBJECT PROPERTY IS CLASSIFIED AS "SLOPED" SOILS. THE SOILS ARE CLASSIFIED AS "SLOPED" SOILS. THE SOILS ARE CLASSIFIED AS "SLOPED" SOILS. THE SOILS ARE CLASSIFIED AS "SLOPED" SOILS.

**FLOOD NOTE:**

THE MAJORITY OF THE SUBJECT PROPERTY IS CLASSIFIED AS "SLOPED" SOILS. THE SOILS ARE CLASSIFIED AS "SLOPED" SOILS. THE SOILS ARE CLASSIFIED AS "SLOPED" SOILS. THE SOILS ARE CLASSIFIED AS "SLOPED" SOILS.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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**DRAINAGE CALCULATIONS:**

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**APPLICABLE MSD STANDARD DRAWINGS:**

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**NOTES:**

- WASTEWATER LATERAL EXTENSION SHALL BE INSTALLED TO THE TREATMENT PLANT.
- SEWER SERVICES ARE AVAILABLE BY AN APPROVED PROPERTY SERVICE CONNECTION. SANITARY SEWER FEES MUST BE PAID BY THE OWNER.
- EXISTING WATER MAINS SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
- SEWER SERVICE SHALL BE PROVIDED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM MODIFICATIONS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.
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**LEGEND:**

- PROPOSED PARKING SPACES
- DO NOT DISTURB
- EXISTING DITCH
- EXISTING OVERHEAD ELECTRIC AND TELECOM
- EXISTING POWER POLE
- EXISTING GUY
- EXISTING CHAINLINK FENCE
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER
- EXISTING CATCH BASIN
- DRAINAGE ARROW TO BE REMOVED
- SILT FENCE
- PROPOSED STORM SEWER

**UTILITY KEY:**

KEY	DESCRIPTION
(A)	6" WATER FIRE SERVICE LINE
(B)	1" WATER DOMESTIC SERVICE LINE
(C)	2" GAS LINE
(D)	FIRE HYDRANT - PRIVATE
(E)	FIRE HYDRANT - PUBLIC
(F)	FIRE HYDRANT - FIRE DEPARTMENT CONNECTION
(G)	1" WATER METER
(H)	10"x10" ELECTRIC TRANSFORMER PAD

\*NOTE - 10' SEPARATION OF TRANSFORMER PAD & WATER / FIRE LINES.

**DESIGN SERVICES:**

RENEWAL  
 MAY 24 2017  
 DESIGN SERVICES  
 VICINITY MAP  
 SCALE: 1" = 100'

**DEVELOPER:** CFC

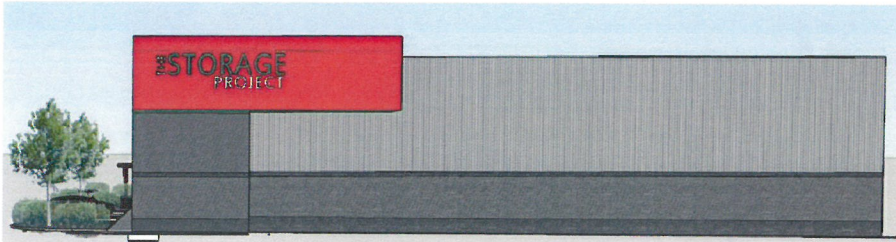
**OWNER:** THE STORAGE PROJECT AT COOPER CHAPEL ROAD

**PROJECT - TRACT 1:** THE STORAGE PROJECT AT COOPER CHAPEL ROAD

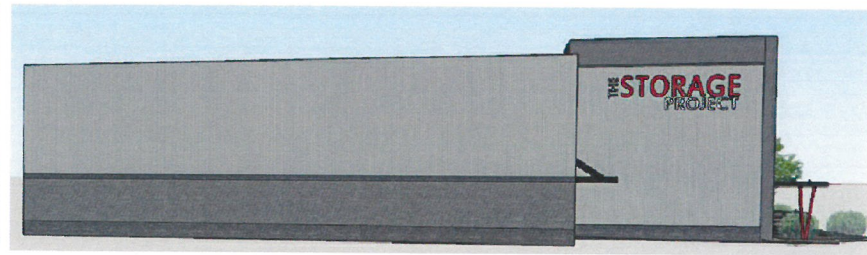
**CONDITIONAL USE PERMIT AND DETAILED DISTRICT DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY
1	4/27/17	REV. PER PRE-APPLICATION	JAS
2	4/27/17	REV. PER PRE-APPLICATION	JAS

**DATE:** 03/27/2017  
**SHEET NO.:** 1 of 1



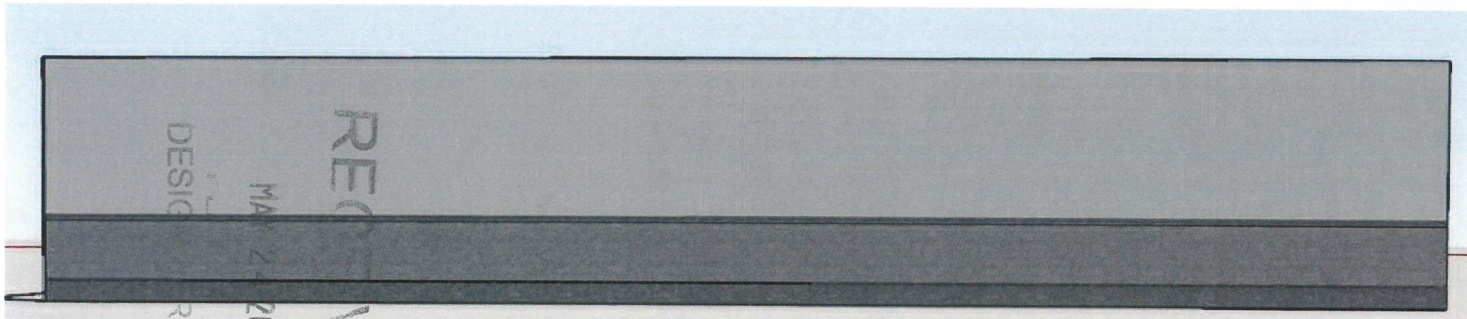
SOUTH SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



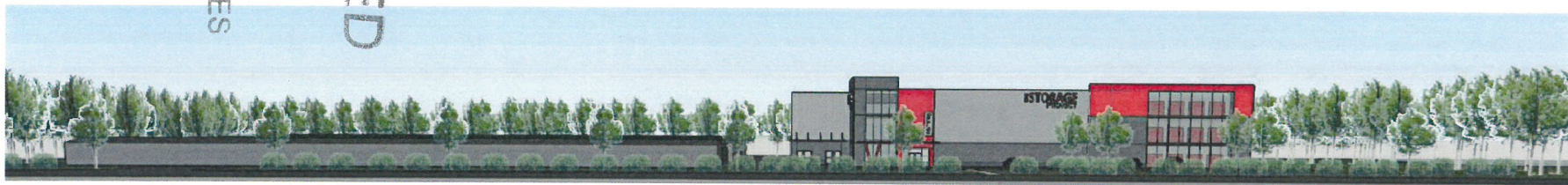
NORTH SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



WEST SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



EAST SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



PRESTON CROSSING BLVD/ WEST VIEW OF SITE

ALL VIEWS ARE CONCEPTUAL

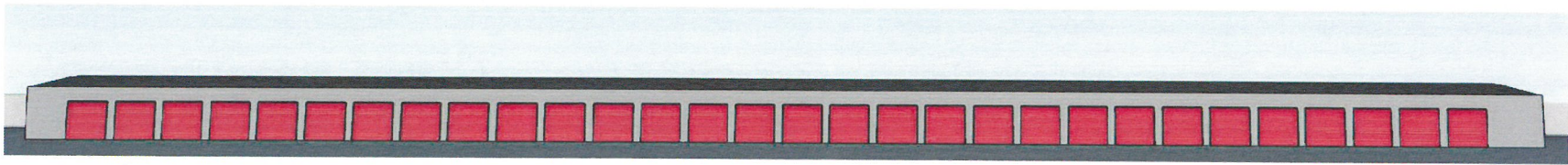


CONCEPTUAL CONDITIONED STORAGE BUILDING RENDERINGS  
 THE STORAGE PROJECT  
 AT COOPER CHAPEL ROAD  
 4901 & 4905R COOPER CHAPEL ROAD  
 LOUISVILLE, KENTUCKY T.B. 85, LOT 66 & T.B. 85, LOT 389

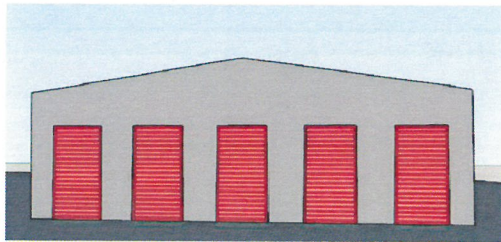
SHEET	1 OF 1	REVISIONS
DATE:	05-16-2017	
JOB NUMBER:	1706	
VERTICAL SCALE:	N/A	
HORIZONTAL SCALE:	N/A	

EXH 3

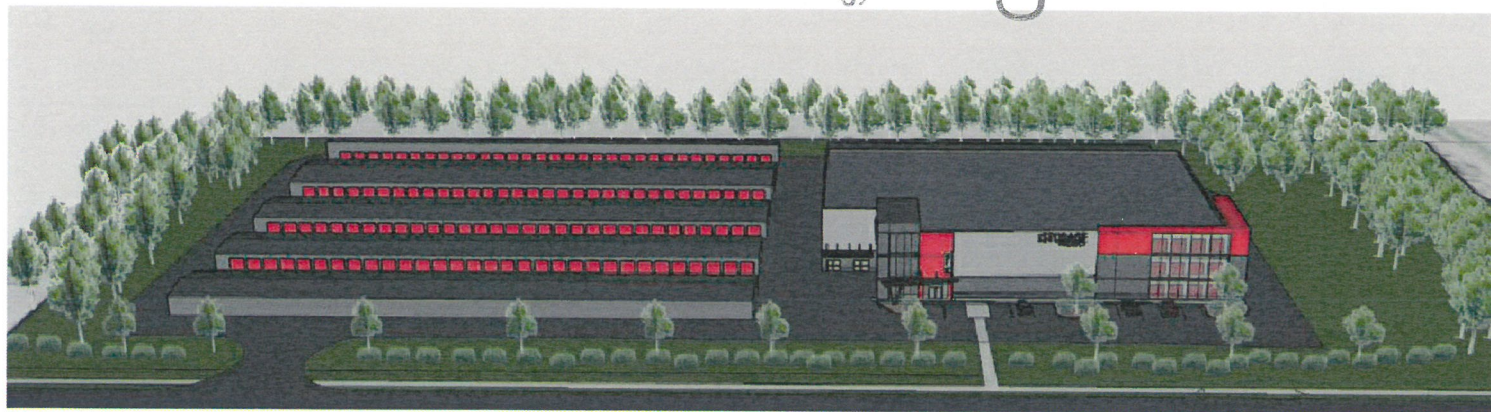
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EAST & WEST SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



NORTH & SOUTH SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



PRESTON CROSSING BLVD WEST (BIRDSEYE VIEW) OF SITE

RECEIVED  
 MAY 24 2017  
 DESIGN SERVICES

SHEET	1 OF 1	REVISIONS
DATE:	05-16-2017	
JOB NUMBER:	1706	
VERTICAL SCALE:	N/A	
HORIZONTAL SCALE:	N/A	

17  
 CUP  
 1024