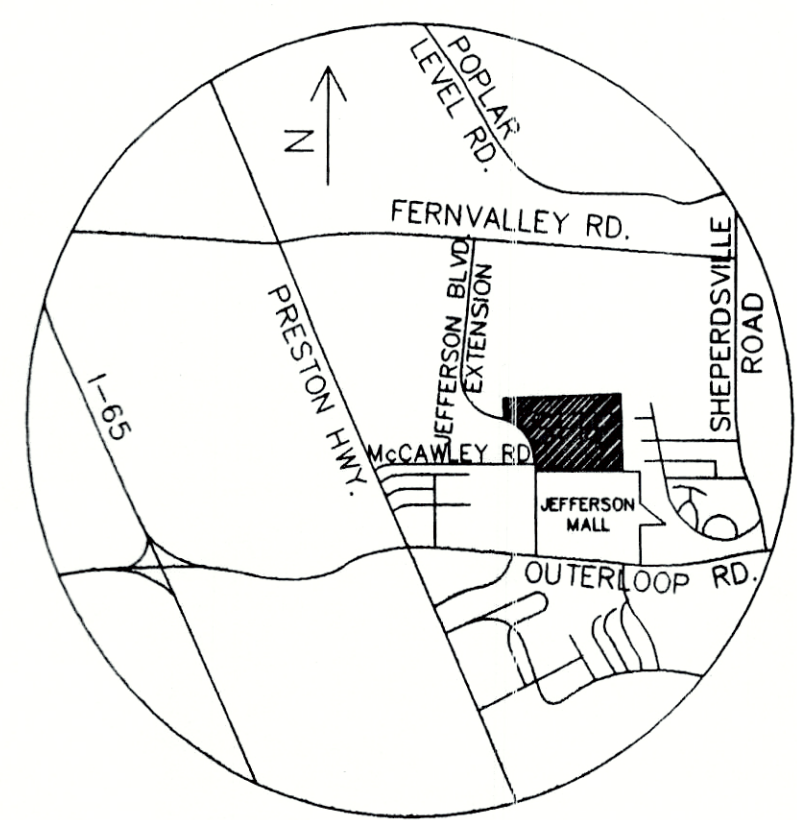


NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-41-88
 APPROVAL DATE 7/5/04
 EXPIRATION DATE 7/5/05
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

REVISIONS



SITE LOCATOR MAP

SITE STATISTICS

AREA OF SITE	51.606 ACRES
EXISTING TARGET	125,381 sf
RETAIL "A"	30,000 sf
RETAIL "B"	22,875 sf
RETAIL "C"	15,000 sf
RETAIL "D"	15,000 sf
RETAIL "E"	20,000 sf
RETAIL "F"	45,000 sf
ASHLEY FURNITURE "G"	50,000 sf
RETAIL "I"	8,200 sf
GORDON FOODS "J"	14,442 sf
RETAIL "K"	7,000 sf
RETAIL "L"	7,000 sf
TOTAL EXISTING RETAIL DEVELOPMENT	125,381 sf
PROPOSED RETAIL DEVELOPMENT	234,517 sf
PROPOSED RESTAURANT	7,900 sf
PROPOSED BANK	5,844 sf
TOTAL EXISTING DEVELOPMENT	125,381 sf
TOTAL PROPOSED DEVELOPMENT	248,261 sf
	373,642 sf

PARKING RATIO REQUIRED

EXISTING RETAIL (125,381 sf)	5.00 STALLS/1000 sf	627 STALLS
PROPOSED RETAIL (234,517 sf)	Min. 4.00 STALLS/1000 sf	939 STALLS
	Max. 5.00 STALLS/1000 sf	1173 STALLS
PROPOSED RESTAURANT (7,900 sf)	Min. 1 STALLS/125 GFA	63 STALLS
	MAX. 1 STALLS/75 GFA	105 STALLS
PROPOSED BANK (5,844 sf)	Min. 1 STALLS/300 GFA	20 STALLS
	MAX. 1 STALLS/200 GFA	29 STALLS
TOTAL PARKING STALLS (excludes existing retail)	Minimum Required	1022 STALLS
	Maximum Allowed	1307 STALLS
TOTAL PARKING STALLS PROVIDED		1278 STALLS

Development that exceed the minimum number of parking spaces shall provide 25% more canopy trees within the site's ILA's. (40 additional trees)

TYPICAL PARKING STALL DIMENSIONS:
 90 Degree Parking, Stall 17.5' x 9.0', Aisle 25', Bay 60'

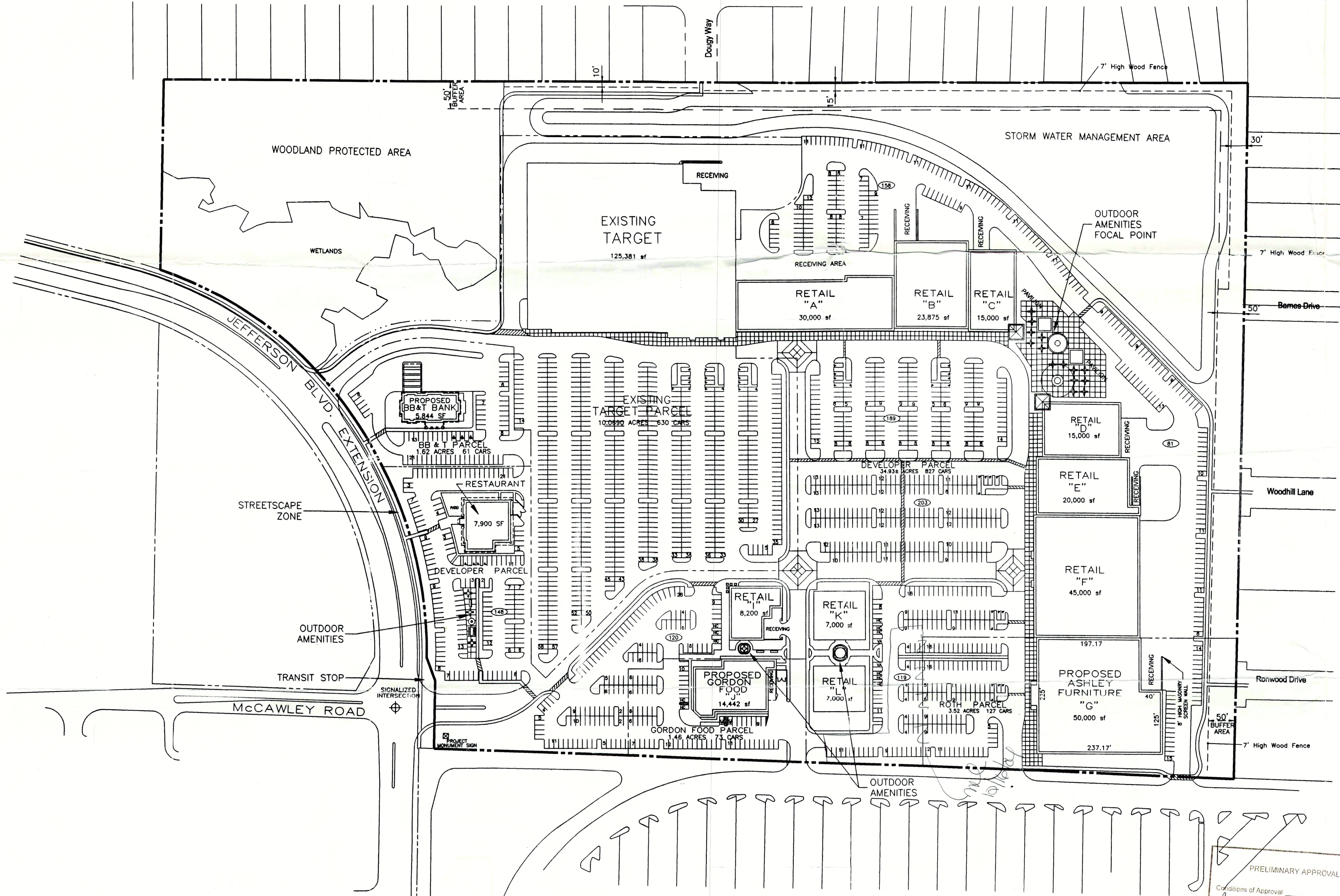
BICYCLE PARKING REQUIRED
 LONG-TERM PARKING 1/50,000 sf 1 spaces
 SHORT TERM PARKING 1/25,000 sf 1 spaces

Vehicle Use Area (VUA) w/o Target 631,014 sf
 Vehicle Use Area Interior Landscape Area (ILA) (631,014 sf x 7.50% (0.075)) Required w/o Target 47,326 sf Provided w/o Target 141,336 sf

VUA Interior Landscape Area Planting Requirements (631,014 sf/4000 sf)
 Required w/o Target 158 Med./Lg. Deciduous Trees +40 additional trees for surplus parking
 Total 200 Trees

Interior Landscape Area Planting Requirement of 120' max. distance between interior landscape areas.

OUTDOOR AMENITIES AREA
 Min. Required (w/o Target) - 10% of building area (248,261 X 10% (0.10))
 Required w/o Target 24,826 sf
 Provided w/o Target 25,659 sf



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *P. Wahl*
 DATE: 6/29/04
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Conditions of Approval
 RECEIVED
P. Wahl 6/29/04
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

JEFFERSON PAVILION
 LOUISVILLE, KENTUCKY

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

The Richard E. Jacobs Group
 25425 Center Ridge Road Cleveland, Ohio 44145-4122
 Phone: 440-871-4800

DRAWN BY: *frv* DATE: 01/08/04
 SCALE: 1"=100' JOB NUMBER:
 REVISED: DATE: 06/25/04
 CAD FILENAME: DP-1-062504
 DRAWING NUMBER:

DP-1

9-41-88