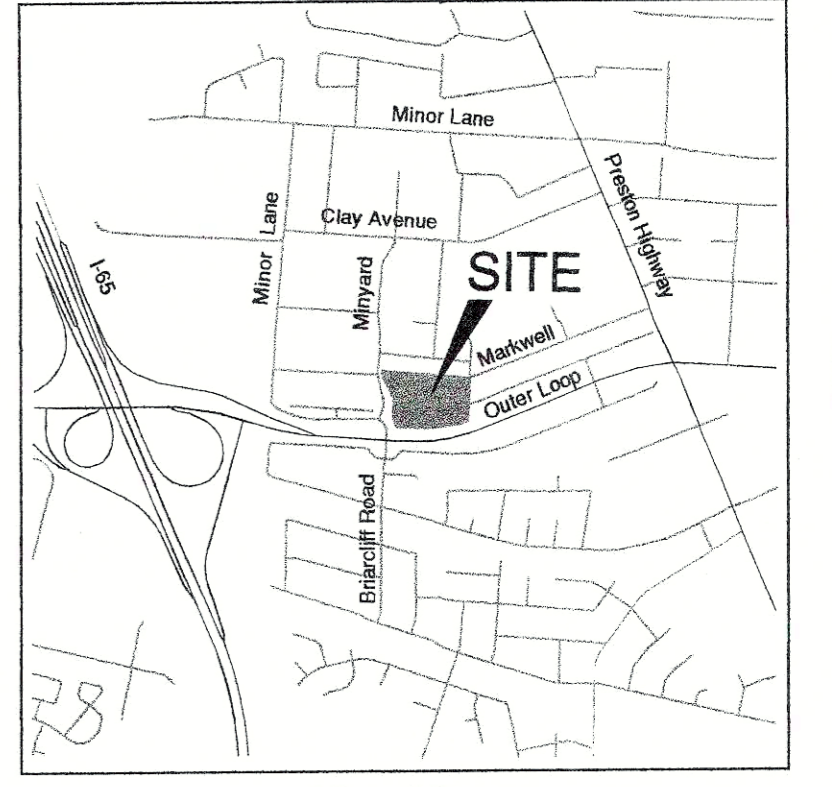


PRELIMINARY APPROVAL
 Conditions of Approval:
 Development Review Date: 10/17/07
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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. 5818
 APPROVAL DATE: 11/11/2007
 EXPIRATION DATE: 11/11/2009
 SIGNATURE: [Signature]
 PLANNING COMMISSION



Key Map
 1" = 200'

Site Data

Council District: 24
 Zoning District: R-4 Residential (site & off-site)
 Form District: Neighborhood (site & off-site)
 Existing Use: Undeveloped / Wooded
 Proposed Use: C-2 Commercial/Restaurant

Square Footage of Buildings:
 Building #1 = 6,900 SF
 Building #2 = 7,425 SF
 Building #3 = 14,800 SF
 Building #4 = 11,847 SF
 Building #5 = 4,845 SF
 Restaurant A = 7,748 SF
 Restaurant B = 1,855 SF

Total Building Square Footage: 55,415 SF

Square Footage of Each Use:
 C-2 Commercial: 34,017 SF
 C-2 Restaurant: 21,398 SF

Site Acreage: 10.787 AC. Site Square Footage: 467,739 SF
 Floor Area Ratio (FAR): 0.118

Building Height: 1 story, 18' tall (parapet 30' tall)
 Sign height & area: 4' H x 40' SF

Parking Data

Buildings #1, #2, #3, #4, #5
 54,887 SF Commercial Area (min 139 spaces required / max 174 spaces allowed)
 10,950 SF Restaurant Area (min 88 spaces required / max 219 spaces allowed)
 2,545 SF Patio Dining Area (min 20 spaces required / max 51 spaces allowed)
 Total (min 247 spaces required / max 444 spaces allowed)

Provided: 247 (239 Std & 8 ADA) + 20 Short Term Bicycle

Restaurant A
 7,748 SF Building Area (min 62 spaces required / max 155 spaces allowed)
 2,658 SF Patio Dining Area (min 21 spaces required / max 53 spaces allowed)
 Total (min 83 spaces required / max 208 spaces allowed)

Provided: 184 (178 Std & 6 ADA) + 4 Short Term Bicycle

Restaurant B
 1,855 SF Building Area (min 15 spaces required / max 37 spaces allowed)
 1,400 SF Patio Dining Area (min 11 spaces required / max 28 spaces allowed)
 Total (min 26 spaces required / max 65 spaces allowed)

Provided: 55 (54 Std & 2 ADA) + 4 Short Term Bicycle

Landscape & Tree Canopy

Existing VLA: 0 SF
 Required VLA: NA
 Proposed VLA: 254,733 SF

Existing ILA: 0 SF
 Required ILA: 17,655 SF
 Proposed ILA: 21,889 SF

Existing Tree Canopy: 92%
 Required Tree Canopy: 17%
 Provided Tree Canopy: 26%

Property Information

Tax Block 641 / Lots As Shown

Lots 277, 281, 291-303: Derek Hill, Marina Hill, Albert Holdings, LLC
 DB 8503 Pg 271

Lots 922-937: Virginia Dulworth Albert
 DB 7239 Pg 801

Lots 280, 285-288: Darlene Hill
 DB 5942 Pg 946

Lots 278 & 290 / Lot 321: Commonwealth of Kentucky
 DB 5293 Pg 461 / DB 5398 Pg 885

Notes

- According to the SCS soil survey of Jefferson County, the entire tract is comprised of Robertsonville silt loam, 0 to 2 percent slopes, ponded (PpA).
- The wetland delineations, as shown, are from a 2007 study performed by R.D. Zands & Associates, Inc. and are under review by (and subject to the approval of) the U.S. Army Corps of Engineers. Total delineated Wetland Area = 0.422 Acres. Mitigation will be off-site.
- Per KTC Requirements:
 A) No increases in average runoff allowed to existing roadways.
 B) No commercial signs allowed in the right-of-way.
 C) No landscaping in the right-of-way without an encroachment permit.
 D) Illumination from site lighting to be directed away from state roadways.
 E) An encroachment permit and bond is required for all work in the right-of-way.
- Per MSD Requirements:
 A) Industrial Waste Department (IWD) approval required for all restaurants.
 B) Retention basin storage = 1.5 x (Post-Developed minus Pre-Developed runoff).
- Per Metro Public Works:
 A) Developer will be responsible for any utility relocation on the property.
 B) All roadway and entrance intersections shall meet the requirements for landscaping areas.
 C) Developer will be responsible for final surface overlay and striping associated with road improvements.
 D) Verge areas within public right-of-way to be provided.
 E) The minimum grade for all streets shall be 1% and the maximum grades shall be 10%.
 F) Cuts and gutters shall be provided along streets in the development.
 G) Sidewalks shall be provided along all streets where required by the development code.
 H) Sidewalk easement dedication (along Outer Loop frontage) by deed or minor plat must be recorded prior to construction approval by Public Works.
 I) A recorded right-of-way dedication (by deed or plat), construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
 J) Construction Plans, Bond & Encroachment Permit required prior to construction approval.
 K) ALL ROAD IMPROVEMENTS PER KTC & MPO STANDARDS.

The Shoppes at Lone Oak

Detailed District Development Plan

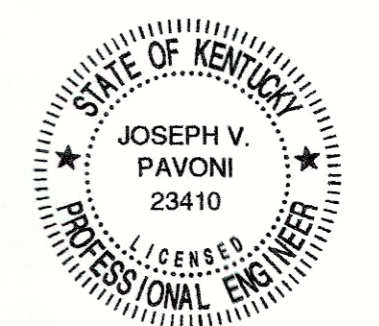
Scale 1" = 50'

DEVELOPER: **ICON Properties, LLC**
 3220 Office Pointe Place
 Louisville, Kentucky 40220
 (502) 326-1000 (502) 326-1010 (fax)

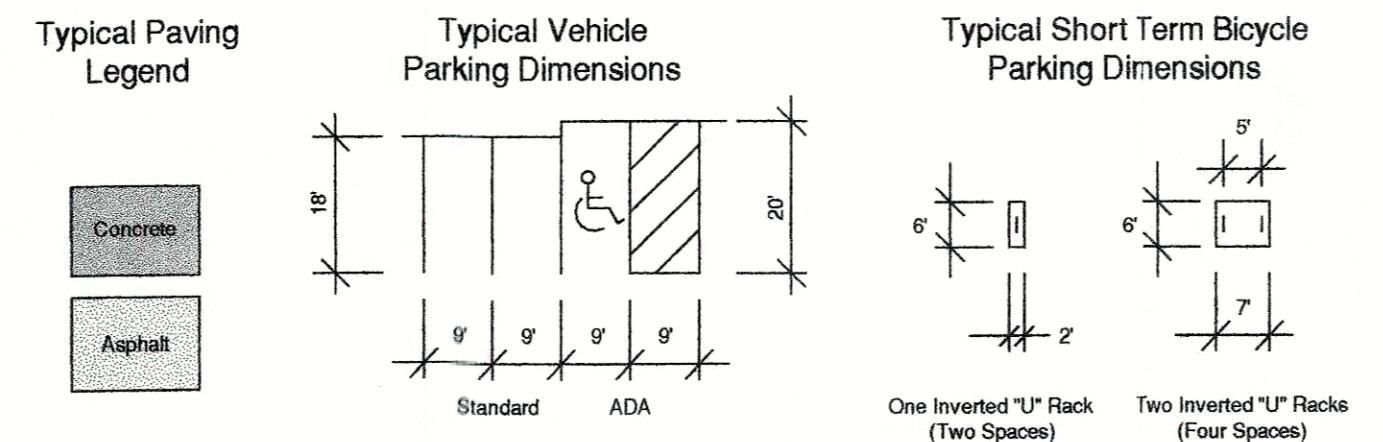
PREPARED BY: **R.D. Zands & Associates, Inc.**
 3240 Office Pointe Place, Suite 101
 Louisville, Kentucky 40220
 (502) 493-0242 (502) 493-0262 (fax)

November 2007

RECEIVED
 OCT 12 2007
 PLANNING & DESIGN SERVICES



TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS:
 RE-STAMP
 BY: [Signature]
 DATE: 10/18/07



REV NO.	DATE OF REVISION	DESCRIPTION OF REVISION	APPROVED BY	DATE OF APPROVAL
1	2/15/08	TRACT 1, 2, 3 BOUNDARY LINES ADDED (SEE MINOR PLAT) (CASE # 10455) (PLU)	[Signature]	

P:\K1014\DWG\North_Zone\DDDP\DDDP.dwg DDGP-sw Oct 10, 2007 - 8:53:03am brianwv