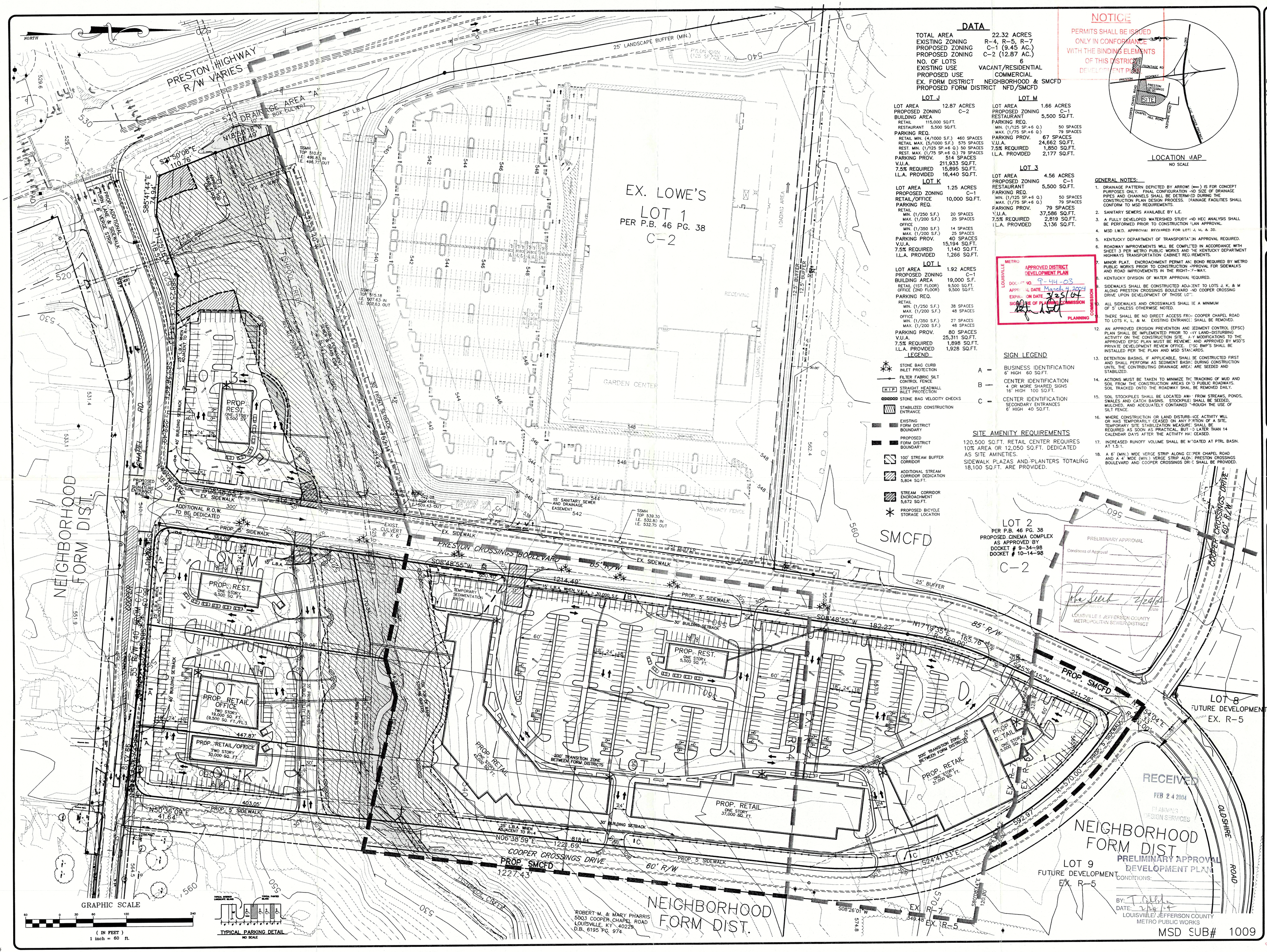

DATA

TOTAL AREA	22.32 ACRES
EXISTING ZONING	R-4, R-5, R-7
PROPOSED ZONING	C-1 (9.45 AC.)
PROPOSED ZONING	C-2 (12.87 AC.)
NO. OF LOTS	6
EXISTING USE	VACANT/RESIDENTIAL
PROPOSED USE	COMMERCIAL
EX. FORM DISTRICT	NEIGHBORHOOD & SMCFD
PROPOSED FORM DISTRICT	NFD/SMCFD

LOT J

LOT AREA 12.87 ACRES
PROPOSED ZONING C-2
BUILDING AREA
RETAIL 115,000 SQ.FT.
RESTAURANT 5,500 SQ.FT.
PARKING REQ.
RETAIL MIN. (4/1000 S.F.) 460 SPACES
RETAIL MAX. (5/1000 S.F.) 575 SPACES
REST. MIN. (1/125 SP.+6 Q.) 50 SPACES
REST. MAX. (1/75 SP.+6 Q.) 79 SPACES
PARKING PROV. 514 SPACES
V.U.A. 211,933 SQ.FT.
7.5% REQUIRED 15,895 SQ.FT.
I.L.A. PROVIDED 16,440 SQ.FT.

LOT K

LOT AREA 1.25 ACRES
PROPOSED ZONING C-1
RETAIL/OFFICE 10,000 SQ.FT.
PARKING REQ.
RETAIL
MIN. (1/250 S.F.) 20 SPACES
MAX. (1/200 S.F.) 25 SPACES
OFFICE
MIN. (1/350 S.F.) 14 SPACES
MAX. (1/200 S.F.) 25 SPACES
PARKING PROV. 40 SPACES
V.U.A. 15,194 SQ.FT.
7.5% REQUIRED 1,140 SQ.FT.
I.L.A. PROVIDED 1,266 SQ.FT.

LOT L

LOT AREA 1.92 ACRES
PROPOSED ZONING C-1
BUILDING AREA 19,000 S.F.
RETAIL (1ST FLOOR) 9,500 SQ.FT.
OFFICE (2ND FLOOR) 9,500 SQ.FT.
PARKING REQ.
RETAIL
MIN. (1/250 S.F.) 38 SPACES
MAX. (1/200 S.F.) 48 SPACES
OFFICE
MIN. (1/350 S.F.) 27 SPACES
MAX. (1/200 S.F.) 48 SPACES
PARKING PROV. 80 SPACES
V.U.A. 25,311 SQ.FT.
7.5% REQUIRED 1,898 SQ.FT.
I.L.A. PROVIDED 1,928 SQ.FT.

LOT M

LOT AREA 1.66 ACRES
PROPOSED ZONING C-1
RESTAURANT 5,500 SQ.FT.
PARKING REQ.
MIN. (1/125 SP.+6 Q.) 50 SPACES
MAX. (1/75 SP.+6 Q.) 79 SPACES
PARKING PROV. 67 SPACES
V.U.A. 24,662 SQ.FT.
7.5% REQUIRED 1,850 SQ.FT.
I.L.A. PROVIDED 2,177 SQ.FT.

LOT 3

LOT AREA 4.56 ACRES
PROPOSED ZONING C-1
RESTAURANT 5,500 SQ.FT.
PARKING REQ.
MIN. (1/125 SP.+6 Q.) 50 SPACES
MAX. (1/75 SP.+6 Q.) 79 SPACES
PARKING PROV. 79 SPACES
V.U.A. 37,586 SQ.FT.
7.5% REQUIRED 2,819 SQ.FT.
I.L.A. PROVIDED 3,136 SQ.FT.

LEGEND

- STONE BAG CURB INLET PROTECTION
- FILTER FABRIC SILT CONTROL FENCE
- HIP STRAIGHT HEADWALL INLET PROTECTION
- STONE BAG VELOCITY CHECKS
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING FORM DISTRICT BOUNDARY
- PROPOSED FORM DISTRICT BOUNDARY
- 100' STREAM BUFFER CORRIDOR
- ADDITIONAL STREAM CORRIDOR DEDICATION 5,804 SQ.FT.
- STREAM CORRIDOR ENCROACHMENT 5,672 SQ.FT.
- PROPOSED BICYCLE STORAGE LOCATION

SIGN LEGEND

A — BUSINESS IDENTIFICATION
6' HIGH 60 SQ.FT.

B — CENTER IDENTIFICATION
4 OR MORE SHARED SIGNS
16' HIGH 100 SQ.FT.

C — CENTER IDENTIFICATION
SECONDARY ENTRANCES
6' HIGH 40 SQ.FT.

SITE AMENITY REQUIREMENTS

120,500 SQ.FT. RETAIL CENTER REQUIRES 10% AREA OR 12,050 SQ.FT. DEDICATED AS SITE AMINETIES.

SIDEWALK PLAZAS AND PLANTERS TOTALING 18,100 SQ.FT. ARE PROVIDED.

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. 9-44-03
APPROVAL DATE March 4, 2004
EXPIRATION DATE 3/25/07
SIGNATURE OF PLANNING COMMISSION
PLANNING
CONSERVATION

LOCATION MAP

NO SCALE

GENERAL NOTES:

1. DRAINAGE PATTERN DEPICTED BY ARROWS (⟹) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
2. SANITARY SEWERS AVAILABLE BY L.E.
3. A FULLY DEVELOPED WATERSHED STUDY AND HEC ANALYSIS SHALL BE PERFORMED PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. MSD L.W.D. APPROVAL REQUIRED FOR LOTS J, M, & 3D.
5. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
6. ROADWAY IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH SHEET 3 PER METRO PUBLIC WORKS AND THE KENTUCKY DEPARTMENT HIGHWAYS TRANSPORTATION CABINET REQUIREMENTS.
7. MINOR PLAT, ENCROACHMENT PERMIT AND BOND REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR SIDEWALKS AND ROAD IMPROVEMENTS IN THE RIGHT-OF-WAY.
8. KENTUCKY DIVISION OF WATER APPROVAL REQUIRED.
9. SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO LOTS J, K, & M ALONG PRESTON CROSSINGS BOULEVARD AND COOPER CROSSING DRIVE UPON DEVELOPMENT OF THOSE LOTS.
10. ALL SIDEWALKS AND CROSSWALKS SHALL BE A MINIMUM OF 5' UNLESS OTHERWISE NOTED.
11. THERE SHALL BE NO DIRECT ACCESS FROM COOPER CHAPEL ROAD TO LOTS K, L, & M. EXISTING ENTRANCE SHALL BE REMOVED.
12. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
13. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
14. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
15. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
16. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURE SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
17. INCREASED RUNOFF VOLUME SHALL BE MITIGATED AT PTRL BASIN. AT 1.5:1.
18. A 6' (MIN.) WIDE VERGE STRIP ALONG COOPER CHAPEL ROAD AND A 4' WIDE (MIN.) VERGE STRIP ALONG PRESTON CROSSINGS BOULEVARD AND COOPER CROSSINGS DRIVE SHALL BE PROVIDED.

PRELIMINARY APPROVAL
Conditions of Approval
2/24/04
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

~ REVISIONS ~

NO	DATE	DESCRIPTION	BY
5	6/3/2003	ADDITIONAL REVISIONS PER DISCUSSION WITH CLIENT	DHS
6	6/23/2003	ADDITIONAL REVISIONS	DHS
7	8/28/2003	REVISIONS PER AGENCY COMMENTS / LOT K	CW
8	9/11/2003	ADDITION OF FORM DISTRICT TO BE CHANGED	DHS
9	11/03/2003	REVISIONS PER METRO WORKS COMMENTS--SHEET 3	DHS
10	11/19/2003	REVISIONS PER ENGINEER'S COMMENTS--GRADE ISSUES	DHS
11	2/20/2004	REVISIONS PER ENGINEER'S COMMENTS--GRADE ISSUES	DHS

BIRCH, TRAUTWEIN & MIMS, INCORPORATED
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
(502)-459-8402 Phone
(502)-459-8427 Fax

DATE

SIGNATURE

DATE

SIGNATURE

GENERAL DISTRICT DEVELOPMENT PLAN
PRESTON CROSSINGS III

OWNER/DEVELOPER:

TAX BLOCK 321, LOT 1 TAX BLOCK 85, LOT 73 TAX BLOCK 85, LOT 74 TAX BLOCK 85, LOT 75	BOB'S PARTNERS, LLC. 5201 W. PLEASUREVILLE PARKWAY SUITE 300 D.B. 5347 PG. 500-522
TAX BLOCK 85, LOT 76	CHARLES E. & BARBARA A. DAVIS 5004 COOPER CHAPEL ROAD LOUISVILLE, KY. 40229 D.B. 7855 PG. 407
TAX BLOCK 85, LOT 77	CHARLES E. & RONA A. DAVIS 5001 COOPER CHAPEL ROAD LOUISVILLE, KY. 40229 D.B. 6048 PG. 437
TAX BLOCK 85, LOT 78	CHARLES E. & RONA A. DAVIS 5003 COOPER CHAPEL ROAD LOUISVILLE, KY. 40229 D.B. 6347 PG. 599
TAX BLOCK 85, LOT 399	ROBERT M. & MARY PHARRIS 5003 COOPER CHAPEL ROAD LOUISVILLE, KY. 40229 D.B. 6195 PG. 974

DRWN BY: DHS	CHKD BY: PCB
DATE: OCT. 2002	
DRAWING: 020021-DDP2	
SCALE: 1" = 60'	
SHEET 1 OF 3	