

PRELIMINARY APPROVAL

Conditions of Approval

Approved by: [Signature]
Date: 7-17-08

Development by: LOUISVILLE & ADAMS COUNTY METROPOLITAN BUREAU

SW PEC
The Block 39 - 1052
Purveyors: [List of names]

SW PEC
The Block 39 - 1052
Purveyors: [List of names]

METRO
APPROVED DISTRICT
SUBJECT: [Project Name]

APPROVAL DATE: 7-17-08
SIGNATURE OF PLANNING COMMISSION

GENERAL NOTES
1) All dimensions shown in paved areas are from face of curb to face of curb unless shown otherwise.

2) All paved areas, including parking islands, shall be outlined with concrete median curb unless noted otherwise.

3) All handicap site features shall be constructed in accordance with applicable ADA requirements for handicap accessibility.

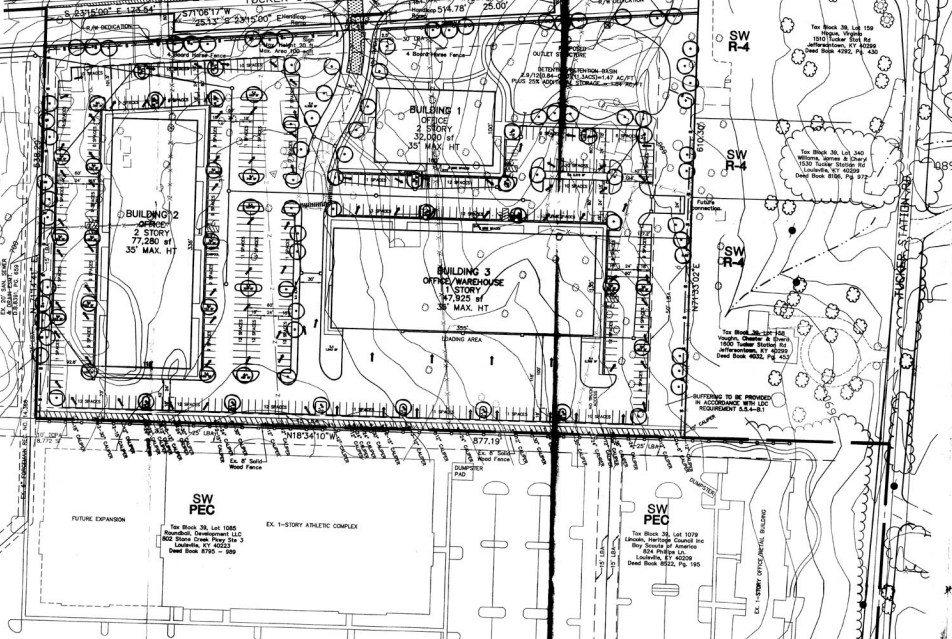
4) All parking spaces shall be 9' wide unless noted as a handicap space or paved otherwise. See typical details, this sheet, for handicap dimensions shown otherwise.

5) Expansion joints shall be placed in all concrete curbs at all radius points, between all walls and curbs and every 25' along straight sections.

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

The Block 40, Lot 116
Chavez R. Taylor & Associates
Professional Engineers
1111 West Station Road
Louisville, KY 40203

SW R-4
UPPER STATION RD



SW PEC
The Block 39, Lot 1052
Purveyors: [List of names]

SW PEC
The Block 39, Lot 1052
Purveyors: [List of names]

GENERAL NOTES
11) This property is not located in a 100 year flood hazard area. (FEMA Map 21111(1)01, February 2, 2004)

12) Stormwater sewers affected by extension as reflected in this Blueprint Station, Block No. 14,300-1, subject to applicable construction and recovery fees. Sewers outside through MSD or such time as the Florida Fork Treatment plant is expanded.

13) Storage / Storm water detention: final configuration and size of drainage pipe and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.

14) If required a storming parking conform agreement will be submitted prior to construction approval for all off-site parking.

15) Development shall provide 256 more LA trees within the required LA's than otherwise required for the entire parking area as per Code 9.112.A.2.

16) Individual landscape plans shall detail development plan calculations and requirements.

17) There shall be no increase in drainage runoff to the right or way.

20) Site lighting should not shine in the eyes of drivers. If it does, it should be shielded, shielded or turned down.

21) At least 10% of the required open space shall be utilized as a focal point for the development.

22) Sidewalk shall be provided to the south of the time connection is available.

23) A request for a certificate of occupancy for a warehouse use on the subject property shall not be made until the proposed Station Road from the extension of the Parkway Station Road on the subject property to the intersection of the Parkway Station Road has been addressed to final lines as approved by Metro. Provisions for non-vehicular use shall be included in the final plans.

24) Right-of-Way dedication by the north and will provide 12 ft. from centerline pavement widening (minimum 2 ft. sidewalk) and 6'-0" ft. shoulder per Metro Public Works standards.

25) All existing drives and structures to be removed unless otherwise noted.

26) Trees and shrubbery shall be trimmed or removed to provide site distance as required per Metro Public Works standards.

27) Construction plans, bond and permits are required by the contractor approved by Metro Public Works for all work within the Station Road Right-of-Way.

28) Developer shall be responsible for utility relocations, fire surface overlay, and striping associated with the required road improvements.

29) Compatible utilities shall be placed in a common trench unless applicable agency requires otherwise.

30) Future connections and access agreement will be provided to the proprietors to the south at the time of their redevelopment.

31) The contractor is responsible for determining the exact location, nature, and extent of all existing utilities within the construction area whether shown on the plans, field and shall related, adjust or reconstruct to the size and location as shown on the architect's plan.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS OF APPROVAL
DATE: 7-17-08
LOUISVILLE & ADAMS COUNTY METRO PUBLIC WORKS

EPSC PHASING
- INITIAL CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE.
- CONSTRUCT RETENTION/SEDIMENT BASIN.
- BEGIN GRADING.

EPSC NOTES
The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.

Detail landscaping, including trees, shrubs, and groundcover, shall be installed within 90 days of completion of construction. Landscaping shall be installed in accordance with the approved landscaping plan.

Where additional or land disturbance activity will be required on any portion of the site, the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

UTILITY NOTE
1) All utilities shown on these plans are approximate. Buried services lines are not shown. The contractor or subcontractor shall verify the utility Dig Safety Utility Protection Agency (DUSUP) before any excavation.

SITE DATA

Table with columns: EXISTING ZONE, PROPOSED ZONE, EXISTING USE, LOT AREA, BUILDING FLOOR AREA, OFFICE, WAREHOUSE, FLOOR AREA RATIO, PARKING REQUIRED, etc.

EXISTING ZONE: SW R-4
PROPOSED ZONE: SW R-4
EXISTING USE: OFFICE & WAREHOUSE
LOT AREA: 11.3 ACES
BUILDING FLOOR AREA: 12,260 SF
OFFICE: 15,285 SF
WAREHOUSE: 807 SQUARES

TOTAL PARKING REQUIRED: 3 SPACES
TOTAL WAREHOUSE PARKING PROVIDED: 2 SPACES
TOTAL OFFICE PARKING PROVIDED: 64 TREES
TOTAL LA TREES WILL BE PLANTED TO COMPLY WITH LDC SECTION 9.112.A.2: 69 TREES

TOTAL SITE AREA: 49,177 SF
TOTAL SITE CANOPY TO BE MAINTAINED: 18,335 SF
TOTAL TREE CANOPY REQUIRED (20%): 9,855 SF
TOTAL TREE CANOPY PROVIDED & PRESERVED: 14,225 SF

TOTAL TYPE A TREES PLANTED: 18 TREES
TOTAL TYPE B TREES PLANTED: 36 TREES
TOTAL TYPE C TREES PLANTED: 18 TREES
TOTAL TYPE D TREES PLANTED: 69 TREES

LEGEND
- CONCEPTUAL STORM SENIOR LAYOUT
- EXISTING STORM SENIOR LAYOUT
- CONCEPTUAL SANITARY SENIOR LAYOUT
- EXISTING SANITARY SENIOR LAYOUT
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE

TUCKER STATION BUSINESS PARK
1408, 1412 & 1416 TUCKER STATION ROAD
LOUISVILLE, KENTUCKY 40299

RECEIVED
JUL 15 2008
PLANNING & DESIGN SERVICES

TYPICAL PARKING SPACES
Graphic showing dimensions for various parking space types (A, B, C, D).

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS