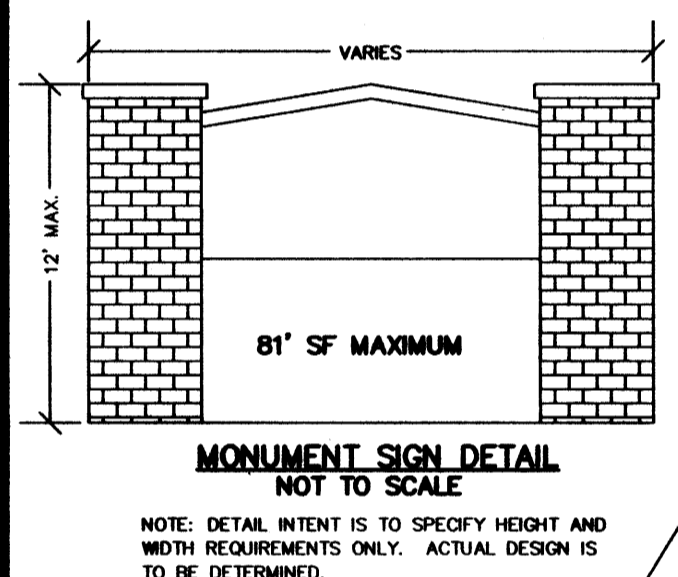
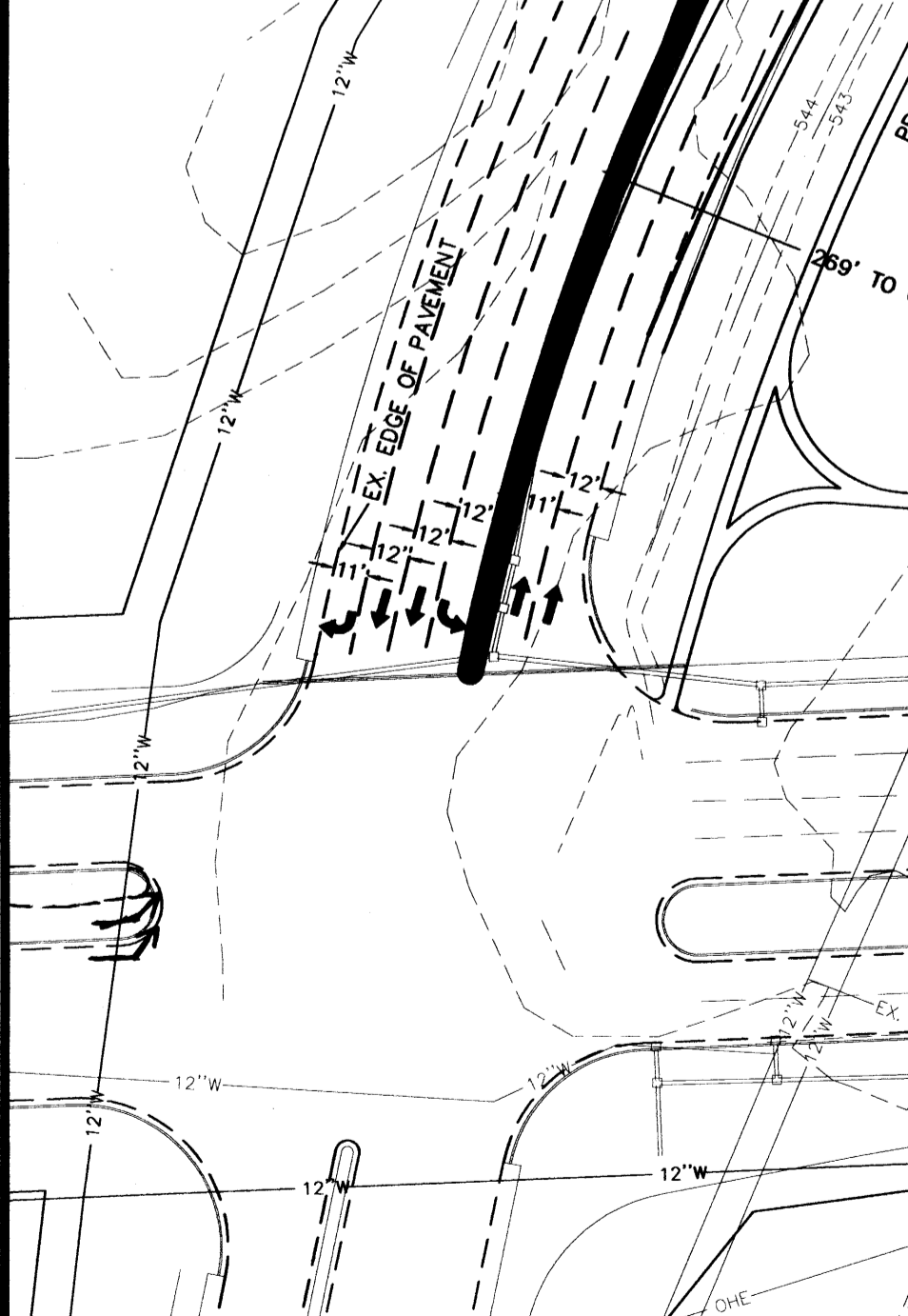


- GENERAL NOTES**
- Parking areas and drive lanes to be a hard and durable surface.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C0160 D dated February 2, 1994.
 - Drainage pattern depicted by arrows () is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
 - All dumpsters and service structures are to be screened per Chapter 10.
 - The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
 - Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
 - Sanitary sewer service will be provided by L.E. and subject to applicable fees.
 - A request for sanitary sewer capacity will be submitted and approved by MSD.
 - Increased runoff volume to be compensated at 1.5:1.
 - KYDOT approval required prior to construction plan approval.
 - COE Wetland Determination required.
 - Construction Plans, bond, and permit for Fegenbush Lane improvements required prior to construction approval by Metro Works. Developer shall be responsible for all utility relocations, final surface overlay, and pavement markings per MUTCD requirements associated with road improvements.
 - Terminus of five-lane section to be determined by Metro Works and coordinated with Fegenbush Lane improvements and adjoining developers along Fegenbush Lane. Details to be worked out by developers and Metro Works prior to construction plan approval.
 - 25% additional ILA trees will be provided to meet the requirements of Section 9.1.12.A.2.
 - Compatible utilities shall be placed in a common trench unless applicable agencies required otherwise.
 - A Crossover Access Agreement will be recorded with adjoining property owners.
 - If TARC provides service to this intersection then the developer will provide a TARC boarding area.
 - There should be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the state right of way.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 - "ONE WAY, DO NOT ENTER" signs and directional arrows are to be provided for all drive thru's.
 - The Internal Traffic Control shall comply with MUTCD and Metro Works requirements and will be reviewed at construction plan stage.
 - Dual left turn lane shall be constructed on eastbound Fern Valley Road. Length to be determined at construction.
 - Cross Access and Shared Parking Agreement shall be recorded if future parcels are created. Cross access agreement shall be recorded with adjacent properties.
 - Dumpster Enclosures will be brick faced.



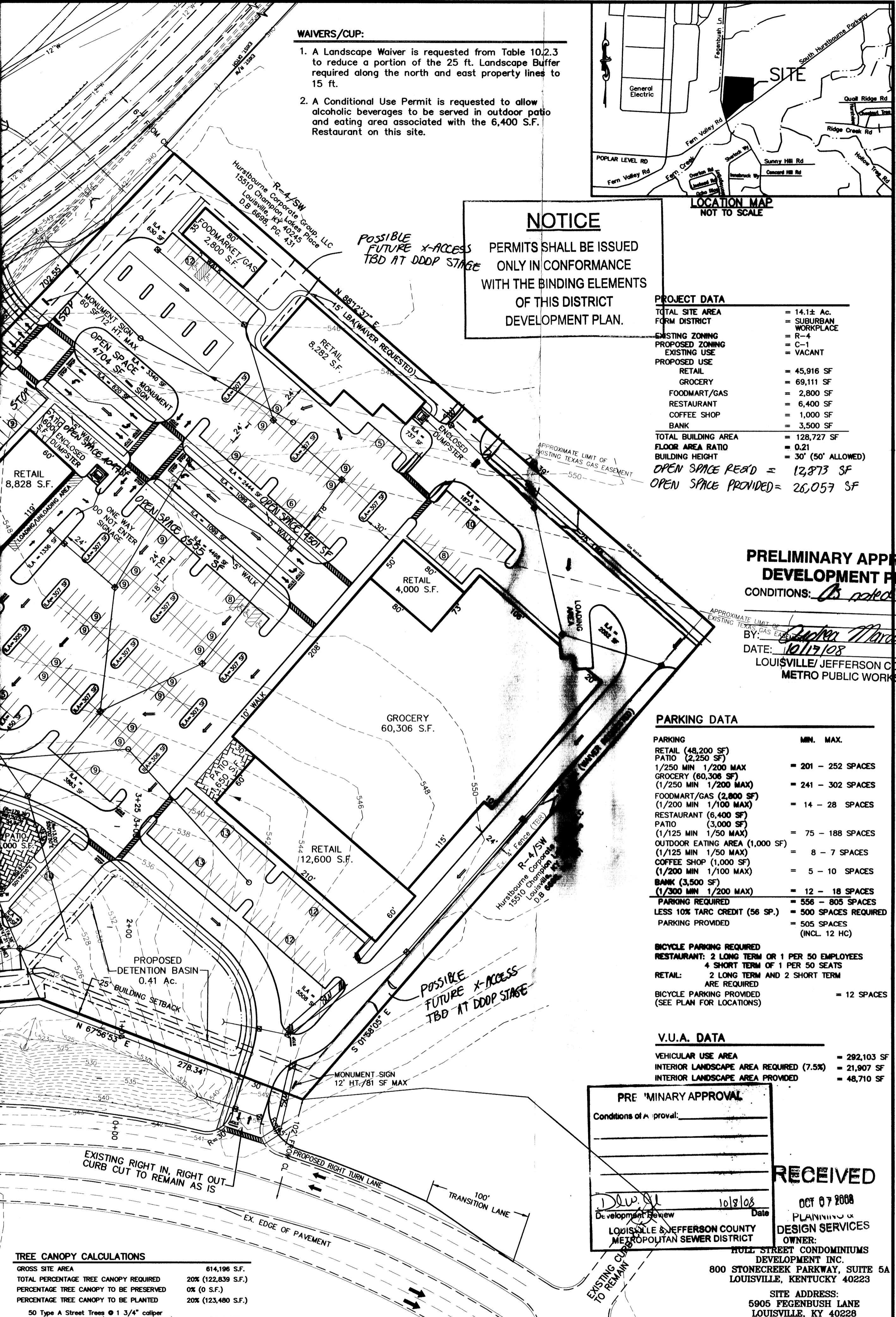
LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9505
 APPROVAL DATE Oct. 2, 2008
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION



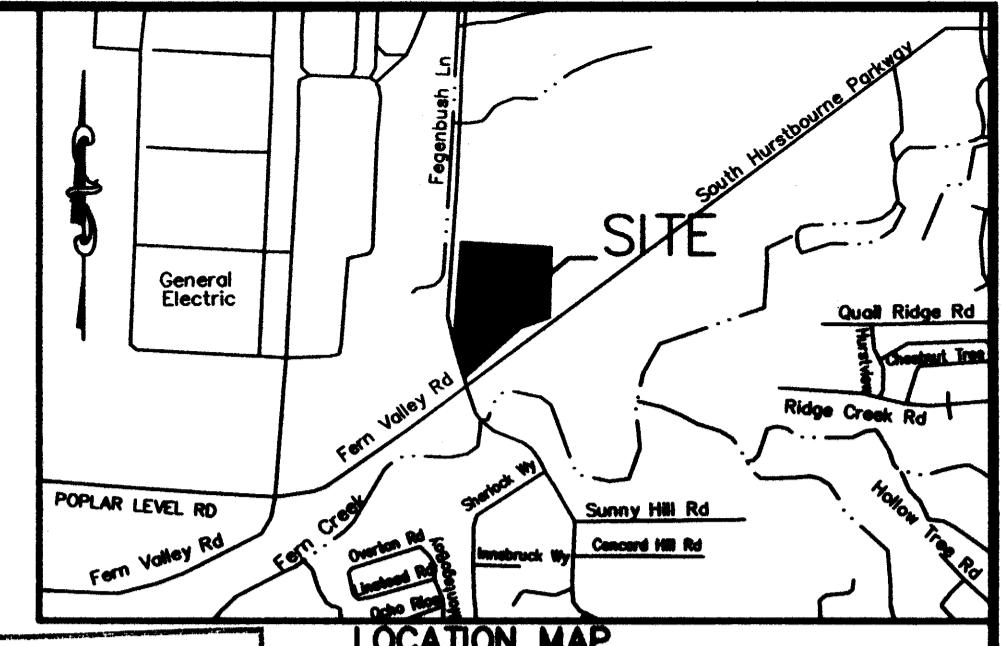
17. 25% additional ILA trees will be provided to meet the requirements of Section 9.1.12.A.2.
18. Compatible utilities shall be placed in a common trench unless applicable agencies required otherwise.
19. A Crossover Access Agreement will be recorded with adjoining property owners.
20. If TARC provides service to this intersection then the developer will provide a TARC boarding area.
21. There should be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the state right of way.
22. There should be no commercial signs on the right of way.
23. There should be no landscaping in the right of way without an encroachment permit.
24. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
25. "ONE WAY, DO NOT ENTER" signs and directional arrows are to be provided for all drive thru's.
26. The Internal Traffic Control shall comply with MUTCD and Metro Works requirements and will be reviewed at construction plan stage.
27. Dual left turn lane shall be constructed on eastbound Fern Valley Road. Length to be determined at construction.
28. Cross Access and Shared Parking Agreement shall be recorded if future parcels are created. Cross access agreement shall be recorded with adjacent properties.
29. Dumpster Enclosures will be brick faced.

R-4/SW
 Louisville United LLC
 7777 Godes Road, Suite 201
 Boca Raton, FL 33434
 D.B. 8955, Pg. 841

R-4/SW
 General Electric Company
 P.O. Box 4900
 C/O Tax Dept. 201
 Scottsdale, AZ 85261-4900



- WAIVERS/CUP:**
- A Landscape Waiver is requested from Table 10.2.3 to reduce a portion of the 25 ft. Landscape Buffer required along the north and east property lines to 15 ft.
 - A Conditional Use Permit is requested to allow alcoholic beverages to be served in outdoor patio and eating area associated with the 6,400 S.F. Restaurant on this site.



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

PROJECT DATA

TOTAL SITE AREA	= 14.1± AC.
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
EXISTING USE	= VACANT
PROPOSED USE	= RETAIL
RETAIL	= 45,916 SF
GROCERY	= 69,111 SF
FOODMART/GAS	= 2,800 SF
RESTAURANT	= 6,400 SF
COFFEE SHOP	= 1,000 SF
BANK	= 3,500 SF
TOTAL BUILDING AREA	= 128,727 SF
FLOOR AREA RATIO	= 0.21
BUILDING HEIGHT	= 30' (50' ALLOWED)
OPEN SPACE REQ'D	= 12,873 SF
OPEN SPACE PROVIDED	= 26,057 SF

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: As noted
 BY: [Signature]
 DATE: 10/17/08
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PARKING DATA

PARKING	MIN.	MAX.
RETAIL (48,200 SF)		
PATIO (2,250 SF)		
1/250 MIN 1/200 MAX	= 201 - 252 SPACES	
GROCERY (60,306 SF)		
(1/250 MIN 1/200 MAX)	= 241 - 302 SPACES	
FOODMART/GAS (2,800 SF)		
(1/200 MIN 1/100 MAX)	= 14 - 28 SPACES	
RESTAURANT (6,400 SF)		
PATIO (3,000 SF)		
(1/125 MIN 1/50 MAX)	= 75 - 188 SPACES	
OUTDOOR EATING AREA (1,000 SF)		
(1/125 MIN 1/50 MAX)	= 8 - 7 SPACES	
COFFEE SHOP (1,000 SF)		
(1/200 MIN 1/100 MAX)	= 5 - 10 SPACES	
BANK (3,500 SF)		
(1/300 MIN 1/200 MAX)	= 12 - 18 SPACES	
PARKING REQUIRED	= 556 - 805 SPACES	
LESS 10% TARC CREDIT (56 SP.)	= 500 SPACES REQUIRED	
PARKING PROVIDED	= 505 SPACES (INCL. 12 HC)	

BICYCLE PARKING REQUIRED
 RESTAURANT: 2 LONG TERM OR 1 PER 50 EMPLOYEES
 PATIO: 4 SHORT TERM OF 1 PER 50 SEATS
 RETAIL: 2 LONG TERM AND 2 SHORT TERM ARE REQUIRED
 BICYCLE PARKING PROVIDED (SEE PLAN FOR LOCATIONS) = 12 SPACES

V.U.A. DATA

VEHICULAR USE AREA	= 292,103 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 21,907 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 48,710 SF

PRELIMINARY APPROVAL
 Conditions of Approval:
 [Signature]
 10/18/08 Date
 Louisville/Jefferson County Metropolitan Sewer District

RECEIVED
 OCT 07 2008
 PLANNING & DESIGN SERVICES
 OWNER:
 HULL STREET CONDOMINIUMS DEVELOPMENT INC.
 800 STONECREEK PARKWAY, SUITE 5A
 LOUISVILLE, KENTUCKY 40223

TREE CANOPY CALCULATIONS

GROSS SITE AREA	614,196 S.F.
TOTAL PERCENTAGE TREE CANOPY REQUIRED	20% (122,839 S.F.)
PERCENTAGE TREE CANOPY TO BE PRESERVED	0% (0 S.F.)
PERCENTAGE TREE CANOPY TO BE PLANTED	20% (123,400 S.F.)
50 Type A Street Trees @ 1 3/4" caliper (900 S.F. credit each)	= 45,000 S.F.
43 Type A Street Trees @ 1 3/4" caliper (720 S.F. credit each)	= 30,960 S.F.
66 Type A Trees @ 1 3/4" caliper (720 S.F. credit each)	= 47,520 S.F.
TOTAL	= 123,480 S.F.

DETENTION BASIN CALCULATIONS

$\Delta X = \Delta CRA/12$
 $C = 0.85 - 0.23 = 0.62$
 $A = 14.1$ ACRES
 $R = 2.8$ INCHES
 $X = (0.62)(14.1)(2.8)/12 = 2.04$ AC.-FT.
 REQUIRED $X = 88,354$ CU.FT.
 PROVIDED BASIN = 12,860 SQ.FT.
 TOTAL = 17,860 SQ.FT. @ APPROX. 5.0 FT. DEPTH = 97,733 CU.FT. > 89,300 CU.FT.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10.6.08	ADDED C.U.P. AREA	STP

PROJECT DATA

FILE NAME: 04165-DDDP.dwg
 DATE: SEPT 11, 2008
 CHECKED BY: AER
 SCALE: 1" = 60'
 DRAWN BY: STP

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 107 WASHINGTON AVE., SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: (502)484-2716 FAX: (502)484-2714

GENERAL DISTRICT DEVELOPMENT PLAN
5905 FEGENBUSH LANE
 OWNER/DEVELOPER
 REDLEE CONSTRUCTION & DEVELOPMENT CO.
 800 STONECREEK PARKWAY, SUITE 5A
 LOUISVILLE, KY 40223
 (502) 412-3777

JOB NO. 04165
 SHEET 1 OF 1

CASE NO. 9565
 W.M. # 8842
 MSD SUB # 1154