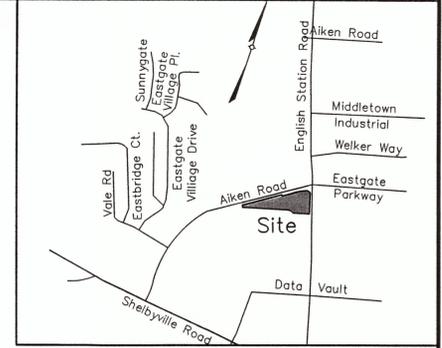


PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review Date: 6/11/15
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

THE SUBJECT SITE IS LOCATED IN THE CITY OF MIDDLETOWN



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:

BY: Tommy Mallett
 DATE: 6-11-15
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

M-2/SW
 JTH PROPERTIES, LLC
 D.B. 8496, Pg. 0301
 550 Obyrne Avenue
 Louisville, KY 40223-3965

CM/SW
 Aiken Building, LLC
 D.B. 9320, Pg. 0042
 P.O. Box 230
 Scottsburg, IN 47170-0230

CM/SW
 Anthony & Suzanne Steele
 Plot 8492 X 703
 400 Peach Orchard Road
 Bentonville, AR 72712-3436

C-2/SMC
 Target Corporation
 D.B. 9297, Pg. 256
 12971 Aiken Road

C-2/SMC
 Wal-Mart IRS, LLC
 D.B. 9220, Pg. 780
 12981 Shelbyville Road

WAIVERS REQUESTED:

1. A waiver is requested from the Land Development Code, Section 10.2.4.B to allow more than 50% of the required Landscape Buffer Area to contain existing easements along the eastern property line, adjacent to N. English Station Way.
2. A waiver is requested from the Land Development Code, Section 5.6.1.B.1&C.1 to waive the 60% (of total building length) animating features and 50% windows and/or doors on the Aiken Road building facade.
3. A waiver is requested from the Land Development Code, Section 5.5.2.B to waive the vehicular connection to the south.

PROJECT DATA

| | |
|--------------------------------------|------------------------------------------------------|
| TOTAL GROSS SITE AREA | = 2.8± Ac. |
| TRACT 1 AREA | = 1.7± Ac. |
| TRACT 2 AREA | = 1.1± Ac. |
| AIKEN ROAD R.O.W. DEDICATION | = 0.14± Ac. |
| N. ENGLISH STATION R.O.W. DEDICATION | = 0.11± Ac. |
| TOTAL NET SITE AREA | = 2.55± Ac. |
| TRACT 1 NET AREA | = 1.59± Ac. |
| TRACT 2 NET AREA | = 0.99± Ac. |
| EXISTING ZONING | = C-2 |
| FORM DISTRICT | = SUBURBAN MARKETPLACE CORRIDOR |
| EXISTING USE | = UNDEVELOPED |
| PROPOSED USE | = INDOOR FIREARMS PRACTICE RANGE AND GUN SHOP |
| TOTAL BUILDING AREA | = 15,080 SF |
| F.A.R. | = 0.21 (5.0 MAX. ALLOWED) |
| PROPOSED BUILDING HEIGHT | = 20' TALL (ONE STORY) MAX. 60' PER FORM DISTRICT |
| PARKING REQUIRED | MIN. MAX. |
| 1 SP/300 S.F. MIN. | = 51 SP |
| 1 SP/100 S.F. MAX. | = 151 SP |
| TOTAL PARKING PROVIDED | = 72 SPACES (3 HC SP INCLUDED) |
| LONG TERM BICYCLE PARKING REQUIRED | = 1 SP (PROVIDED INDOORS) |
| 1 SP/50,000 G.S.F. | |
| SHORT TERM BICYCLE PARKING REQUIRED | = 1 SP |
| 2 SP. OR 1/25,000 G.S.F. | |
| TOTAL BICYCLE PARKING REQUIRED | = 2 SP |
| TOTAL VEHICULAR USE AREA | = 31,556 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = 2,367 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = 5,512 SF |

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the public road right-of-ways.
3. Construction fencing shall be erected prior to any construction or grading activities preventing erosion of soil systems of trees to be preserved. The fencing shall enclose the area beneath the dieline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. All plant material located within a utility easement that is damaged or removed due to work required by a utility company shall be immediately replaced by the owner in accordance with Chapter 10 requirements.
7. The City of Middletown will have final approval of the development plan. A copy of their ordinance approving the development is required before plan transmittal.
8. The development will meet the requirements of Section 4.2.15 of the Louisville Metro Land Development Code for indoor practice ranges.
9. Indoor target ranges shall have sufficient sound proofing to prevent the sound of firearm discharge from being heard outside the walls of the range facilities.
10. Building facades that face public streets shall be in conformance with the building design standards of the applicable form district.
11. A Minor Plat for the Aiken Road and North English Station right-of-way dedications will be required prior to Metro Public Works granting construction plan approval.
12. Trees to be provided to utilize the Section 5.6.1.B.1.a exceptions for facade design and is in addition to any landscaping required for Chapter 10 compliance.

MSD NOTES:

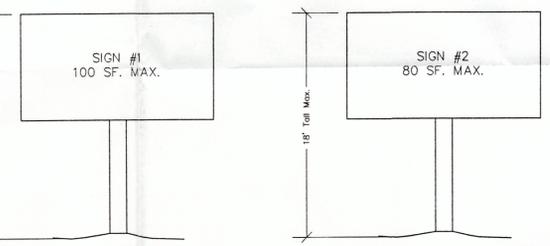
1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site within the 100 year flood plain per FIRM Map No. 21111 C 0049 E dated December 5, 2008.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
6. A Downstream Facilities Capacity Request for this development was approved by MSD by a letter dated May 19th, 2015.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. Site requires Health Department approval prior to MSD construction plan approval.
10. Detention basin volume capacity and downstream capacity to be verified prior to MSD construction plan approval.
11. Pre-impervious = 8 Acres Post-impervious = 1.0 Acres

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The 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.
2. 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.
3. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing EP-02.
6. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
7. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
8. All storm drainage shall conform to MSD standard specifications.
9. 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 dieline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

STANDARD EROSION CONTROLS DETAILS

| | |
|---|------------------------------|
| 1 | FIBER ROLL SILT CHECK |
| 2 | "DANDY BAG" INLET PROTECTION |

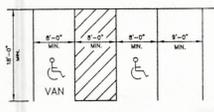


NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY.

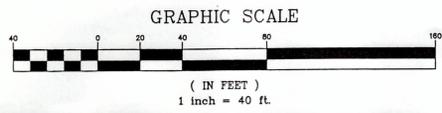
NORTH ENGLISH STATION ROAD SIGN DETAIL NOT TO SCALE
 AIKEN ROAD SIGN DETAIL NOT TO SCALE

TREE CANOPY CALCULATIONS (TRACT 1 ONLY)

| | |
|--------------------------------------|---------------------|
| TOTAL SITE AREA | = 70,985 S.F. |
| TOTAL TREE CANOPY AREA REQUIRED | = 20% (14,197 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% (S.F.) |
| PROPOSED TREE CANOPY TO BE PLANTED | = 20% (14,197 S.F.) |



TYPICAL PARKING SPACE LAYOUT NO SCALE



(IN FEET)
 1 inch = 40 ft.

LEGEND

- Existing Sign
- Existing Utility Pole
- Existing Guy Anchor
- Existing Light Standard
- TPD - Existing Telephone Pedestal
- WM - Existing Water Meter
- WV - Existing Water Valve
- FD - Existing Fire Hydrant
- CB - Existing Catch Basin
- SM - Existing Sanitary Sewer Manhole
- ST - Existing Storm Sewer Manhole
- UG - Existing Underground Gas Line
- UW - Existing Underground Water Line
- T - Existing Overhead Traffic Signal Lights
- T&CTV - Existing Overhead Telephone & Cable Line
- ETC - Existing Overhead Electric, Telephone & Cable Line
- SS - PROPOSED STORM SEWER, CATCH BASIN
- SI - PROPOSED STONE BAG INLET PROTECTION
- SF - PROPOSED SILT FENCE
- SS - PROPOSED SEWER PSC

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|----------------|
| 1 | 6/11/15 | Added Waiver 3 |
| 2 | 6/11/15 | |

PROFESSIONAL'S SEAL

PROJECT DATA

| | |
|------------|----------------|
| FILE NAME | 15040-DDDP.DWG |
| DATE | 6/11/15 |
| CHECKED BY | AR |
| SCALE | AS SHOWN |
| DRAWN BY | SBS |

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 507 WARDEN AVENUE SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: 502.442.3774
 FAX: 502.442.3775
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
POINT BLANK RANGE AND GUN SHOP
 DEVELOPER
POINT BLANK RANGE & GUN SHOP
 10930 DEERFIELD ROAD
 CINCINNATI, OHIO 45242

RECEIVED
 JUN 11 2015
 PLANNING & DESIGN SERVICES

JOB NO. 15040
 SHEET 1 OF 1