

| PROJECT DATA    |                      |
|-----------------|----------------------|
| TOTAL SITE AREA | = 4.7± Ac.           |
| EXISTING USE    | = VACANT             |
| PROPOSED USE    | = BANK/RETAIL/OFFICE |
| EXISTING ZONING | = R-4                |
| PROPOSED ZONING | = C-1                |
| FORM DISTRICT   | = NEIGHBORHOOD       |

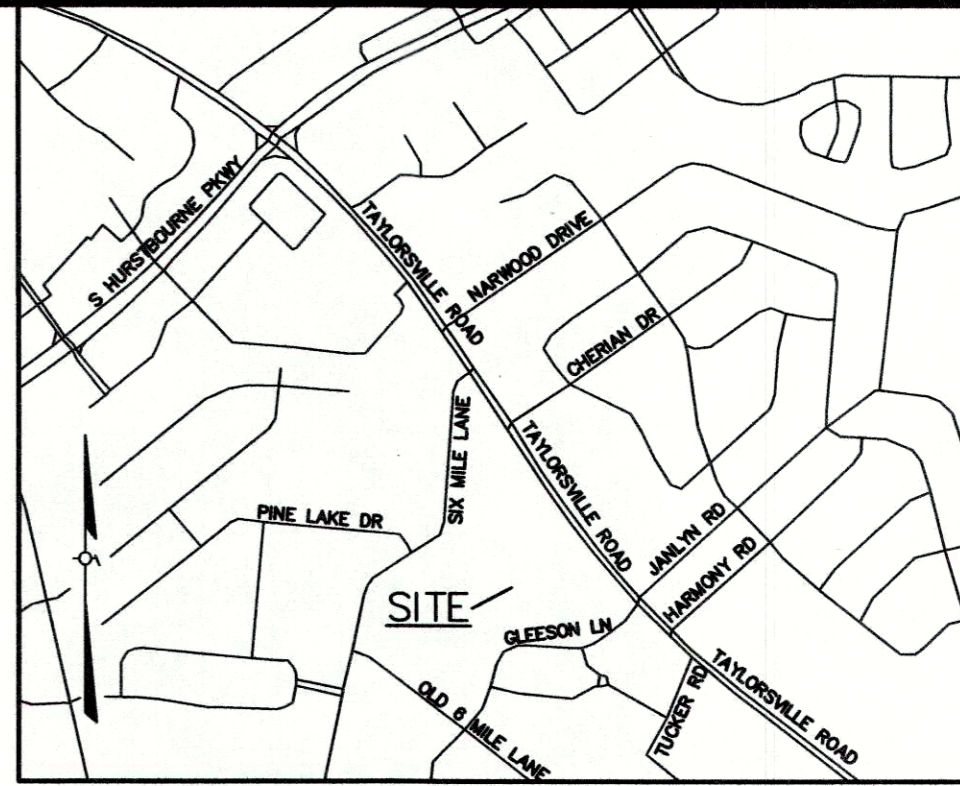
| TRACT 1 DATA                   |   |
|--------------------------------|---|
| TRACT 1 AREA                   | = 1.2± Ac.  |
| EXISTING ZONING                | = R-4   |
| PROPOSED ZONING                | = C-1   |
| FORM DISTRICT                  | = NEIGHBORHOOD  |
| PROPOSED USE                   | BANK = 3,600 SF<br>OFFICE = 2,250 SF<br>RETAIL = 2,250 SF         |
| F.A.R.                         | = .07   |
| BUILDING HEIGHT                | = 25' MAX.  |
| BIKE PARKING REQUIRED/PROVIDED | = 2 SHORT TERM/<br>2 LONG TERM<br>(LONG TERM PROVIDE INSIDE BLDG) |

| TRACT 2 DATA                   |   |
|--------------------------------|---|
| TRACT 2 AREA                   | = 3.5± Ac.  |
| EXISTING ZONING                | = R-4   |
| PROPOSED ZONING                | = C-1   |
| FORM DISTRICT                  | = NEIGHBORHOOD  |
| PROPOSED USE                   | OFFICE = 4,500 SF<br>RETAIL = 12,000 SF                           |
| TOTAL BUILDING SF              | = 16,500 SF   |
| F.A.R.                         | = .11   |
| BUILDING HEIGHT                | = 30' MAX.  |
| BIKE PARKING REQUIRED/PROVIDED | = 2 SHORT TERM/<br>2 LONG TERM<br>(LONG TERM PROVIDE INSIDE BLDG) |

| SHARED PARKING AGREEMENT |              |                 |
|--------------------------|--------------|-----------------|
| BANK                     | MIN.         | MAX.            |
| 3,600/300 SF MIN.        | = 12 SP      |                 |
| 3,600/200 SF MAX.        | = 18 SP      |                 |
| OFFICE                   |              |                 |
| 4,500/350 SF MIN.        | = 13 SP      |                 |
| 4,500/200 SF MAX.        | = 23 SP      |                 |
| RETAIL                   |              |                 |
| 12,000/250 SF MIN.       | = 48 SP      |                 |
| 12,000/150 SF MAX.       | = 80 SP      |                 |
| PARKING REQUIRED         | = 73 SP      | 121 SP          |
| PARKING PROVIDED         | = 101 SPACES | (INCLUDES 6 HC) |

| V.U.A. DATA  |             |
|--------------|-------------|
| TOTAL VUA    | = 19,605 SF |
| ILA REQUIRED | = 1,470 SF  |
| ILA PROVIDED | = 2,500+ SF |

| V.U.A. DATA  |             |
|--------------|-------------|
| TOTAL VUA    | = 33,101 SF |
| ILA REQUIRED | = 2,482 SF  |
| ILA PROVIDED | = 3,895 SF  |



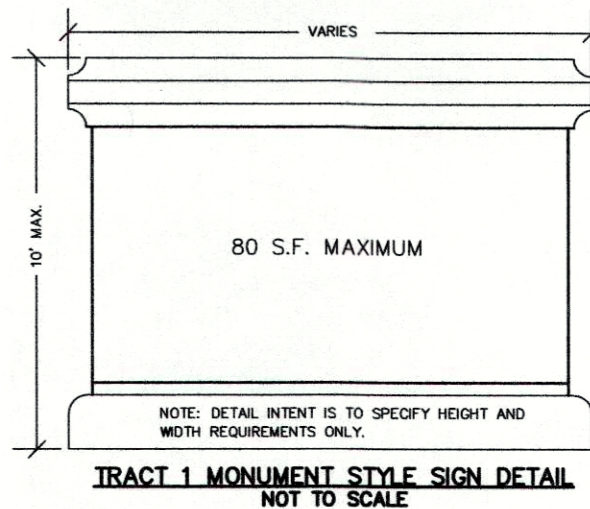
LOCATION MAP  
NOT TO SCALE

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. 21111 C 0063 E dated December 5, 2006.
- 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 for approval 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.
- This site is subject to the Binding Elements in Docket No. 00-00-00 of record in the Office of the Louisville & Jefferson County Planning Commission.
- MSD sanitary sewers are available. No new connections will be permitted until capacity issues are resolved. Tract 1 may apply for a temporary sewage system.
- Site will be subject to MSD Regional Facilities Fee.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- An encroachment permit and bond will be required for all work done in the Right of Way.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Cross access agreement or easement and shared parking agreement to be recorded prior to construction approval by Metro Public Works.
- Construction plans, bond and KTC permit will be required prior to construction approval by Metro Public Works.
- Approval from the City of Jeffersontown will be required.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10 and 100 year storms.
- Prior to development of Tract 2 a drainage outlet must be approved by the City of Jeffersontown.

TREE CANOPY CALCULATIONS

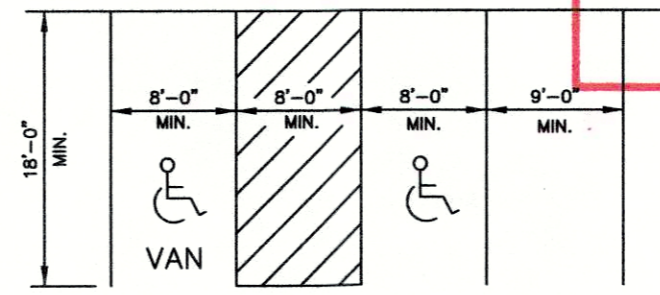
|                                      |                     |
|--------------------------------------|---------------------|
| TOTAL SITE AREA                      | = 204,732 S.F.      |
| TOTAL TREE CANOPY AREA REQUIRED      | = 15% (30,709 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 16% (32,566 S.F.) |
| TOTAL TREE CANOPY PROVIDED           | = 16% (32,566 S.F.) |



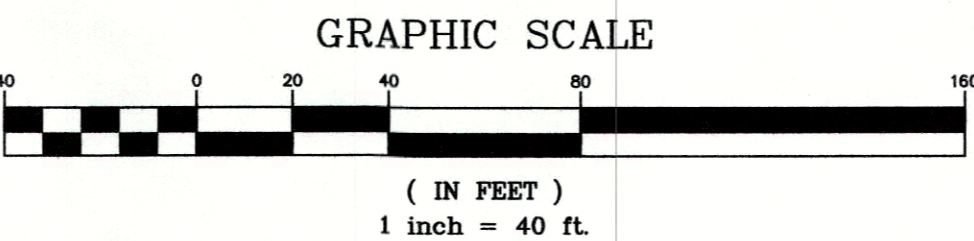
METRO LOUISVILLE APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 16570  
APPROVAL DATE 6/20/12  
EXPIRATION DATE 6/20/14  
SIGNATURE OF PLANNING COMMISSION  
M. White

RECEIVED  
FEB 08 2012  
PLANNING & DESIGN SERVICES

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



24' MINIMUM WIDTH OF AISLEWAY  
TYPICAL PARKING SPACE LAYOUT  
NO SCALE

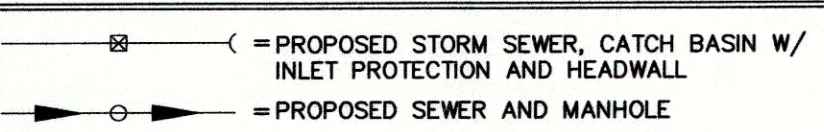


DETENTION BASIN CALCULATIONS

X = Δ CRA/12  
ΔC = 0.65-0.15=0.50  
A = 4.8 ACRES  
R = 2.9 INCHES  
X = (.5)(4.8)(2.9)/12 = 0.58 AC.-FT.  
REQUIRED 25,264 = CU.FT.  
PROVIDED BASIN = 12,350 SQ.FT.

TOTAL = 12,350 SQ.FT. @ APPROX. 2.25 FT. DEPTH  
= 27,788 CU.FT. > 25,264 CU.FT.

LEGEND



CONDITIONAL USE PERMIT FOR ASSISTED LIVING FACILITY

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
BY: [Signature]  
DATE: 2-8-2012  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL  
Condition of Approval:  
[Signature] 2/8/12  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-4/N(CUP)(B-188-06)  
HCRI Kentucky Properties LLC  
4500 Door Street  
Toledo, OH 436515  
D.B. 7830 PG. 0803

TRACT 2  
3.5± Ac.

TRACT 1  
1.2± Ac.

TRACT 2  
3.5± Ac.

TRACT 1  
1.2± Ac.

TRACT 2  
3.5± Ac.

TRACT 1  
1.2± Ac.

TRACT 2  
3.5± Ac.

TRACT 1  
1.2± Ac.

| REVISIONS |                               |
|-----------|-------------------------------|
| NO.       | DESCRIPTION                   |
| 1         | ADDRESS AGENCY FEB 1 COMMENTS |
| DATE      | 2/1/12                        |
| BY        | AR                            |

PROJECT DATA  
FILE NAME: 11005-DDDP  
SCALE AS SHOWN  
DATE: 11-7-11  
DRAWN BY: JH  
CHECKED BY: KY

LAND DESIGN & DEVELOPMENT, INC.  
1000 S. MAIN ST. SUITE 100  
LOUISVILLE, KY 40203  
PHONE: 502.261.9776  
FAX: 502.261.9775  
WEB SITE: WWW.LD&D.COM

APPLICANT:  
OTIS FAMILY LIMITED PARTNERSHIP  
12902 SHELBYVILLE ROAD  
LOUISVILLE, KY 40286

OWNER/DEVELOPER:  
FIRST CAPITAL BANK OF KENTUCKY  
293 NORTH HUBBARD'S LANE  
LOUISVILLE, KY 40207

JOB NO. 11005  
SHEET 1 OF 1

COUNCIL DISTRICT - 11  
FIRE PROTECTION DISTRICT - JEFFERSONTOWN

SITE ADDRESS:  
9306, 9310 TAYLORVILLE ROAD  
TAX BLOCK 0038, LOT 866 & 867  
D.B. 9822, PG. 0217

WM #8721

16570