

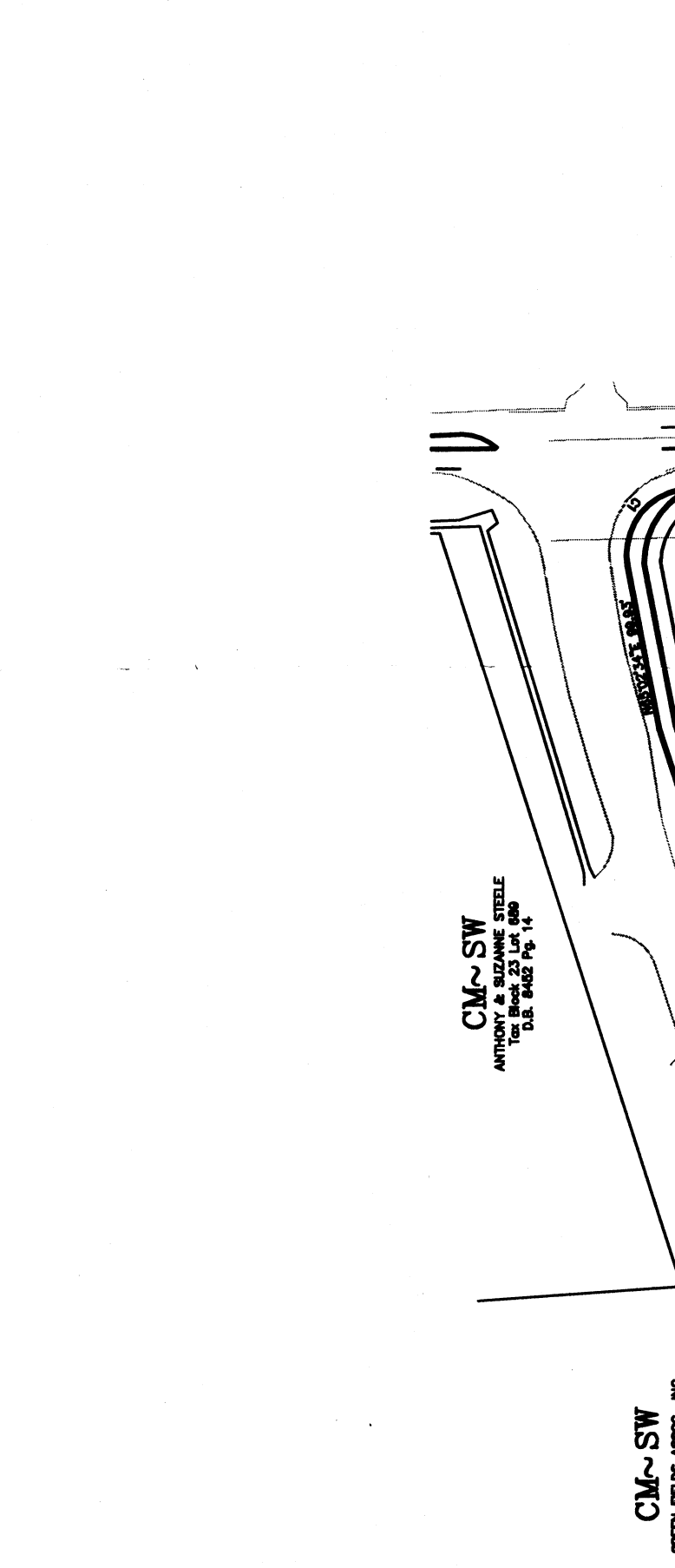
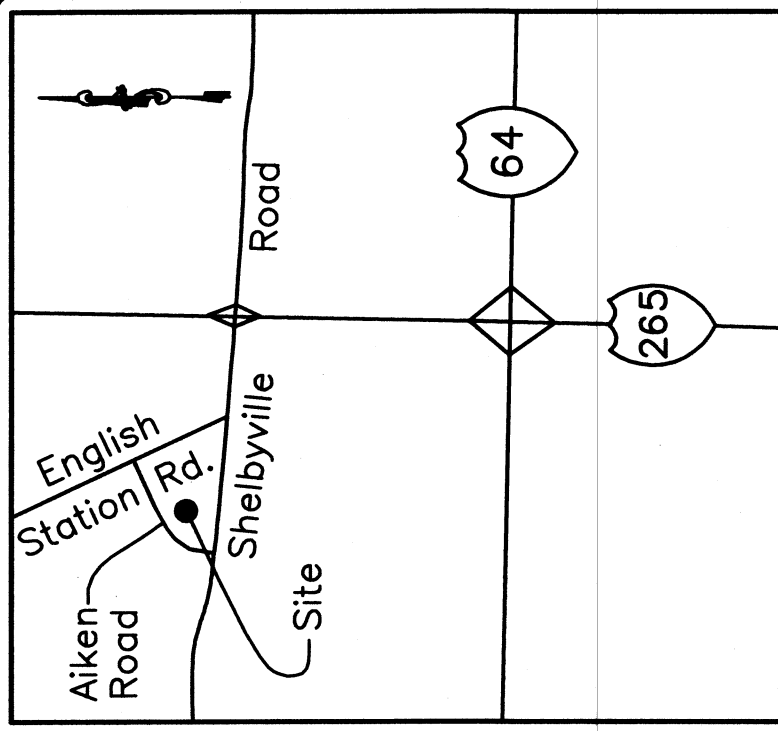
NO.	DATE	DESCRIPTION
1	2/19/07	PER AGENCY REVIEW
2	2/19/07	REVISED PLAN
3	2/19/07	REVISED PLAN
4	2/19/07	REVISED PLAN
5	2/19/07	REVISED PLAN
6	2/19/07	REVISED PLAN
7	2/19/07	REVISED PLAN
8	2/19/07	REVISED PLAN
9	2/19/07	REVISED PLAN
10	2/19/07	REVISED PLAN

BTM ENGINEERING, INC.
 Consulting Engineers Landscape Architects Planners
 6001 Taylor Springs Road
 Louisville, KY 40220
 Phone: (502) 459-8400
 Fax: (502) 459-8427

DATE	DATE
DATE	DATE

MIDDLETOWN PARTNERS, LLC
 12976 SHELVILLE ROAD, SUITE 221 LOUISVILLE, KY 40223
MIDDLETOWN STATION
 REVISED GENERAL DEVELOPMENT PLAN
 12976 SHELVILLE ROAD, SUITE 40223

DATE: 1/17/06
 SCALE: 1"=100'
 SHEET 1 OF 1



DEVELOPMENT SUMMARY

TRACT	ACRES	USE	S.F.	PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	VUA	ILA REQUIRED	ILA PROVIDED
EXISTING TRACT A	20.08	WAL-MART	242,711	928 MIN 1180 MAX	936	19	491,373	36,853	42,856
FUTURE RESIDUAL TRACT A	30.12	RETAIL/NON-RETAIL	295,270	1181 MIN. 1476 MAX**	1217	21	591,998	44,400	45,583
PROPOSED REVISED TRACT B	2.87	RETAIL	36,040	144 Min. 180 Max.*	144	5	58,856	5,213	5,489
FUTURE TRACT B-1	1.30	RESTAURANT	8,450	66 Min. 169 Max.	94	4	35,765	2,682	2,918
FUTURE TRACT B-2	1.15	RESTAURANT	5,450	44 Min. 109 Max.	70	3	26,246	1,312	1,572
FUTURE REVISED TRACT D	2.17	OFFICE	17,500	50 Min. 88 Max.	77	4	40,350	3,026	3,562

* 10% TARC CREDIT 130 Min.
 ** 10% TARC CREDIT 1063 Min.

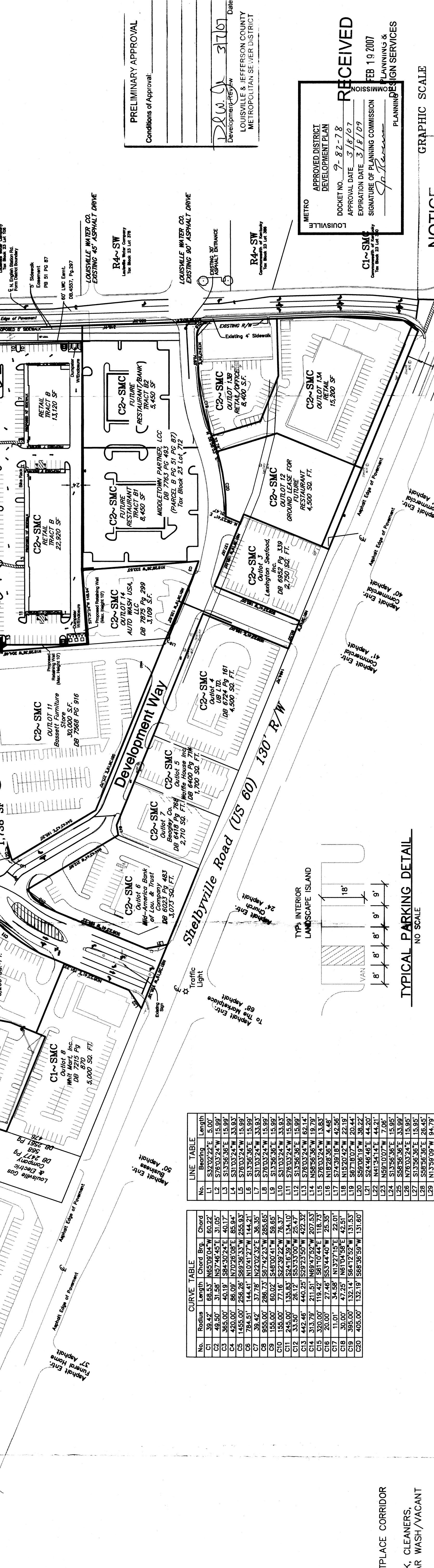
EXISTING OUTLOT SUMMARY

LOT #	USE	S.F.	APPROVAL DATE
3	RESTAURANT	2,750	1992
4	RESTAURANT	4,500	1993
5	RESTAURANT	1,700	1993
6	BANK	3,073	11/90
7	CLEANERS	2,710	1993
8	RESTAURANT	5,000	1992
9A	RESTAURANT	3,200	2002
9B	RETAIL	12,000	2005
10	BATTERY PLUS	1,950	1996
11	BASSET FURN.	30,000	10/97
12	RESTAURANT	4,500	2004
13A	RETAIL/OFFICE	15,200	2004
13B	RETAIL	8,400	2004
14	CARWASH	3,109	4/02
PARCEL C	RETAIL/REST.	25,600	1998

TOTAL MIDDLETOWN DEVELOPMENT 730,245 S.F.

- GENERAL NOTES**
- Parking area and drive lanes to be a hard and durable surface.
 - No portion of the site is within the 100 year flood plain per FRM Map No. 2111 C Old D Lake 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 MCD for approval.
 - Erosion and Silt Control: Prior to any construction activities on the site a Erosion and Silt Control Plan shall be provided for MCD approval.
 - All lighting on the site shall be directed down and away from all non-residential areas and be shielded from view.
 - Screening devices shall be provided to delineate entrances and existing setbacks. All new setbacks shall be provided in accordance with the requirements of the Metropolitan Planning Commission.
 - Any change in setback to the State right-of-way will be subject to encroachment permit review. Calculators will be required for any change in setback to the State right-of-way. There should be no increase in drainage runoff to the right-of-way.
 - There should be no commercial signs located in the state right-of-way and there shall be no landscaping or work done in the state right-of-way without an encroachment permit.
 - A "Microtrenching Erosion and Cross-over Access Agreement" has been recorded in DP 569274, "MCA".
 - The "Batteries and Deliares" shown herein do not constitute a surveyed boundary.
 - An encroachment permit and bond will be required for work in the R/W.
 - Building Setbacks along English Station Road are 60' from centerline.
 - Building Setbacks along Aiken Road are 40' from centerline.
 - Existing detention basin to be enlarged if necessary to accommodate increased runoff.
 - Due to existing drainage structures to be checked for capacity and to be replaced if necessary.
 - Restriping of English Station Road to provide for left-turn storage near Shelbyville Road intersection as conceptually shown, shall be done in accordance with MCD and as required by Metro Public Works. Developer shall be responsible for all signal modifications as required by MTC. A detailed geometric and striping plan of the entire intersection and of all areas to be restriped along English Station Road shall be provided prior to the receipt for occupancy of the site.
 - Any further development of the site shall be required to provide updated traffic and air quality studies as required by MTC, MCD and Planning & Design Services to determine transportation improvement needs included but not limited to: Signal timing changes, signal modifications, left and right turn adjustments, and road improvements.
 - Future sidewalks along Shelbyville Road, Aiken Road and English Station Road will be addressed as part of future detailed plan approvals for Tract D. Existing developments that have not constructed sidewalks may be subject to code enforcement action.
 - All roadways and entrance intersections shall meet the requirements for 20' wide and 10' high sidewalks.
 - 20' wide areas within public right-of-way to be provided per Metro Public Works.
 - 21' wide areas within public right-of-way to be provided where applicable.
 - 22' Future Aiken Road access drive will be permitted for residual tract "A". The width of the drive will be determined based on typical utility lines and grade conditions.
 - To comply with the Shelbyville Road Beautification Plan, the detailed plan proposes new sidewalks and landscaping along N. English Station Road frontage.
 - The address ranges for this site is 12971 thru 12973.

TARC Shop - Shelter
 The Park and Ride agreement for use of 15 spaces will be in a written agreement, the property owner agrees to provide written notification if use is to be discontinued.



CURVE TABLE

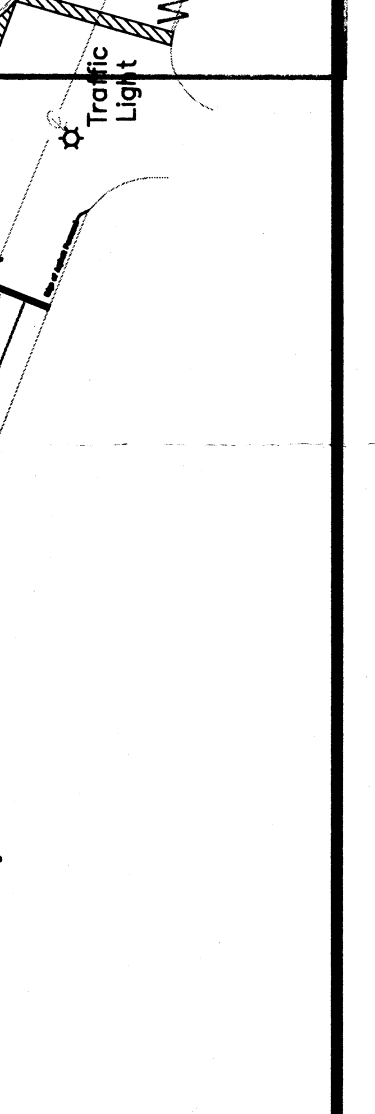
No.	Radius	Length	Chord	Area
C1	384.42	68.63	136.26	60.22
C2	384.42	68.63	136.26	60.22
C3	384.42	68.63	136.26	60.22
C4	384.42	68.63	136.26	60.22
C5	384.42	68.63	136.26	60.22
C6	384.42	68.63	136.26	60.22
C7	384.42	68.63	136.26	60.22
C8	384.42	68.63	136.26	60.22
C9	384.42	68.63	136.26	60.22
C10	384.42	68.63	136.26	60.22
C11	384.42	68.63	136.26	60.22
C12	384.42	68.63	136.26	60.22
C13	384.42	68.63	136.26	60.22
C14	384.42	68.63	136.26	60.22
C15	384.42	68.63	136.26	60.22
C16	384.42	68.63	136.26	60.22
C17	384.42	68.63	136.26	60.22
C18	384.42	68.63	136.26	60.22
C19	384.42	68.63	136.26	60.22
C20	384.42	68.63	136.26	60.22

LINE TABLE

No.	Stationing	Length
L1	5+00.00 TO 5+50.00	50.00
L2	5+50.00 TO 6+00.00	50.00
L3	6+00.00 TO 6+50.00	50.00
L4	6+50.00 TO 7+00.00	50.00
L5	7+00.00 TO 7+50.00	50.00
L6	7+50.00 TO 8+00.00	50.00
L7	8+00.00 TO 8+50.00	50.00
L8	8+50.00 TO 9+00.00	50.00
L9	9+00.00 TO 9+50.00	50.00
L10	9+50.00 TO 10+00.00	50.00
L11	10+00.00 TO 10+50.00	50.00
L12	10+50.00 TO 11+00.00	50.00
L13	11+00.00 TO 11+50.00	50.00
L14	11+50.00 TO 12+00.00	50.00
L15	12+00.00 TO 12+50.00	50.00
L16	12+50.00 TO 13+00.00	50.00
L17	13+00.00 TO 13+50.00	50.00
L18	13+50.00 TO 14+00.00	50.00
L19	14+00.00 TO 14+50.00	50.00
L20	14+50.00 TO 15+00.00	50.00
L21	15+00.00 TO 15+50.00	50.00
L22	15+50.00 TO 16+00.00	50.00
L23	16+00.00 TO 16+50.00	50.00
L24	16+50.00 TO 17+00.00	50.00
L25	17+00.00 TO 17+50.00	50.00
L26	17+50.00 TO 18+00.00	50.00
L27	18+00.00 TO 18+50.00	50.00
L28	18+50.00 TO 19+00.00	50.00
L29	19+00.00 TO 19+50.00	50.00
L30	19+50.00 TO 20+00.00	50.00
L31	20+00.00 TO 20+50.00	50.00
L32	20+50.00 TO 21+00.00	50.00
L33	21+00.00 TO 21+50.00	50.00

PROJECT SUMMARY
 EXISTING ZONING: C-2
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 TOTAL SITE: 37.82 ACRES
 EXISTING USE: RESTAURANT, BANK, CLEANERS, RETAIL, OFFICE, CAR WASH/VACANT

RECEIVED
 APPROVED DISTRICT DEVELOPMENT PLAN
 APPROVAL DATE: 2/17/07
 SIGNATURE OF PLANNING COMMISSION: [Signature]
 METROPOLITAN PLANNING DISTRICT



NOTICE
 PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING REQUIREMENTS OF THIS DISTRICT

TYPICAL PARKING DETAIL
 NO SCALE

TYPICAL INTERIOR LANDSCAPE ISLAND
 NO SCALE

TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS: 2 3 4

PRELIMINARY APPROVAL
 Conditions of Approval: [List]
 DEVELOPER: [Signature]
 DATE: 3/17/07
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN PLANNING DISTRICT

9-82-58