GENERAL NOTES

1. Parking area and drive lanes to be a hard and durable surface
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0115 D date February 2, 1994.
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 for approval.
4. Erosion and Silt Control: Prior to any construction activities on the site a Erosion and Silt Control Plan shall be provided to MSD for approval.
5. All lighting on the site shall be directed down and away from adjacent residential uses and the State right-of-way.
6. Sanitary sewer service will be provided by lateral extension and existing sanitary. A letter stating that sanitary sewer capacity is available will be required from Middletown Waste Disposal, Inc. prior to preliminary plan approval.
7. Any change in runoff to the State right-of-way will be subject to encroachment permit review. Calculations will be required for any change in runoff to the state right-of-way. There should be no increase in drainage runoff to the right-of-way.
8. There should be no commercial signs located in the state righe-of-way and there shall be no landscaping or work done in the state right-of-way without an encroachment permit.
9. A "Reciprocal Parking and Cross-over Access Agreement" has been recorded in DB 5892 Pg. 404.
10. The Bearings and Distances shown hereon do not constitute a surveyed boundary.
11. An encroachment permit and bond will be required for work in the R/W.
12. Building Setbacks along English Station Road are 60' from centerline.
13. Building Setbacks along Aiken Road are 40' from centerline.
14. Existing detention basin to be enlarged if necessary to accommodate increased runoff.
15. All existing drainage structures to be checked for capacity due to increase in runoff.
16. Any further development of the site shall be required to provide an updated traffic and air quality analysis as required by KYTC, APCD 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.
17. Sidewalks shall be constructed along Frontage road at the time of construction of each future phase. Construction of sidewalks along North English Station Road and Aiken Road shall coincide with the construction of the adjacent parcels respectively.
18. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
19. Verge areas within public right-of-way to be provided per Metro Public Works.
20. Cross over and parking agreements shall be provided where applicable.
21. The address range for this site is 12937 thru 12981.

✱ TARC Stop ~ Shelter

LOT 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	
13A	RETAIL/OFFICE	15,200	2004
13B	RETAIL	8,400	2004
14	CARWASH	3,109	4/02
PARCEL C	RETAIL/REST.	25,600	1998
TRACT B	RETAIL	36,040	2006
EX. TRACT A	WAL-MART	242,711	APRIL 2006

TOTAL MIDDLETOWN STATION DEVELOPMENT 730,245 S.F.

CURRENT DEVELOPMENT PLAN SUMMARY

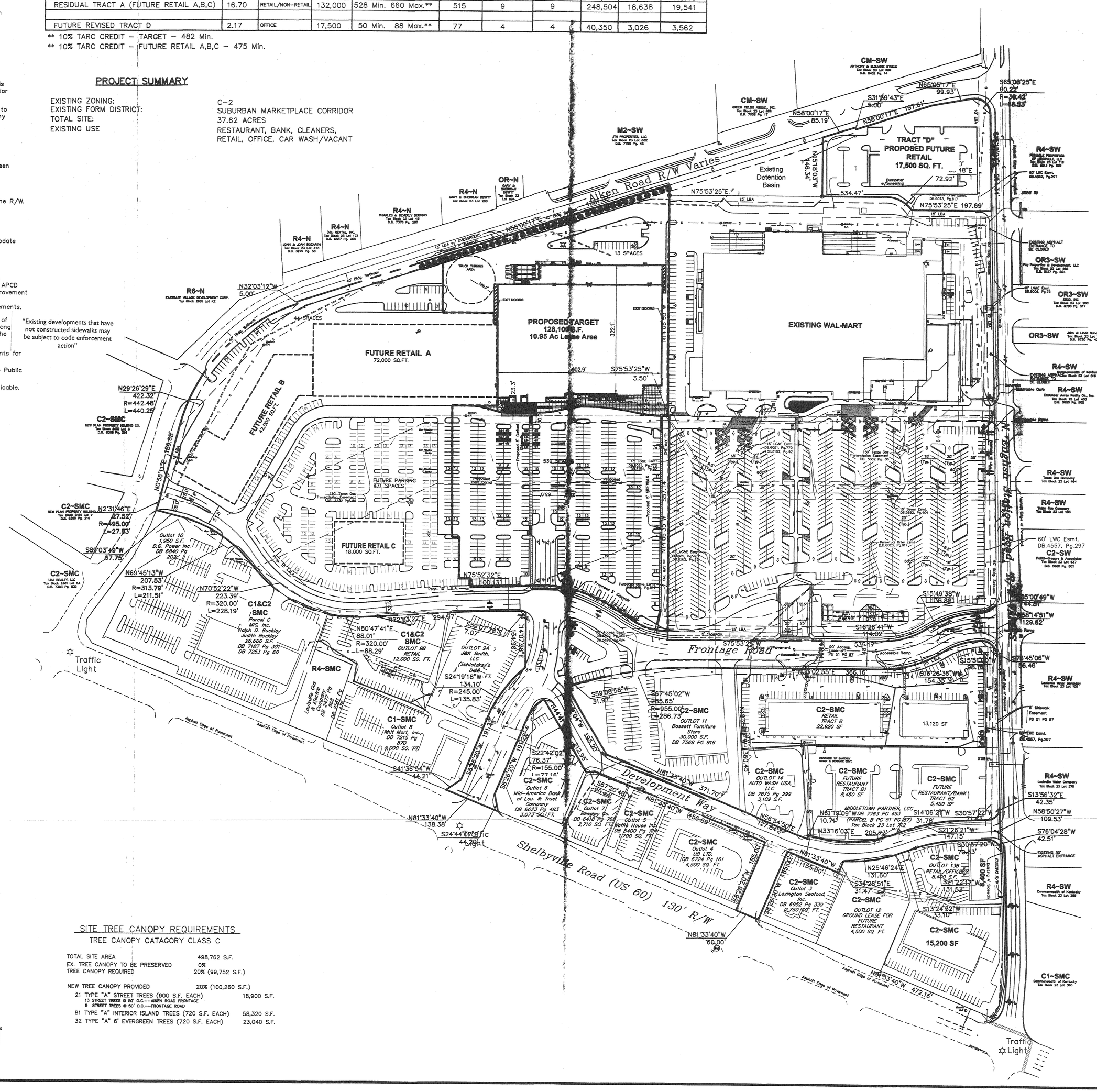
TRACT A	ACRES	USE	S.F.	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED	VUA	ILA REQUIRED	ILA PROVIDED
EXISTING WAL-MART	20.08	RETAIL	242,711	928 Min. 1180 Max.*	936	19	24	491,373	36,853	42,856
PROPOSED TARGET LOT	10.95	RETAIL	128,100	536 Min. 670 Max.*	552	11	15	235,886	17,691	19,915
RESIDUAL TRACT A (FUTURE RETAIL A,B,C)	16.70	RETAIL/NON-RETAIL	132,000	528 Min. 660 Max.**	515	9	9	248,504	18,638	19,541
FUTURE REVISED TRACT D	2.17	OFFICE	17,500	50 Min. 88 Max.**	77	4	4	40,350	3,026	3,562

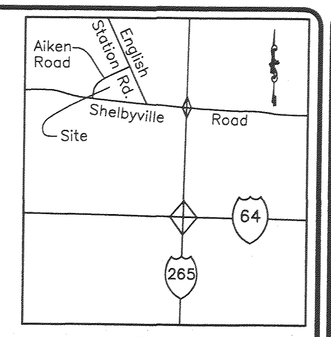
** 10% TARC CREDIT – TARGET – 482 Min.
** 10% TARC CREDIT – FUTURE RETAIL A,B,C – 475 Min.

PROJECT SUMMARY

EXISTING ZONING:	C-2
EXISTING FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
TOTAL SITE:	37.62 ACRES
EXISTING USE	RESTAURANT, BANK, CLEANERS, RETAIL, OFFICE, CAR WASH/VACANT

"Existing developments that have not constructed sidewalks may be subject to code enforcement action"





LOCATION MAP

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 10791
APPROVAL DATE 6/18/08
EXPIRATION DATE 6/18/10
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

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

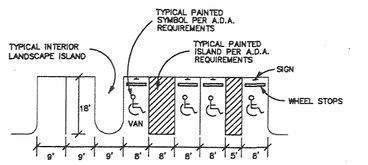
PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: Traffic signal installation required per funding agreement
BY: Jackson Dream
DATE: 6/11/08
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Conditions of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JUN 05 2008
PLANNING & DESIGN SERVICES

MSD WM# 1392

EXHIBIT B—SITE PLAN



TYPICAL PARKING DETAIL
NO SCALE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATAGORY CLASS C

TOTAL SITE AREA	498,762 S.F.
EX. TREE CANOPY TO BE PRESERVED	0%
TREE CANOPY REQUIRED	20% (99,752 S.F.)
NEW TREE CANOPY PROVIDED	20% (100,260 S.F.)
21 TYPE "A" STREET TREES (900 S.F. EACH)	18,900 S.F.
13 STREET TREES @ 50' O.C.---AIKEN ROAD FRONTAGE	
8 STREET TREES @ 50' O.C.---FRONTAGE ROAD	
81 TYPE "A" INTERIOR ISLAND TREES (720 S.F. EACH)	58,320 S.F.
32 TYPE "A" 8' EVERGREEN TREES (720 S.F. EACH)	23,040 S.F.

~ REVISIONS ~

NO.	DATE	DESCRIPTION	BY
1	2/19/07	PER AGENCY REVIEW	
2	3/15/08	REVISIONS PER CLIENT AND TENENT	
3	4/14/08	REVISIONS PER MSD, PDR AND CLIENT	
4	6/3/08	REVISIONS TO PARKING LAYOUT PER CLIENT/TENANT/WORKS COMMENTS	

BTM ENGINEERING, INC.
Consulting Engineers Landscape Architects Planners
9300 Shelbyville Road, Suite 1100
Louisville, Kentucky 40222
Phone: (502)-459-8402
Fax: (502)-459-8427

SIGNATURE

DATE

SIGNATURE

DOCKET NO. 9-82-99
REVISED GENERAL DISTRICT DEVELOPMENT PLAN
AND DETAILED DISTRICT DEVELOPMENT PLAN
MIDDLETOWN STATION
14299 SHELBYVILLE ROAD
OWNER/DEVELOPER:
MIDDLETOWN PARTNERS, LLC
9300 SHELBYVILLE ROAD, SUITE 1100 LOUISVILLE, KENTUCKY 40223
TAX BLOCK 23 LOT 712 D.B. 7763 PG. 493

DRAWN BY: DHS	CHKD BY: MDH
DATE: 2/27/2008	
DRAWING: 040293-RDDP	
SCALE: 1"=100'	
SHEET 1 OF 1	

1079.