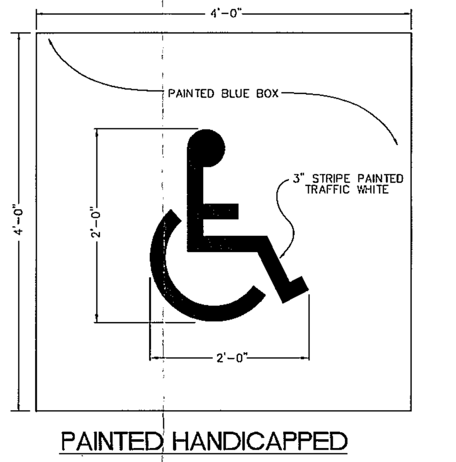
ADJACENT PROPERTY OWNERS:

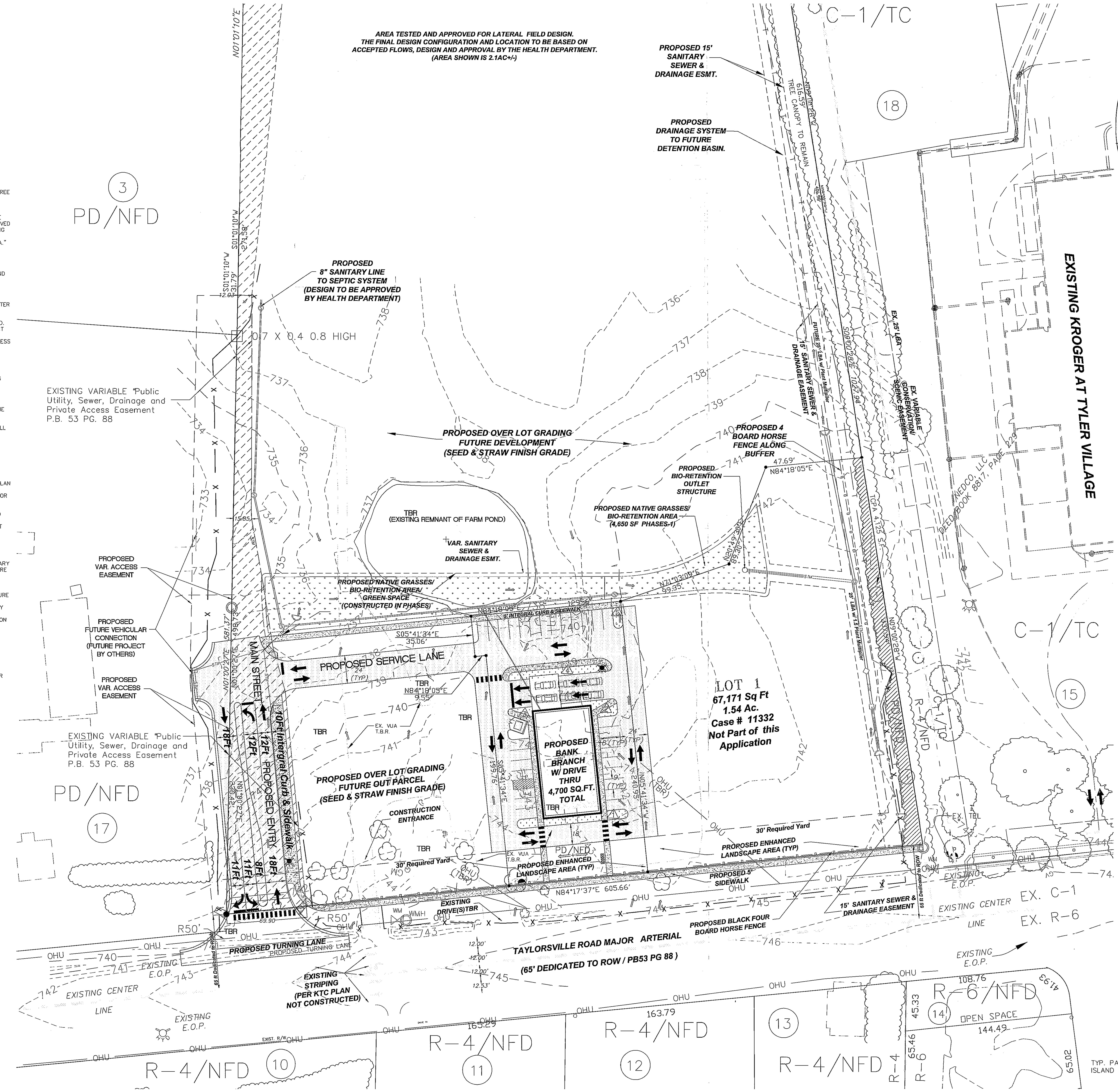
1. 0047-0339-0000
The Charles H. Lanham Jr. Revocable Trust
2349 Valletta Lane
Louisville, KY 40205
2. 0047-0004-0000
Geraldine E. Jewell & Walter L. Jewell Jr.
P.O. Box 99155
Louisville, KY 40269-0155
3. 0047-0095-0000
Vanderespt Living Trust
3906 Routt Road
Louisville, KY 40299
4. 0047-0123-0000
Michael A. McGreevy
3507 Tucker Station Rd.
Louisville, KY 40243
5. 0047-0103-0000
Richard Wayne Abell
3509 Tucker Station Rd.
Jeffersontown, KY 40299-4444
6. 0047-0202-0000
Eric Green
3511 Tucker Station Rd.
Louisville, KY 40299
7. 3401-0001-0000
Arlis G. & Roberta L. Tudor
12408 Tyler Woods Ct.
Louisville, KY 40299-8441
8. 0046-0457-0000
Quantum Development LLC
Suite H
6000 Brownsboro Park Blvd.
Louisville, KY 40207-7201
9. 0046-0088-0000
Thomas Ventures LLC
3900 Sweeney Ln.
Louisville, KY 40299
10. 0047-0020-0000
Rosie N. Westerfield
Lowell O. Westerfield
5307 Oakcreek Ln.
Louisville, KY 40291-1004
11. 0047-0019-0000
Staci M. Eddleman
12598 Taylorsville Rd.
Louisville, KY 40299
12. 0047-0205-0000
Frances & Sterling T. Eddleman
12600 Taylorsville Rd.
Jeffersontown, KY 40299
13. 0047-0053-0000
James D. & Gail Morgan
12602 Taylorsville Rd.
Jeffersontown, KY 40299
14. 3251-0290-0000
Stone Lakes Homeowners Assoc. Inc.
P.O 24103
Louisville, KY 40224-0103
15. 3700-0013-0000 (Also Lot 8)
Nedco, LLC
6060 Dutchmans Ln., Suite 110
Louisville, KY 40205-3277
16. 3700-0003-0000
Louisville & Jefferson County Metro Government KY & Louisville
550 S. 3rd Street
Louisville, KY 40202
17. 0047-0044-0000
S & W of Louisville, KY
18504 Shelbyville Road
Fisherville, KY 40023



PAINTED HANDICAPPED TRAFFIC SYMBOL DETAIL

GENERAL NOTES:

1. "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
3. B.M. – TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOJIC MAPPING.
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF THE SITE CONSTRUCTION PLAN SET.
5. BOUNDARY INFORMATION DEPICTED IS PRELIMINARY. ROAD & LOT LAYOUT IS SUBJECT TO REVISION & DOES NOT CONSTITUTE A BTM MASTER PLAN.
6. SENSITIVE FEATURES ON THIS SITE INCLUDE THE BUFFER ALONG THE HISTORIC DRIVE, REMNANT OF FARM POND ON THE SITE TO BE REMOVED. THE ENTIRE SITE IS LOCATED WITHIN THE NATIONAL REGISTERED DISTRICT OF TYLER SETTLEMENT.
7. ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.
8. WATER SERVICE BY LOUISVILLE WATER COMPANY WITH DEVELOPER INSTALLED OPTION.
9. SITE IS LOCATED WITHIN THE JEFFERSONTOWN FIRE DISTRICT.
10. METRO WORKS & KTC APPROVAL REQUIRED.
11. THE SIGNATURE ENTRANCES SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW.
12. THE SITE WILL REQUIRE TESTING SOIL MATERIAL AND REPLACED NON-STRUCTURAL FILL MATERIAL WITH ENGINEERED FILL IN COMPLIANCE WITH THE GEO-TECHNICAL REPORT COMPLETED FOR THIS SITE.
13. ALL CONSTRUCTION ACTIVITY FOR THIS SITE SHALL COMPLY WITH THE RECOMMENDATIONS FOR CONSTRUCTION ON HYDROLOGIC SOILS AND FILL AREAS PER THE GEO-TECHNICAL REPORT COMPLETED FOR THIS SITE.
14. ALL DUMPSTER, UTILITY AND ACCESSORY SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE AND 4.4.1.C.7 OF THE TYLER TOWN CENTER PDD DESIGN GUIDELINES.
15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING ALL DEMOLITION AND CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
16. A GEO-TECHNICAL EVALUATION FOR FILLING THE EXISTING ONSITE POND WILL NEED TO BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. THE DEVELOPER WILL BE REQUIRED TO POST A DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
18. ONSITE DETENTION MUST BE DESIGNED TO CONTAIN THE REQUIRED VOLUME PER MSD STANDARDS EXCLUDING ANY INFILTRATION ASSOCATED WITH THE PROPOSED BIO-RETENTION AREA.
19. THIS SITE IS LOCATED WITHIN THE PLANNED DEVELOPMENT DISTRICT OF TYLER TOWN CENTER AND SHALL CONFORM TO THE STANDARD SET FORTH IN THIS PLANNED DEVELOPMENT DISTRICT.
20. ALL EXISTING STRUCTURES TO BE REMOVED.
21. ACCESS EASEMENT MUST CONFORM TO ORDINANCE 91, SERIES 2004 LOUISVILLE METRO GOVERNMENT.
22. SANITARY SEWER SERVICE BY ON SITE SEPTIC SYSTEM UNTIL SANITARY SEWERS ARE AVAILABLE BY MSD LATERAL EXTENSION CONTRACT AND ARE SUBJECT TO APPLICABLE FEES. SEPTIC SYSTEM DISCONNECTION AND REMOVAL REQUIRED ONCE EXTENSIONS ARE AVAILABLE.
23. PRIVATE SEPTIC SYSTEM TO BE MAINTAINED BY OWNER(S) AND LOCATED IN A PRIVATE UTILITY EASEMENT TO BE DEDICATED ON A FUTURE EASEMENT PLAT UPON APPROVAL OF DESIGN. LOT 1 SHALL HAVE NO RESIDENTIAL USE PERMITTED UNTIL CONNECTED TO SANITARY SEWERS BY LATERAL EXTENSION.
24. ALL VEHICULAR ACCESS TO TAYLORSVILLE ROAD AND FUTURE URTON LANE CORRIDOR SHALL BE AT THE DESIGNATED LOCATIONS WITHIN THE PROPOSED ACCESS EASEMENT FOR ALL LOTS. NO DIRECT ACCESS TO TAYLORSVILLE ROAD OR FUTURE URTON LANE FROM ANY LOT.
25. NO DIRECT ACCESS TO TAYLORSVILLE ROAD FROM LOT 1 SHALL BE PERMITTED.
26. THIS SITE IS SUBJECT TO THE BINDING ELEMENTS/CONDITIONS OF APPROVAL OF DOCKET 9-73-97 & CASE 12427 OF FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
27. PORTIONS OF STRIPING ARE SHOWN FROM KTC ROADWAY PLANS FOR TAYLORSVILLE ROAD.
28. ATTACHED SIGNAGE MUST BE CHANNEL LETTER AND BACK LIT OR INTERNALLY ILLUMINATED.
29. THIS SITE IS LOCATED WITHIN THE TYLER RURAL SETTLEMENT.



DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 40' 80'
SCALE: 1" = 40'
TRUE NORTH

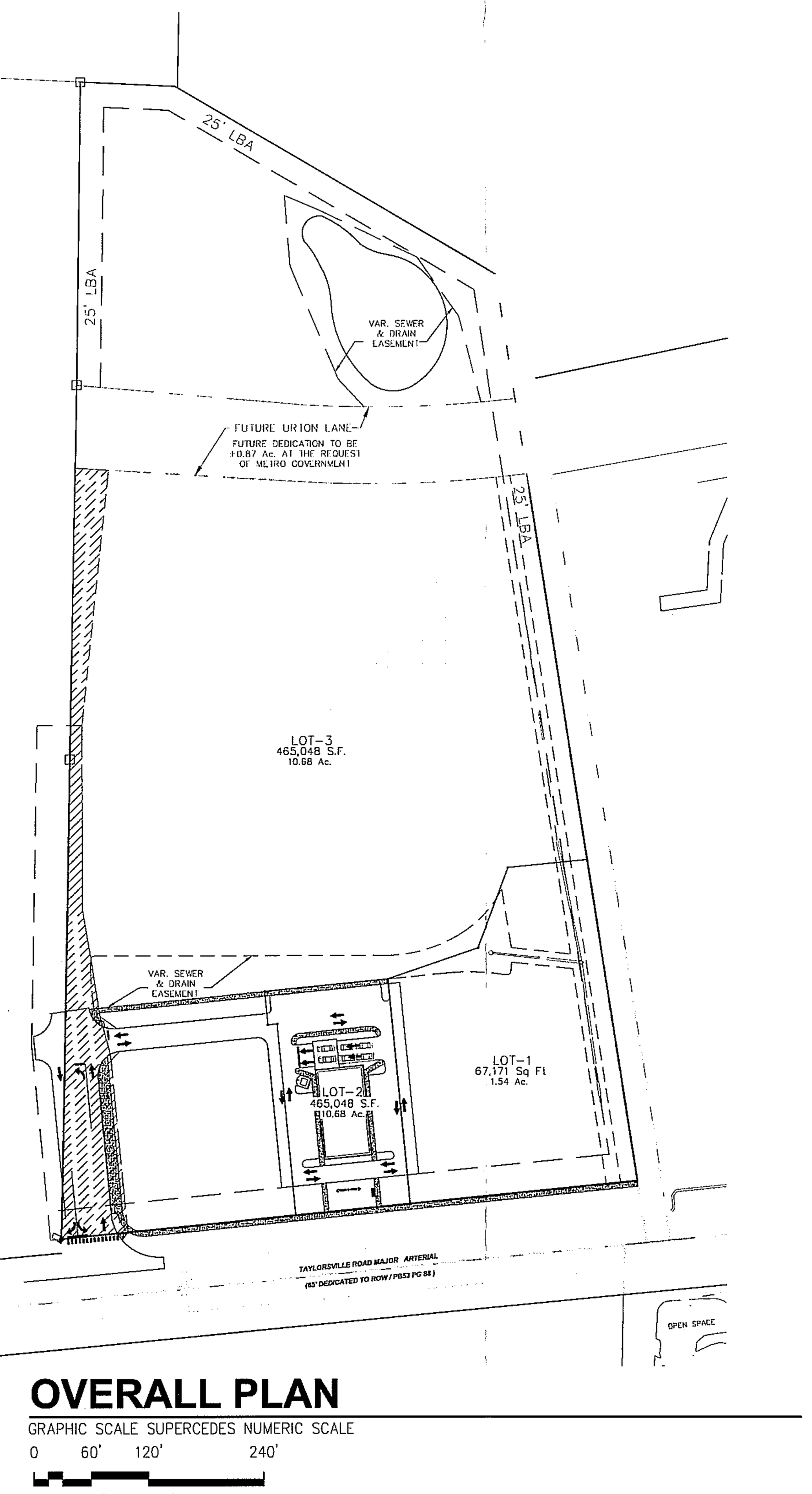
METRO WORKS AND KDOT NOTES:

1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF. REFER TO LIGHTING NOTES.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. ROADWAY DESIGNS TO BE FINALIZED DURING CONSTRUCTION PLAN PHASE.
7. RIGHT OF WAY DEDICATION WAS BY PB 53 PAGE 88.
8. THE APPLICANT HAS PROVIDED AN ACCESS EASEMENT CONNECTING TO THE ADJACENT PROPERTIES IDENTIFIED ON THIS PLAN IN PB 53 PAGE 88. THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.
9. URTON LANE CORRIDOR RIGHT OF WAY SHALL BE GRANTED AT A FUTURE DATE. REFER TO BINDING ELEMENT FOR SPECIFIC TERMS OF AGREEMENT.
10. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
11. NO TURNING LANES PROPOSED AT THIS TIME. WHEN REQUIRED, TAPER LENGTHS FOR TURN LANES WILL MEET KTC REQUIREMENTS.

LIGHTING NOTES:

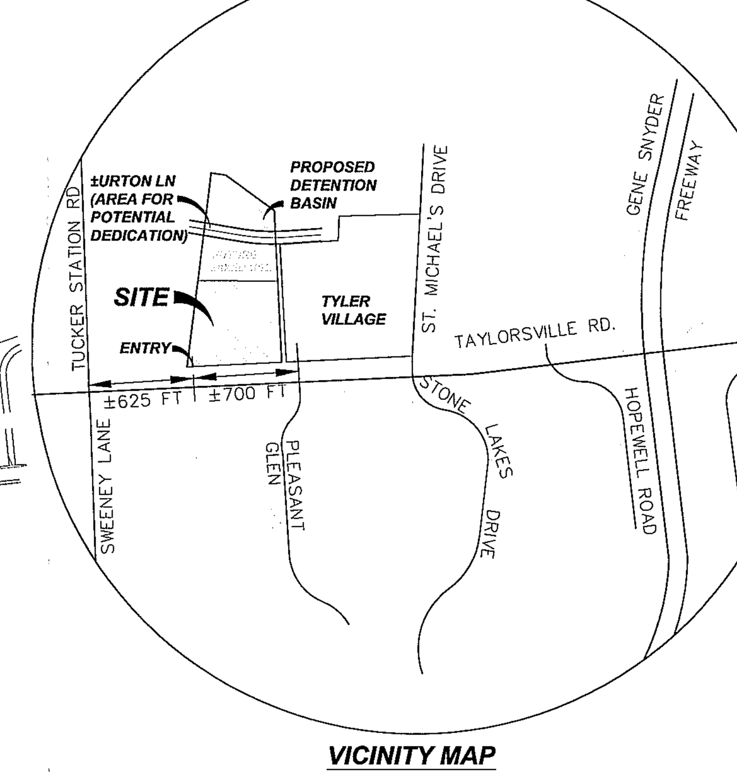
ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM:
AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THERE AFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE.
SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OF.

RELATED CASES # 11332 WM# 5812



OVERALL PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 60' 120' 240'
SCALE: 1" = 120'
TRUE NORTH



VICINITY MAP
LOUISVILLE, JEFFERSON COUNTY
KENTUCKY
NOT TO SCALE

SITE DATA:

LOT 1	
EXISTING ZONING	PD
EXISTING ZONING	NEIGHBORHOOD
FORM DISTRICT	24' (1-STY)
LOT AREA	1.54 ACRES
LOT IN SF	67,082 S.F.
LOT 2	
PROPOSED USE	COMMERCIAL / RETAIL
EXISTING ZONING	PD
EXISTING ZONING	NEIGHBORHOOD
FORM DISTRICT	24' (1-STY)
PROPOSED USES:	LOCAL BANK
PROPOSED RETAIL SPACE	4,700 SF
PARKING REQUIREMENTS:	
BANK PARKING REQUIRED	1/300 MIN. 1/300+15% MAX.
BANK PARKING REQUIRED	16 MIN. 18 MAX.
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
PARKING PROVIDED	18 SPACES + 11 COMMON SPACES*
LOT AREA	0.65 ACRES
LOT IN SF	28,516 S.F.
LOT FAR (0.5 MAX)	0.22 FAR
BICYCLE PARKING REQUIRED	2 SPACES
BICYCLE PARKING PROVIDED	2 SPACES
LOT 3	
EXISTING ZONING	PD
PROPOSED USES:	ACCESS ROAD/INFRASTRUCTURE
LOT AREA	10.68 ACRES
LOT IN SF	465,048 S.F.

MSD and HEALTH DEPARTMENT NOTES:

1. SANITARY SEWER SERVICE BY ON SITE SEPTIC SYSTEM UNTIL SANITARY SEWERS ARE AVAILABLE BY MSD LATERAL EXTENSION CONTRACT AND ARE SUBJECT TO APPLICABLE FEES. SEPTIC SYSTEM DISCONNECTION AND REMOVAL REQUIRED ONCE EXTENSIONS ARE AVAILABLE.
2. PRIVATE SEPTIC SYSTEM TO BE MAINTAINED BY OWNER(S) AND LOCATED IN A PRIVATE UTILITY EASEMENT.
3. LOJIC MAPPING PURCHASED FROM MSD, ELEVATIONS TO BE VERIFIED PRIOR TO SITE CONSTRUCTION PLAN PHASE.
4. DRAINAGE & SANITARY SEWER CONCEPTS DEPICTED ARE PRELIMINARY.
5. MSD EASEMENTS WILL BE PROVIDED FOR ALL THROUGH DRAINAGE ON THE SITE.
6. ALL SANITARY FLOWS TO THE SEPTIC SYSTEM SHALL BE REVIEWED AND APPROVED BY THE HEALTH DEPARTMENT.
7. NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
8. SITE ENGINEER MUST VERIFY CAPACITY OF DOWNSTREAM STORM WATER SYSTEM.
9. INTERNAL DRAINAGE SYSTEMS NOT CARRYING THROUGH DRAINAGE WILL BE PRIVATE.
10. KY DOT APPROVAL REQUIRED.
11. NO PART OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAPS 21111C0082E & 21111C0065E.
12. ALL 6" SANITARY SEWER LINES TO BE 1% MINIMUM SLOPE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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.

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.

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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

LANDSCAPE REQUIREMENTS

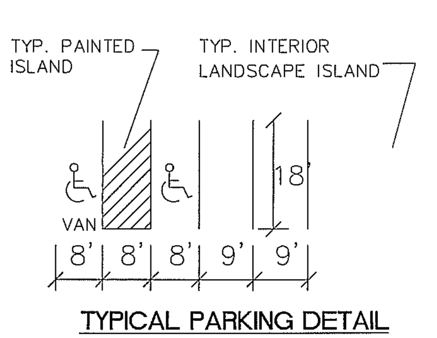
LOT 2	
V.U.A.	15,332 S.F.
7.5% I.L.A. REQUIREMENT	1,150 S.F.
I.L.A. PROVIDED	2,450 S.F.

I.L.A. AREAS
1. 689 sq.ft.
2. 332 sq.ft.
3. 166 sq.ft.
4. 1086 sq.ft.
5. 177 sq.ft.
2,450 sq.ft.

TREE CANOPY LOT 2

TCPA CATEGORY	C
SITE AREA	28,516 S.F.
TCPA TO REMAIN 0%	0 S.F.
TCPA REQUIRED 20%	12,075 S.F.
TCPA PROPOSED	5,703 S.F.
TOTAL TCPA PROVIDED	5,703 S.F. MIN.

RECEIVED
OCT 17 2011
PLANNING & DESIGN SERVICES



TYPICAL PARKING DETAIL

DETENTION BASIN CALCULATIONS

X = △CRA/12
△ C = 0.79–0.35=0.44
A = 1.54 ACRES
R = 2.8 INCHES
X = (0.44)(1.54)(2.8)/12 = 0.16 AC.-FT.
REQUIRED X = 6,970 CU.FT.
PROVIDED BASINS = 7,500 CU.FT.
4,650 SF @ 1.5FT Depth

LEGEND:

SILT FENCE	HIGH POINT
CONSTRUCTION ENTRANCE	DRAINAGE ARROW
EXISTING HYDRANT LOCATION	DRAINAGE DITCH
PROPOSED HYDRANT LOCATION	CREEK STONE HEADWALL
SITE BOUNDARY	CATCH BASIN
BLACK FOUR BOARD HORSE FENCE	DRAINAGE MANHOLE
PROPOSED QUEUING SPACE (10'X20')	TBR TO BE REMOVED
	EXISTING TREES TO REMAIN
	PROPOSED TREE LINE
	TREES TO BE REMOVED
OPEN SPACE / BIO-RETENTION	TREE PRESERVATION FENCE
DEPICTS SITE FEATURE	PROPOSED BIKE RACK
EXISTING STRUCTURE TO BE REMOVED	PROPOSED AREA FOR SEPTIC SYSTEM
FUTURE 8" SANITARY MANHOLE (conceptual layout, takes flows to holding tank for disbursement to lateral field treatment approved by Health Department)	ACCESS EASEMENT LINE
PROPOSED PEDESTRIAN CROSSING	PROPOSED BENCH (8)
EXISTING ZONING BOUNDARY	PROPOSED ILAs

REVISIONS
DATE	DESCRIPTION	BY

INTEGRATED ENGINEERING
1536 ROSEWOOD AVENUE
LOUISVILLE, KENTUCKY 40204
PHONE: 502.292.988
EMAIL: CHRIS@INT-ENGINEERING.COM

Site Design - Planning - Landscape Architecture - Project Management
ALPHA OMEGA INNOVATIONS, LLC
2425 Little Union Road Ω Taylorsville, KY 40071
Phone: 502.299.6678 Ω Fax: 877.741.6213
chadw@aolbydesign.com Ω www.AOlbyDesign.com

TYLER POINTE

TITLE:
DETAIL DISTRICT DEVELOPMENT PLAN

OWNER / DEVELOPER:
NUTWOOD 12523
TAYLORSVILLE RD, LLC
10197 BUNSEN WAY
LOUISVILLE, KY 40299
DB. 9234 PG 666
TAX BLOCK 47 LOT 51

SITE ADDRESS:
12523 TAYLORSVILLE ROAD
LOUISVILLE, KENTUCKY
TAX BLOCK 47, Lots 3&2
PB 53, Page 88

Detailed District Development Plan
Local Bank Branch
AT
TYLER POINTE
for
Nutwood 12523 Taylorsville Rd, llc - Lot 2

Draw By: CW	Checked By: CW
Scale: 1"=40'	
Drawing Date: 4-8-2011	
Drawing Name: 2010-02.B-DDDP1	
Sheet: P1.1B	

1CC 43