

- BINDING ELEMENTS: 9-32-97 Crossing Center 5, 6 & 8**
 All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:
- The development shall be in accordance with the approved district development plan and agreed upon to the following:
 - The development shall be in accordance with the approved District Regulations. Any changes/alterations to any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
 - The development shall not exceed 662,203 square feet of gross floor area.
 - The only permitted freestanding sign shall be located as shown on the approved development plan/sign plan. The signs on each lot shall conform to the height and size requirements contained within the General Plan's binding elements.
 - No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
 - There shall be no outdoor storage on the site.
 - Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
 - Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
 - Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
 - A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
 - The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant, developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
 - If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.

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

JEFFERSON COUNTY
APPROVED DISTRICT
DEVELOPMENT PLAN
 DOCKET NO. 10-23-07
 APPROVAL DATE 10/23/07
 EXPIRATION DATE 10/23/10
 SIGNATURE OF PLANNING COMMISSION

SITE DATA

| | |
|------------------------------------|-------------|
| TOTAL AREA = | 29.06 ACRES |
| EXISTING ZONING = | PEC |
| TOTAL AREA OF OFFICE SPACE = | 49,000 SF |
| TOTAL AREA OF PROPOSED WAREHOUSE = | 80,000 SF |
| TOTAL BUILDING AREA = | 129,000 SF |
| NO. OF EMPLOYEES = | 129,000 |
| AUA = | 129,000 SF |
| REC = | 129,000 SF |
| IJA = | 129,000 SF |

SITE DATA

| | |
|------------------------------------|-------------|
| TOTAL AREA = | 29.06 ACRES |
| EXISTING ZONING = | PEC |
| TOTAL AREA OF OFFICE SPACE = | 49,000 SF |
| TOTAL AREA OF PROPOSED WAREHOUSE = | 80,000 SF |
| TOTAL BUILDING AREA = | 129,000 SF |
| NO. OF EMPLOYEES = | 129,000 |
| AUA = | 129,000 SF |
| REC = | 129,000 SF |
| IJA = | 129,000 SF |

SITE DATA

| | |
|------------------------------------|------------|
| TOTAL AREA = | 1.48 ACRES |
| EXISTING ZONING = | PEC |
| TOTAL AREA OF OFFICE SPACE = | 6,000 SF |
| TOTAL AREA OF PROPOSED WAREHOUSE = | 69,000 SF |
| TOTAL BUILDING AREA = | 75,000 SF |
| NO. OF EMPLOYEES = | 75,000 |
| AUA = | 75,000 SF |
| REC = | 75,000 SF |
| IJA = | 75,000 SF |

PARKING DATA

| | |
|--------------------------------------|------------|
| OFFICE SPACE: 1 SPACE PER 400 SF | 122 SPACES |
| WAREHOUSE: 1 SPACE PER 125 EMPLOYEES | 104 SPACES |
| TOTAL SPACES REQUIRED = | 226 SPACES |
| TOTAL SPACES PROVIDED = | 233 SPACES |
| (INCLUDES 7 HC SPACES) | |

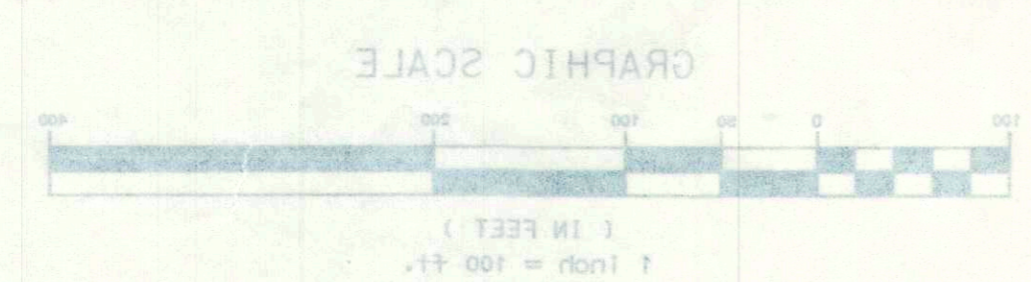
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 PLANNING &
 DEVELOPMENT SERVICES

JEFFERSON COUNTY
PUBLIC WORKS
 DATE: 10/23/07
 BY: [Signature]
 CONDITIONS: [Signature]
 SHALL COMPLY WITH ORDINANCE #28
DEVELOPMENT PLAN
PRELIMINARY APPROVAL

CROSSING CENTER 5, 6 AND 8
REVISED DISTRICT DEVELOPMENT PLAN



PRELIMINARY APPROVAL
 [Signature]
 [Signature]
 [Signature]



- GENERAL NOTES**
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL CONSTRUCTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL SHALL BE STORED OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - SEWER MAINS ARE AVAILABLE TO THIS SITE BY CONNECTION SUBJECT TO APPLICABLE FEES. CAPACITY CHARGE TO BE DETERMINED.
 - ALL DUMPSTER AREAS AND LANDSCAPE BUFFER AREAS SHALL CONFORM TO ARTICLE 12, LANDSCAPE AND LAND USE BUFFER.
 - STREET TREES (MINIMUM 2" CALIBER) SHALL BE PROVIDED AT AN AVERAGE OF ONE TREE PER 25 FEET OF ROADWAY FRONTAGE. A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO REQUESTING A BUILDING PERMIT.
 - THERE SHALL BE NO SUBDIVISION OR RESUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.
 - DRAINAGE SHALL CONFORM TO APPROVED C SUBDIVISION PLANS.
 - INCREASE IN RUNOFF VOLUME TO BE COMPENSATED AT DETENTION BASIN AT A 1:4 RATIO.
 - WETLAND DELINEATION, IF NOT ALREADY COMPLETE, MUST BE DONE PRIOR TO CONSTRUCTION APPROVAL.

SHEET NO. 1 OF 1
 DATE: 5-19-07
 108 NO. 21528-00
 SCALE: 1" = 100'
 DOCKET NO. 10-23-07
 CROSSING CENTER 5 AND 8
 REVISED DISTRICT DEVELOPMENT PLAN
 1310 SHILOH BEVITY
 COLUMBIANA, OHIO 45701
 (614) 232-3001