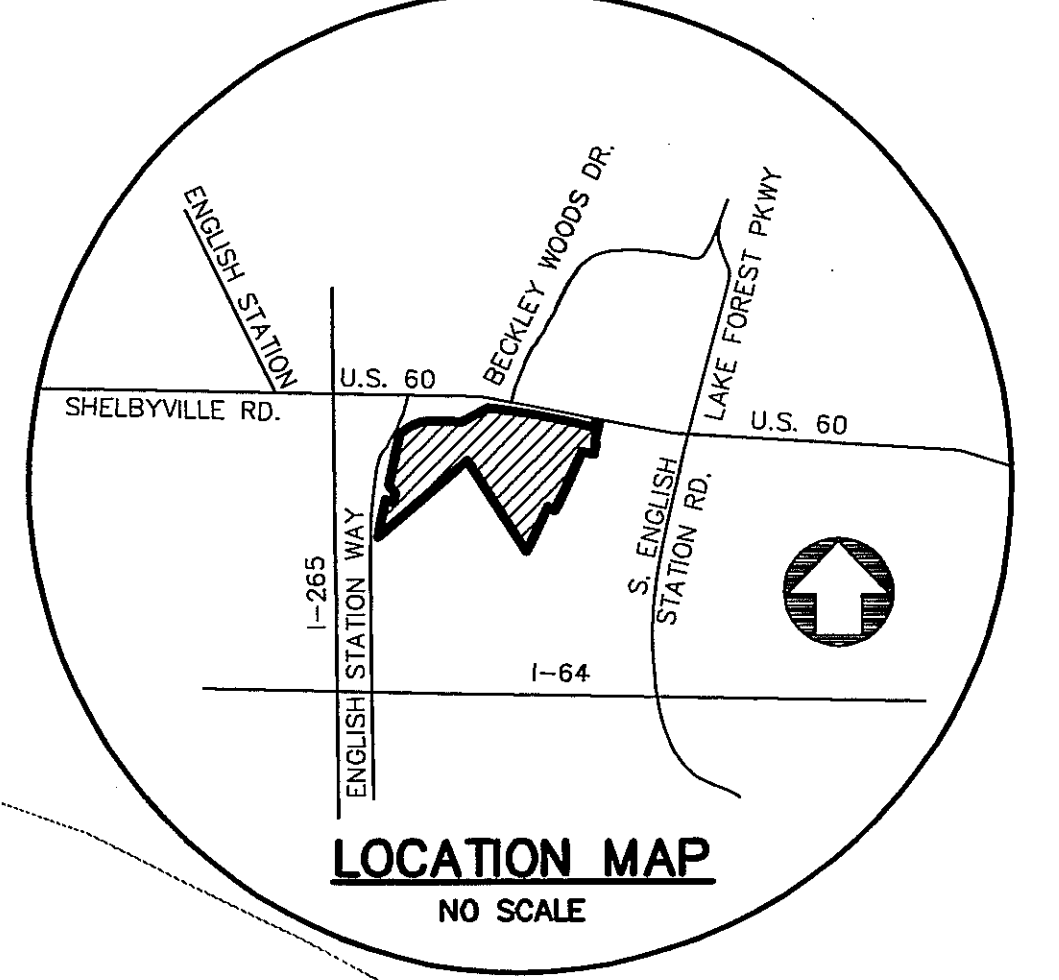


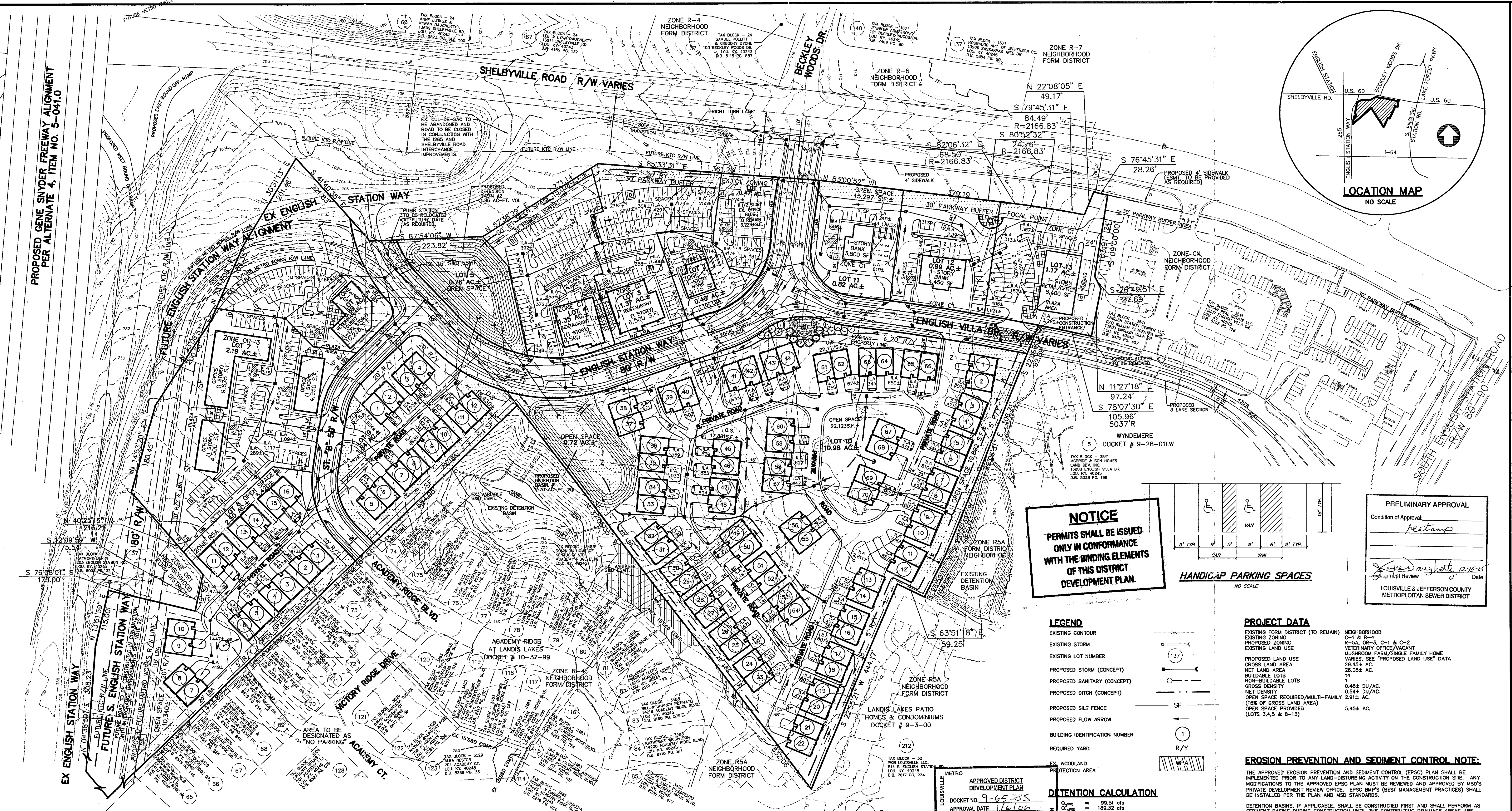
PROPOSED GENE SNYDER FREEWAY ALIGNMENT PER ALTERNATE 4, ITEM NO. 5-041.0



Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 420 WEST LIBERTY STREET
 LOUISVILLE, KY 40202
 ENGLISH STATION CENTER LLC
 614 WOODLAKE DRIVE
 LOUISVILLE, KY 40245

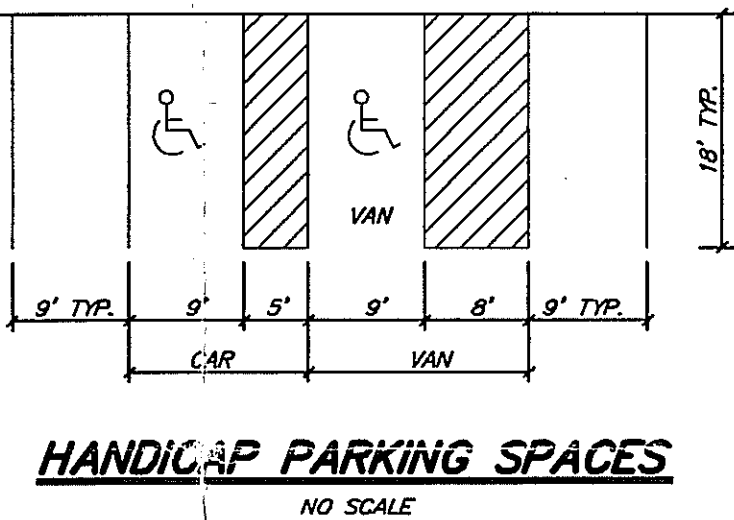
HOGAN HOLDINGS 15, LLC
 420 WEST LIBERTY STREET
 LOUISVILLE, KY 40202
 ENGLISH STATION CENTER LLC
 614 WOODLAKE DRIVE
 LOUISVILLE, KY 40245

PRELIMINARY PLAN, GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN
VILLAGES OF ENGLISH STATION II
 209 ENGLISH STATION WAY AND 13807 ENGLISH VILLA WAY
 LOUISVILLE, KY 40245
 T.B.: 32 LOTS: 10, 48, 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
 D.B. 8411 P.S. 854, D.B. 8420 P.G. 407, & D.B. 8502 P.G. 649



PRELIMINARY APPROVAL
 Condition of Approval: *restamp*
James A. Gentry 12/15/05
 Louisville and Jefferson County Metropolitan Sewer District

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



LEGEND

- EXISTING CONTOUR
- EXISTING STORM
- EXISTING LOT NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED DITCH (CONCEPT)
- PROPOSED FLOW ARROW
- BUILDING IDENTIFICATION NUMBER
- REQUIRED YARD
- EX WOODLAND PROTECTION AREA

PROJECT DATA

- EXISTING FORM DISTRICT (TO REMAIN) NEIGHBORHOOD C-1 & R-4
- EXISTING ZONING R-5A, OR-3, C-1 & C-2
- EXISTING LAND USE VETERINARY OFFICE/VACANT
- PROPOSED ZONING MUSHROOM FARM/SINGLE FAMILY HOME
- PROPOSED LAND USE VARIES, SEE "PROPOSED LAND USE" DATA
- GROSS LAND AREA 28,458 AC.
- NET LAND AREA 26,082 AC.
- BUILDABLE LOTS 14
- NON-BUILDABLE LOTS 1
- GROSS DENSITY 0.48# DU/AC.
- NET DENSITY 0.54# DU/AC.
- OPEN SPACE REQUIRED (MULTI-FAMILY 2.91# AC. (15% OF GROSS LAND AREA))
- OPEN SPACE PROVIDED 5.45# AC. (LOTS 3, 4, 5 & 8-13)

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 SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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

DETENTION CALCULATION

| COMMISSION | COMMISSION |
|-------------------------------|-------------------------------|
| Q ₁₀₀ = 189.51 cfs | Q ₁₀₀ = 189.51 cfs |
| Q ₅₀ = 169.32 cfs | Q ₅₀ = 169.32 cfs |
| Q ₂₅ = 138.55 cfs | Q ₂₅ = 138.55 cfs |
| Q ₁₀ = 97.21 cfs | Q ₁₀ = 97.21 cfs |
| Q ₅ = 65.94 cfs | Q ₅ = 65.94 cfs |
| Q ₂ = 26.93 cfs | Q ₂ = 26.93 cfs |

NOTES

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: RETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORM DRAINAGE PATTERN (DEPICTED BY ARROWS). THIS IS FOR CONCEPT PURPOSES ONLY. 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: A Silt and Sedimentation Control Plan shall be developed and implemented in accordance with MSD and the USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. LOGS, PARKING MATERIAL, STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE MIDDLE-TOWN FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100 115 D), AS INDICATED ON THE PLAN.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION PRIOR TO CONSTRUCTION PLAN APPROVAL, AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 4.4.3, RESPECTIVELY.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL PUBLIC STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL EXISTING STRUCTURES, EXCLUDING EX. VETERINARY OFFICE, SHALL BE REMOVED.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS MAY BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY AND NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- RIGHT-OF-WAY AND SIDEWALK EASEMENT DEDICATION BY DEED, MINOR PLAT OR ASSOCIATED RECORD PLAT SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- ALL LOT ENTRANCE SHALL HAVE A MIN. 25' RADIUS. ALL RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM OF 25' FROM CURB TO GARAGE.
- TRACT 8 & 10 SHALL BE SERVED BY PRIVATE ROADS LOCATED WITHIN A 50' ACCESS, UTILITY, SAN. SEWER AND DRAINAGE ESMT.
- A SIDEWALK SHALL BE PROVIDED ALONG SHELBYVILLE ROAD FROM THE PROPOSED ENGLISH STATION WAY INTERSECTION TOWARD GENE SNYDER FREEWAY AS PART OF THE INTERCHANGE IMPROVEMENT.

INDIVIDUAL LOT DATA

| LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 |
|--|--|--|---|---|--|--|--|--|--|--|--|--|
| LAND AREA 0.472 AC. | LAND AREA 0.468 AC. | LAND AREA 0.974 AC. | LAND AREA 1.358 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. | LAND AREA 1.882 AC. |
| EXISTING ZONING C-1 | EXISTING ZONING C-1 | EXISTING ZONING C-1 | EXISTING ZONING R-4 | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A | EXISTING ZONING R-5A |
| PROPOSED ZONING C-1 | PROPOSED ZONING C-1 | PROPOSED ZONING C-1 | PROPOSED ZONING R-4 | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A | PROPOSED ZONING R-5A |
| BUILDING AREA 3,226 S.F. | BUILDING AREA 3,226 S.F. | BUILDING AREA 3,226 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. | BUILDING AREA 6,500 S.F. |
| FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 | FLOOR AREA RATIO 13-22 |
| PARKING SPACES REQUIRED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES REQUIRED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES REQUIRED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES REQUIRED (MIN. 1SP/125 S.F., MAX. 1SP/50 S.F.) | PARKING SPACES REQUIRED (MIN. 1SP/125 S.F., MAX. 1SP/50 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) | PARKING SPACES PROVIDED (MIN. 1SP/250 S.F., MAX. 1SP/150 S.F.) |
| V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED | V.I.A. PROVIDED |
| TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS | TREE CANOPY CLASS |
| TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED | TREE CANOPY PRESERVED |
| TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED | TREE CANOPY PROPOSED |
| TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED | TOTAL TREE CANOPY REQUIRED |

TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS: *Pending Review of Traffic Study and Road Design of Subcontractor at Construction*
 BY: *[Signature]*
 DATE: *12/14/05*

RECEIVED
 DEC 16 2005
 Vertical Scale: N/A
 Horizontal Scale: 1"=80'
 Date: 11/03/05
 Job Number: 2002100
 Sheet 1 of 1

GRAPHIC SCALE 1"=80' DOCKET #9-65-05 AND 10-41-05 MSD SUB #1082