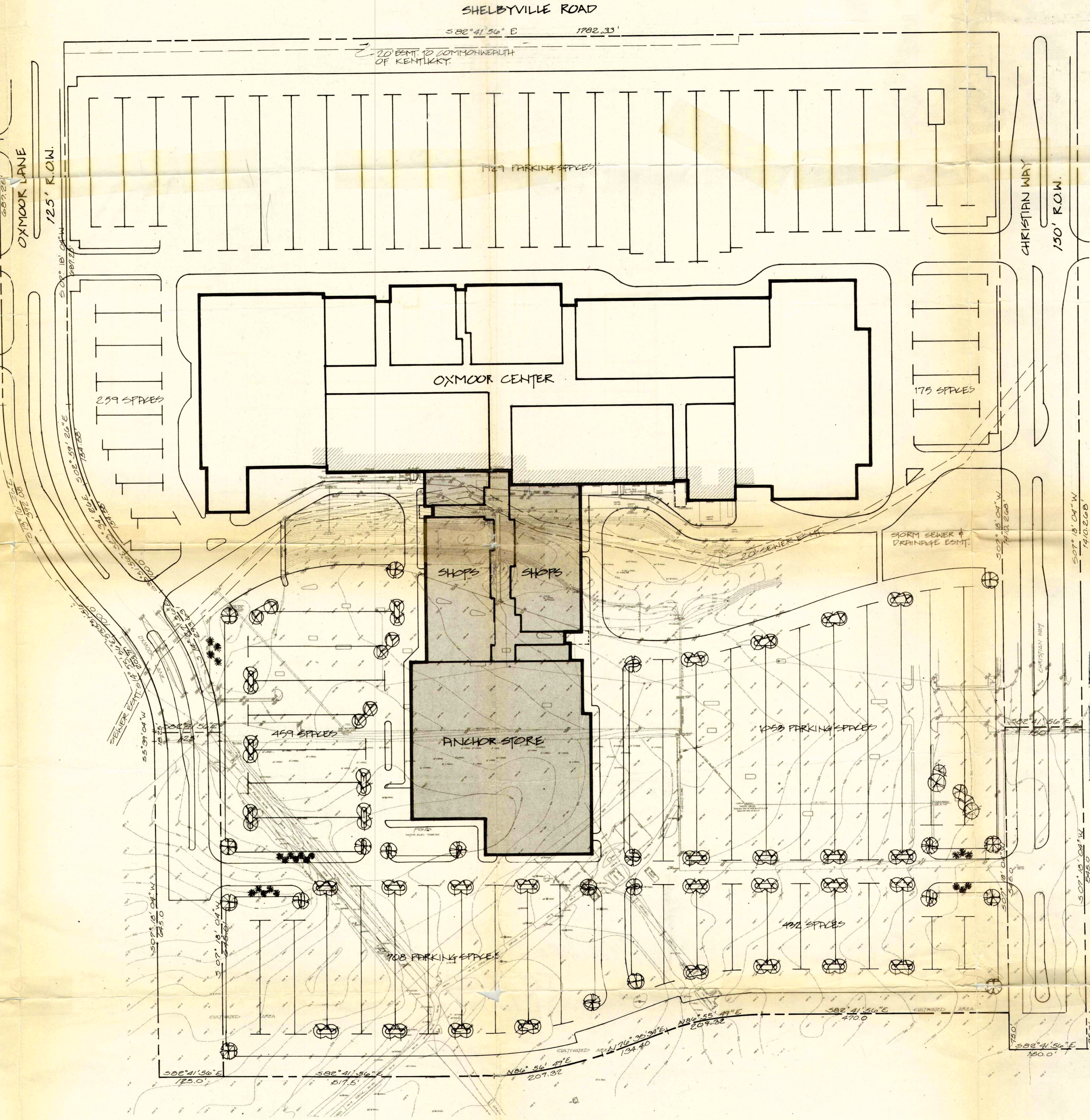


- The pavement of Oxmoor Lane will be constructed within the right-of-way as shown on the approved district development plan. The remaining portion of Oxmoor Lane will be constructed to the southern terminus of the right-of-way when required by the Jefferson County Department of Public Works and Transportation.
- The unbuilt portion of Christian Way contained in the preliminary plan of Oxmoor Subdivision (Docket 10-18-79) will be constructed as shown on the approved district development plan prior to occupancy of the proposed addition.
- The gross leasable area of the proposed addition shall not exceed 273,000 square feet.
- Construction of the new building will be in accordance with the Floor Plain Regulations.
- If a critical lane traffic analysis of the intersection of Oxmoor Lane and the first entrance to the Oxmoor Center indicates the intersection is operating at a level of service lower than "C", the County Engineer may direct that an additional entrance from Shelbyville Road to the parking lot be constructed by Kimmar Inc. The design shall be similar to the drawing entitled "Potential Future Entrance to Oxmoor Center" and dated received September 26, 1980 which is located in the files of the Planning Commission.
- Prior to the opening of the Oxmoor Center Expansion, the phasing of the signalization at the intersection of Shelbyville Road and Oxmoor Lane shall be modified in accordance with standards of the Kentucky Department of Transportation before building permits are issued.
- The plan must be reapproved by the Transportation Engineering, Water Management and Fire Safety Sections of the Jefferson County Department of Public Work and Transportation before building permits are issued.
- Unless use in accordance with the approved plan and binding elements has been substantially established within two years from the date of approval of the plan or rezoning whichever is later, the property may not be used in any manner until such time as a district development plan has been approved by the Planning Commission.

DOCKET 9-50-80



SITE DATA

- 730,000 A/LA EXISTING CENTER
- 194,000 A/LA PROPOSED ANCHOR
- + 77,000 A/LA PROPOSED SHOPS
- 1,003,000 TOTAL A/LA
- 5,015 TOTAL PARKING SPACES REQUIRED
- 22 NEW HANDICAP PARKING SPACES WILL BE PROVIDED

WATER MANAGEMENT REQUIREMENTS

- Preliminary size of drainageway under building is 8 feet by 60 feet on upstream end. Final size will be subject to approval by Water Management.
- Prior to approval of construction plans, a maintenance agreement between Oxmoor Center and Jefferson County Department of Public Works will be finalized making Oxmoor Center responsible for required maintenance of the drainageway through the property including the portion under the expansion.

NOTES

BUILDING CONFIGURATION IS CONCEPTUAL HOWEVER, PROPOSED FLOOR AREA SHALL NOT BE EXCEEDED. DEVELOPMENT SHALL BE CONSIDERED IN ACCORDANCE WITH FIRE SAFETY CODES. REFER TO ZONING MAP FOR EXISTING & PROPOSED ZONING BOUNDARIES. BICYCLE PARKING & RACKS WILL BE PROVIDED.

PRELIMINARY REVIEW DEVELOPMENT PLAN

REQUEST RE-EXAMINATION OF FLOOD LINES & NEW FLD HYDROGRAPHS
 5:00 PM DATE
 JEFF. CO. FIRE SAFETY OFFICER
 CODE ENFORCEMENT OFFICER

PRELIMINARY APPROVAL SURFACE WATER CONTROL
 Conditions of Approval: AS NOTED IN WATER MANAGEMENT REQUIREMENTS.
 9-26-80 DATE
 M.S. EVANS
 WATER MANAGEMENT ENGINEER
 JEFFERSON COUNTY

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 JIM STEHLER
 9-26-80 DATE
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

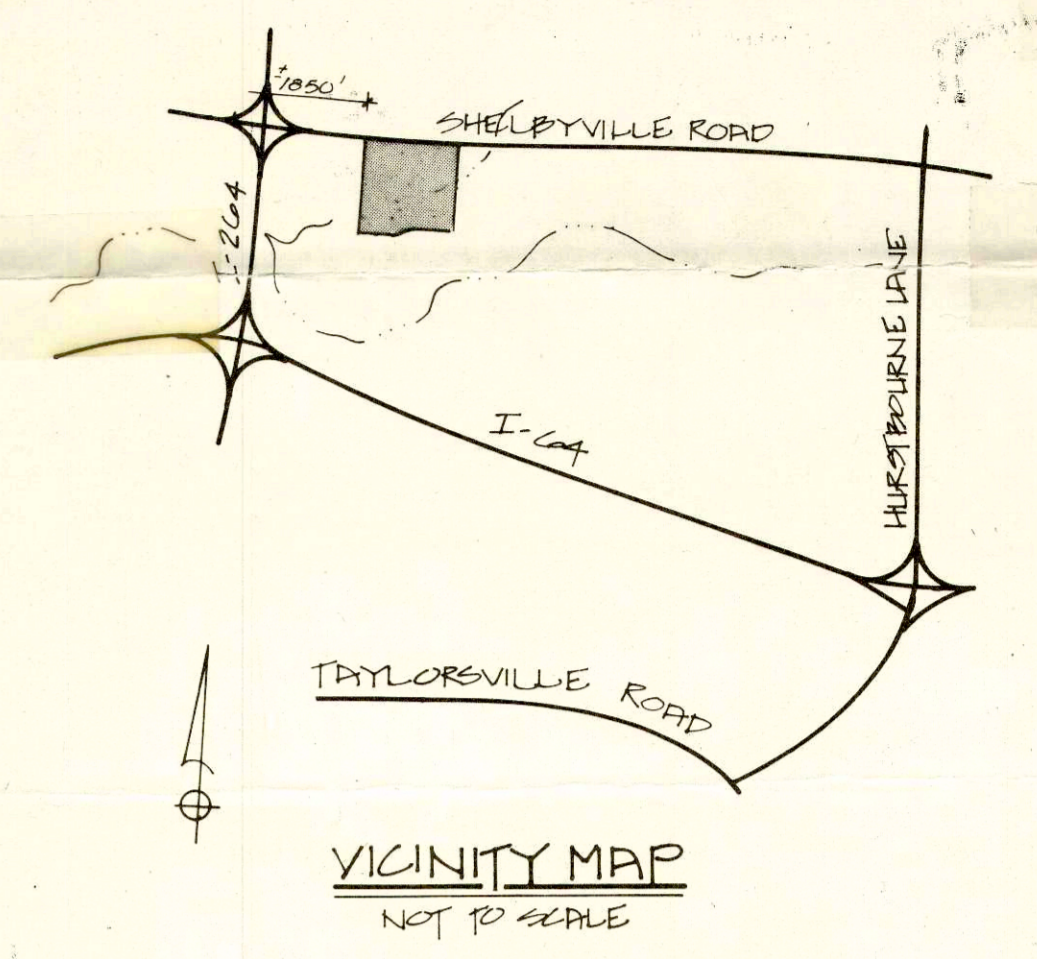
RECEIVED
 SEP 26 1980
 LOUISVILLE AND JEFFERSON COUNTY
 PLANNING COMMISSION

PRELIMINARY SUBDIVISION & GENERAL DISTRICT DEVELOPMENT PLAN FOR

OXMOOR CENTER EXPANSION

DEVELOPER
 WINMAR CO. INC.
 CITIZENS PLAZA
 LOUISVILLE, KY 40202
 OWNER/CO-TRUSTEE
 CITIZENS FIDELITY BANK & TRUST
 THOMAS W. BULLITT CO-TRUSTEE
 CITIZENS PLAZA
 LOUISVILLE, KY 40202

Miller, Wihry & Lee
 INCORPORATED
 Landscape Architects • Engineers • Planners
 Landward House 1387 South Fourth St. Louisville, Ky. 40208



APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-50-80
 APPROVAL DATE: Nov. 20, 1980
 EXPIRATION DATE: 2 yrs - 11/27/83
 SIGNATURE OF PLANNING COMMISSIONER (SEAL)
 Charles A. Davis
 See Binding Elements
 PLANNING COMMISSION

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

SCALE 1"=100'-0"
 JULY 1, 1980

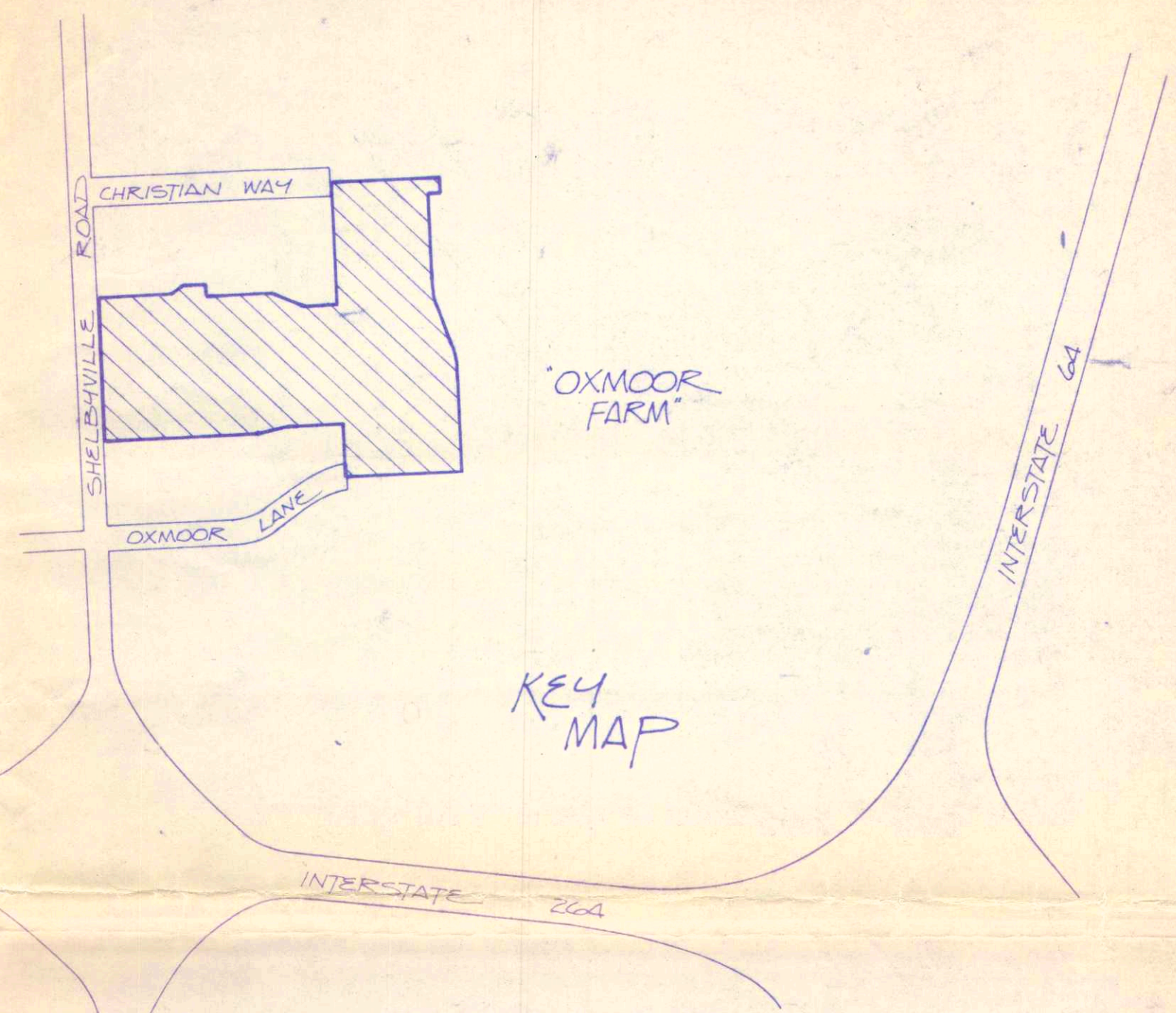


9-50-80

#22286-04/80

DOCKET 9-49-83

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



SHELBYVILLE ROAD 100' R/W

CHRISTIAN WAY 150' R/W

OXMOOR LANE 125' R/W

- DOCKET NO. 9-49-83
 Ordinance to change the zoning from C-1 Commercial to C-2 Commercial on a portion of the property known as 7900 Shelbyville Road (Oxmoor Shopping Center), said portion being located 1050 feet more or less southwest of Shelbyville Road, and being located 700 feet more or less west of Christian Way and 340 feet more or less east of Oxmoor Lane, said portion having a depth of 600 feet more or less and a width of 550 feet more or less, excluding that portion already zoned C-2 Commercial, and being located in the City of Louisville.
- Applicant: Winmar Company, Inc.
 Edwin C. Coburn, Vice President
 1420 Citizens Plaza
 Louisville, Kentucky 40202
- Owners: Thomas W. Bullitt (Bullitt Estate)
 Co-Trustee w/o Wm. M. Bullitt
 Citizens Fidelity Bank and Trust Company
 Citizens Plaza
 Louisville, Kentucky 40202
- The pavement of Oxmoor Lane will be constructed within the right-of-way as shown on the approved district development plan. The remaining portion of Oxmoor Lane will be constructed to the southern terminus of the right-of-way when required by the City of Louisville.
 - The gross leasable area of the proposed addition shall not exceed 273,000 square feet.
 - Construction of the new building will be in accordance with the Flood Plain Regulations.
 - If a critical lane traffic analysis of the intersection of Oxmoor Lane and the first entrance to the Oxmoor Center indicates the intersection is operating at a level of service lower than "D", the County Engineer may direct that an additional entrance from Shelbyville Road to the parking lot be constructed by Winmar Inc. The design shall be similar to the drawing entitled "Potential Future Entrance to Oxmoor Center" and dated received September 26, 1980 which is located in the files of the Planning Commission (Docket 9-50-80).
 - Prior to the opening of the Oxmoor Center Expansion, the phasing of the signalization at the intersection of Shelbyville Road and Oxmoor Lane shall be modified in accordance with standards of the Kentucky Department of Transportation.
 - Before building permits are issued, the development plan must be reapproved by the Water Management Section of the Jefferson County Department of Public Works and Transportation and the City of Louisville Department of Public Works.
 - No building permits shall be issued more than two years from the date of approval of the plan or rezoning, whichever is later and the property shall not be used in any manner.
 - A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use.
 - The above binding elements may be amended as provided for in the Zoning District Regulations.

Bullitt, Thomas W
 c/o Adcor Realty Corp
 Steuarts
 501 S. 4th St. 40202

Bullitt, Thomas M
 437 W. Jefferson St. 40202

Bullitt, Thomas W
 c/o Ford Leasing Dev Co
 Central Office Bldg
 The American Rd.
 Dearborn, Mich 48121

APPROVED DISTRICT
 DEVELOPMENT PLAN

DOCKET NO. 9-49-83

APPROVAL DATE Aug. 18, 1983

EXPIRATION DATE 2 yrs - August 23, 1985

SIGNATURE OF PLANNING COMMISSION P. Roberts

Kathy Mulloy
 See Binding Elements

PLANNING COMMISSION

RECEIVED
 JUL 0 8 1983
 LOUISVILLE & JEFFERSON COUNTY
 PLANNING COMMISSION

EXHIBIT "B-2"
 ZONING MAP
 of the
 OXMOOR CENTER EXPANSION

DEVELOPER
 WINMAR CO., INC.
 CITIZENS PLAZA
 LOUISVILLE, KENTUCKY 40202

OWNER / CO-TRUSTEE
 CITIZENS FIDELITY BANK & TRUST CO.
 CO-TRUSTEE - THOMAS W. BULLITT
 CITIZENS PLAZA
 LOUISVILLE, KENTUCKY 40202

9-49-83

Miller, Wihry & Lee
 INCORPORATED
 Landscape Architects & Engineers

Landward House 1387 South Fourth St. Louisville, Ky. 40208

REVISIONS	SCALE
8 JULY 1983	1" = 100'
DR. J.M.	
CK.	
DATE	
8 JULY 1980	

FILE 22286-5	NO.
SHEETS	
IN	
SET	

- DLI Properties 8613 Shelbyville Rd. 40207 386
- Chevron USA Inc. P.O. Box 7611 San Fran, Calif. 387
- Chevron USA Inc. P.O. Box 7611 San Fran, Calif. 386
- Be Ha Cleaners 7107 Shelbyville Rd. 40207 385
- St. Margaret Mary Catholic Church 7813 Shelbyville Rd. 40222
- 15000, Carrell 1903 Round Ridge 40207 38
- Schmitt, L.F. & Hollaway, M.S. Jr. 221 Hurstborne Ln. 40222 39
- ARTERBURN DR.
- Reutter, Sherman 5803 Whipp Mill Rd. 40222 31
- Wellwood to Go 3181 Corporate Place Hayward, California 94540 30
- Linetti, Diana 513 Circle Hill Rd. 40207 29
- Color Me Supermarket Inc. 1413 Shelbyville Rd. 40222 28
- Andres, Herman 1808 Rosewood 40204 27
- Schmitt, Frank A. 221 Hurstborne 40220 26
- Louisville Trust Co. Accounting Dept. P.O. Box 3100 25
- NORWOOD DR.
- Hoffman, C.F. c/o Exxon Corp. P.O. Box 93 Houston, Texas 77001 2

DOCKET PW-10-00 & REVISED 9-50-80 & 9-49-83



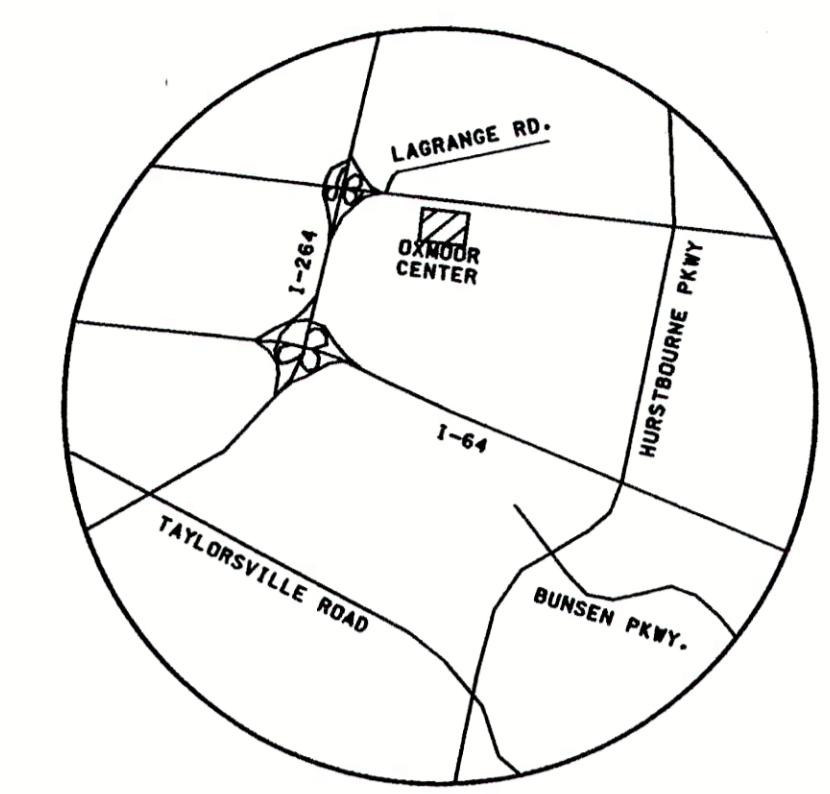
Design Services
For The Built Environment

- Atlanta
- Birmingham
- Charlotte
- Columbus
- Dallas
- Fort Lauderdale
- Indianapolis
- Jacksonville
- Louisville
- Memphis
- Nashville
- Raleigh
- Richmond
- Tampa

GRESHAM SMITH AND PARTNERS

239 South Fifth Street
Louisville, Kentucky 40202
602.627.8900
WWW.GSPNET.COM

REVISED DEVELOPMENT PLAN
OXMOOR CENTER
7900 SHELBYVILLE ROAD
LOUISVILLE KY 40222



LOCATION MAP
NTS

EXISTING USE

GROSS BUILDING AREA	= 1,171,072 SQ. FT.
GROSS LEASEABLE AREA	= 959,751 SQ. FT.
RESTAURANT LEASEABLE AREA	= 15,819 SQ. FT.
RETAIL LEASEABLE AREA	= 943,932 SQ. FT.

PARKING SUMMARY

TOTAL SITE AREA	= 70 acres
FLOOR AREA RATIO	= 0.47
STORIES/HEIGHT	= 1-2 stories, 48' max.
EXISTING ZONING	= C-1, C-2
EXISTING FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= SHOPPING MALL (RETAIL AND RESTAURANT)

REQUIRED:

RESTAURANT 1/125	= 127 SPACES
RETAIL 1/200	= 4,720 SPACES
SUB TOTAL	= 4,847 SPACES
5% TARC REDUCTION	= 242 SPACES
TOTAL	= 4,605 SPACES

AVAILABLE = 4,330 SPACES
(59 HANDICAP SPACES PROVIDED
54 HANDICAP SPACES REQUIRED)

PARKING WAIVER REQUESTED = 275 (6.0%) SPACES
* NOT INCLUDED IN PARKING TOTALS

V.U.A. SUMMARY
TOTAL V.U.A. = 1,692,000 SF
ILA REQUIRED ** = 0 SF
ILA PROVIDED = 45,700 SF

** Oxmoor Mall was approved in 1983. Landscaping requirements, including ILAs, became effective under the landscape code which was adopted in 1987. No changes to the approved plan have been requested that would necessitate compliance with the existing landscape code, including the provision of ILAs. Information included regarding existing landscaped areas (listed as "ILA provided") that would be considered ILAs under the landscape provisions of the Land Development Code is provided at the request of staff and is not intended to indicate a requirement imposed by planning staff, or an intent of the applicant to comply with existing ILA or other landscape requirements.

PRELIMINARY APPROVAL

Conditions of Approval

Bestamp
for parking waiver

Joyce Dougherty 6-2-05
Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RELATED CASES

DOCKET # 10-9-80,
9-49-83, 9-50-80,
B-197-98, B-149-00,
PW-10-00

PROJECT INFORMATION

7900 SHELBYVILLE ROAD
LOUISVILLE KY 40222
WB 96 PG 1, WAB 197, PG 289
TB 89N LOT 7
OWNER:
Hocker Oxmoor, LLC
110 Noah Wacker Drive, Chicago, IL 60606

THE REVISED DEVELOPMENT PLAN RELIES ON AN ALTA SURVEY DATED MARCH 27, 2003 BY BOCK & CLARK CORPORATION



SEAL

No.	Date	Revision
1	5/10/05	CHANGES AS NOTED PER PDS

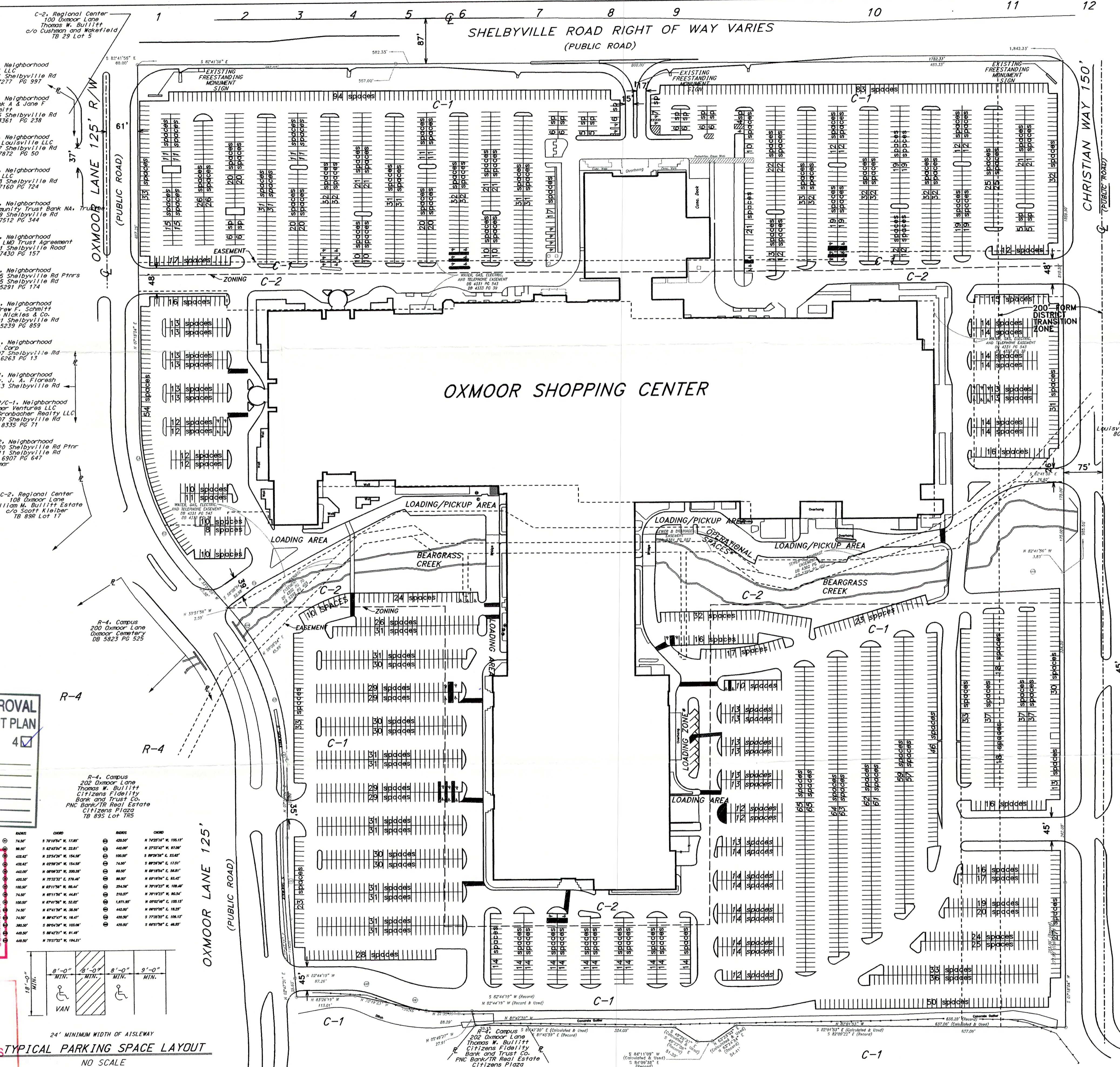
REVISED DEVELOPMENT PLAN

DOCKET # 9-49-83, PW-10-00
FILE: P:\2378\1017\1017\F03.dgn
PROJECT: 10205.00
DATE: 6/2/05

PW-10-00
9-50-80
9-49-83

1 2 3 4 5 6 7 8 9 10 11 12

SHELBYVILLE ROAD RIGHT OF WAY VARIES (PUBLIC ROAD)

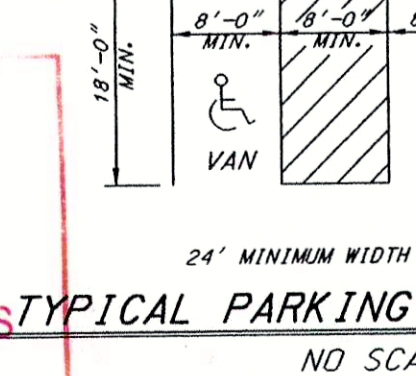


OXMOOR SHOPPING CENTER

- C-1, Neighborhood 7601 LLC 7601 Shelbyville Rd DB 7272 PG 997
- C-1, Neighborhood Frank & Jones F 7605 Shelbyville Rd DB 3361 PG 238
- C-1, Neighborhood 60W Louisville LLC 7607 Shelbyville Rd DB 7672 PG 50
- C-1, Neighborhood PAM LLC 7611 Shelbyville Rd DB 7160 PG 724
- C-1, Neighborhood Community Trust Bank NA 7619 Shelbyville Rd DB 7512 PG 544
- C-1, Neighborhood The LMO Trust Agreement 7621 Shelbyville Rd DB 7430 PG 157
- C-1, Neighborhood 7635 Shelbyville Rd Prrs 7635 Shelbyville Rd DB 5291 PG 174
- C-1, Neighborhood Andrew F. Schmitt c/o Nicklas & Co. 7601 Shelbyville Rd DB 5239 PG 859
- C-1, Neighborhood GCI Corp 7607 Shelbyville Rd DB 6263 PG 13
- R-4, Neighborhood Rev. A. P. P. 7813 Shelbyville Rd
- C-1, Neighborhood Lamer Ventures LLC & Orsbacher Realty LLC 7607 Shelbyville Rd DB 8335 PG 71
- C-2, Neighborhood 200 Oxmoor Lane 791 Shelbyville Rd DB 6907 PG 647 Lamer
- C-2, Regional Center 108 Oxmoor Lane William M. Bullitt Estate c/o Scott K. Walter TB 89R Lot 17
- R-4, Campus 202 Oxmoor Lane Thomas W. Bullitt Citizens Fidelity Bank and Trust Co. PNC Bank/TR Real Estate Citizens Plaza TB 89S Lot 185

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
PARKING WAIVER
BY: T. Gifford
DATE: 6/2/05

MARK	CHORD	MARK	CHORD
74.00'	S 78°19'54" W, 112.81'	488.00'	N 78°21'14" W, 155.15'
88.00'	S 87°43'54" W, 52.81'	488.00'	S 87°24'04" W, 87.80'
438.00'	N 87°27'54" W, 164.80'	188.00'	S 89°50'54" W, 118.80'
438.00'	N 87°27'54" W, 164.80'	43.00'	S 89°24'04" E, 125.81'
438.00'	N 89°20'54" W, 208.28'	88.00'	N 89°19'04" E, 88.81'
438.00'	N 78°23'52" E, 176.84'	88.00'	N 89°19'04" E, 88.81'
108.00'	N 89°17'04" W, 88.81'	28.80'	S 79°17'04" W, 88.81'
74.00'	N 89°17'04" W, 88.81'	218.80'	N 79°17'04" W, 88.81'
108.00'	N 89°17'04" W, 88.81'	1,891.85'	N 09°20'04" E, 155.15'
74.00'	N 89°17'04" W, 88.81'	44.00'	N 09°20'04" E, 155.15'
388.00'	N 09°20'04" E, 155.15'	488.00'	S 77°20'04" E, 108.15'
448.00'	N 09°20'04" E, 155.15'	488.00'	S 09°20'04" E, 88.81'
448.00'	N 78°23'52" W, 184.81'		



24' MINIMUM WIDTH OF AISLEWAY
NO SCALE

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

PLANNING

BINDING ELEMENTS

DOCKET NO. 9-49-83 & 9-50-80

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes, additions or alterations of 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.
2. Total building area for Oxmoor Center shall not exceed 1,171,072 square feet of gross floor area; gross leasable space shall not exceed 959,751 square feet. Additional gross building area and/or gross leasable space may be permitted if a revised district development plan is approved together with either (i) additional parking provided pursuant to LDC Article 9, or (ii) approval of an appropriate parking waiver, both of which require filing a revised development plan.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Outdoor storage is not permitted on site except as permitted by LDC Sec. 4.4.8 and as designated on an approved revised development plan.
5. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Department of Inspections, Permits and Licenses and Transportation and the Metropolitan Sewer District.
 - b. 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.
 - c. Crossover and parking agreements shall be obtained. A copy of the recorded instrument(s) shall be submitted to the Department of Planning and Design Services. Annual re-certification is required.
6. 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.
7. 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.
8. 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 and 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.
9. 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.
10. The Planning Commission shall require a full traffic and air quality analysis, including an arterial analysis for Shelbyville Road, before considering any additional development of the general area known as Oxmoor Center/the Bullitt Farm. This binding element shall apply to any commercial, retail, residential or office development. The aforementioned analysis shall include expected traffic from all approved developments within the impact area, as defined by the Department of Public Works. It shall also include any proposed roadway improvements expected to be completed before completion of the proposed development. The goal of the traffic analysis is to recommend appropriate mitigation measures to accommodate expected traffic from the proposed development. Mitigation measures for traffic and air quality shall include, but not limited to, recommended signal timing adjustments along Shelbyville Road and construction of Burnsen/Bowling Parkway, in part or whole. The Developer should also furnish additional mitigation recommendations, as required, at impacted intersections.
11. No parking of vehicles in the Star Ford inventory shall take place at the parking areas subject to the Parking Waiver, unless a joint parking agreement is approved by the Planning Commission. The applicant of PW-10-00 shall provide Star Ford with the above conditions of approval.

CONDITIONS OF APPROVAL FOR DOCKET NO. PW-10-00

1. The development shall be in accordance with the approved revised development plan for Oxmoor Center (prepared by Gresham Smith & Partners, dated 5/04/05) and conditions of approval. Any changes, additions or alterations of any conditions shall be submitted to the Planning Commission for review and approval; any changes/alterations not so referred shall not be valid.
2. Total building area for Oxmoor Center shall not exceed 1,171,072 square feet of gross floor area; gross leasable space shall not exceed 959,751 square feet. Additional gross building area and/or gross leasable space may be permitted if a revised district development plan is approved together with either (i) additional parking provided pursuant to LDC Article 9, or (ii) approval of an appropriate parking waiver, both of which require filing a revised development plan.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted.
4. Outdoor storage is not permitted on site except as permitted by LDC Sec. 4.4.8 and as designated on an approved revised development plan.
5. Crossover and parking agreements shall be obtained. A copy of the recorded instrument(s) shall be submitted to the Department of Planning and Design Services. Annual re-certification is required.
6. No parking of vehicles in the Star Ford inventory shall take place at the parking areas subject to the Parking Waiver, unless a joint parking agreement is approved by the Planning Commission. The applicant of PW-10-00 shall provide Star Ford with the above conditions of approval.

EXISTING CONDITIONS OF APPROVAL FOR B-149-00 (CUP ON THE ADJACENT LOT TO THE SOUTH)

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The site shall be landscaped in accordance with the requirements of Article 12 of the Zoning District Regulations.
3. The Conditional Use Permit shall only be "exercised" as described in KRS 100.237 within one year of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for off-street parking without further review and approval by the Board.
4. The Conditional Use Permit shall only be used if a parking waiver adequate to accommodate all necessary parking is not obtained. In the event a parking waiver is granted and parking in the Conditional Use Permit area is not required to be as large as approved by the Board, then the Conditional Use Permit parking area may be reduced. Such a reduction may be approved by the Department of Planning and Development Services staff, in its discretion, without further Board action.

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
COMMENTS:
BY:
DATE:

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

LEGEND

- PROPOSED DRAINAGE STRUCTURES
- EX. DRAINAGE STRUCTURES
- PROPOSED CULVERT (CON/SPAN STRUCTURE)
- EX. CULVERT OR BRIDGE
- EX. CENTERLINE OF CREEK
- PROP. SANITARY SEWERS
- EX. SANITARY SEWERS
- PROP. STORM SEWER W/ 20' DRAINAGE ESMT.
- PROP. EASEMENT
- FLOOD PLAIN LIMITS

EROSION PREVENTION & SEDIMENT CONTROL LEGEND

- BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT BASIN

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. 9-15-02/9-16-02
 APPROVAL DATE Dec 9, 2002
 EXPIRATION DATE none
 SIGNATURE OF PLANNING COMMISSION
Chris Paul

EPSC NARRATIVE

1. AN EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC) UTILIZING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE SUBMITTED TO THE METROPOLITAN SEWER DISTRICT (MSD) FOR APPROVAL.
 2. IMPLEMENTATION OF THE APPROVED EPSC PLAN SHALL BE DICTATED BY THE FINAL CONSTRUCTION PHASING OF THE PROJECT.
 3. BMPs SHALL BE INSTALLED IN ADVANCE OF ANY LAND DISTURBING OPERATIONS THEY ARE INTENDED TO MITIGATE.
 4. ONCE INSTALLED, BMPs SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND/OR UNTIL GROUND COVER HAS BEEN RE-ESTABLISHED.
 5. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE.
- STORM/SANITARY SEWERS NOTES:**
1. MSD FLOODPLAIN PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THE LIMITS OF THE FLOOD PLAIN.
 2. DIVISION OF WATER APPROVAL SHALL BE OBTAINED PRIOR TO CONSTRUCTING ANY SANITARY SEWERS, WATER MAINS OR APPURTENANCES.
 3. THE "FULLY DEVELOPED" FLOOD PLAIN LIMITS MUST BE ESTABLISHED PRIOR TO OBTAINING CONSTRUCTION APPROVAL FROM MSD.
 4. ANY FILL PLACED WITHIN THE FULLY DEVELOPED FLOOD PLAIN LIMITS SHALL BE COMPENSATED FOR ON A 1:1 BASIS.
 5. SANITARY SEWERS SHALL CONNECT TO THE MORRIS FORMAN WASTE WATER TREATMENT PLANT BY LATERAL EXTENSION. SUBJECT TO FEES.
 6. DETENTION SHALL BE PROVIDED ON SITE FOR 2, 10, & 100 YEAR STORMS. SEE PRELIMINARY DETENTION ANALYSIS (THIS SHEET).
 7. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF THE MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 8. AN ANALYSIS WILL BE REQUIRED FOR HURSTBOURNE CREEK AND SABAK DITCH. THERE WILL BE NO INCREASE IN WATER SURFACE ELEVATIONS UPSTREAM OF CHRISTIAN WAY.
 9. PROPOSED 20' DRAINAGE EASEMENTS LOCATED ON SIDE LOT LINES SHALL BE CENTERED ON SAID LINES.
 10. C.O.E. APPROVAL REQUIRED PRIOR TO PERFORMING WORK OVER/IN U.S. WATERS.

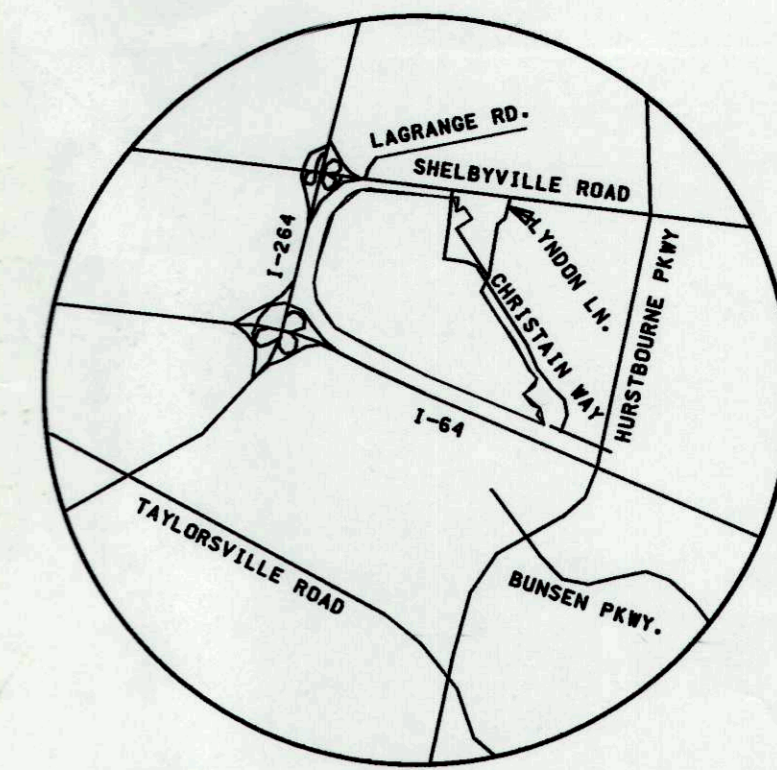
PLANNING/ZONING

11. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON SITE.
 12. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF THE 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 COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREAS.
 13. ALL ROADS AND SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH COMPREHENSIVE PLAN GUIDELINES.
 14. PROPOSED TREES AND LANDSCAPE MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 REQUIREMENTS. TREES SHALL BE A MINIMUM OF 2" DIAMETER AND SHALL MEET THE 1LA AND LBA REQUIREMENTS.
- TRANSPORTATION**
15. MINIMUM RADIUS AT ALL PRIVATE ROADWAY INTERSECTIONS SHALL BE 25'.
 16. KDOT APPROVAL REQUIRED.
 17. ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 18. TRAFFIC STUDY AND AIR QUALITY ANALYSIS WILL BE REQUIRED PRIOR TO FINAL APPROVAL BY PUBLIC WORKS.
 19. DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THIS PLAN AND THE "OXMOOR FARM DEVELOPMENT GUIDELINES."

PRELIMINARY DETENTION BASIN SIZE CALCULATIONS

PARCELS	RUNOFF COEFF.			AREA IN. ACRES	EST. DETENTION VOL. ACRE-FOET	EST. PRE-DEVEL. RUN-OFF ACRE-FOET	25% PRE-DEV. RUN-OFF VOL ACRE-FOET	EST. TOTAL DETENT. VOL. ACRE-FOET
	C _{PRE}	C _{POST}	ΔC					
1-2	0.23	0.63	0.40	2.8	15.2	1.42	0.82	1.62
3	0.23	0.23	0.00	2.8	0.7	0.00	0.01	0.01
4A, 4B, 5	0.23	0.79	0.56	2.8	50.6	6.61	2.72	7.29
6, 7	0.23	0.61	0.38	2.8	46.3	4.11	2.48	4.73
11, 12A, 12B, 12C	0.23	0.78	0.55	2.8	85.1	10.92	4.57	12.06
8A, 8B, 8C, 9A, 9B, 10	0.23	0.72	0.49	2.8	100.5	11.49	5.39	12.84
15	0.23	0.55	0.32	2.8	79.0	5.90	4.24	6.96
14A	0.23	0.76	0.53	2.8	22.9	2.83	1.23	3.14
								TOTAL = 48.65

NOTE: THE CITY WILL PROVIDE DETENTION FOR PARCEL 13. DETENTION FOR PARCELS SOUTH OF I-64 TO BE PROVIDED BY ADJACENT LAKES.



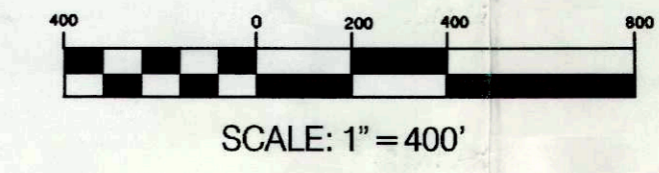
Parcel No.	Use	Existing Zoning	Prop. Land Zoning Area	Phase
CITY OF LOUISVILLE				
1	Specialty Retail	R-4	C-1 9.8	1
2	Open Space	R-4	R-4 5.4	1
3	Open Space	R-4, C-1	R-4 0.7	1
4A	Retail, Office, Future Road	R-4	C-1 20.7	2
4B	Retail		3.5	
			13.0	
5	Assisted Living	R-4	R-6 13.4	1
6	Open Space/Stormwater Mgmt.	R-4	R-4 2.9	2
7	Condominiums Apartments Stormwater Mgmt.	R-4	R-6 43.4	2
8A	"Center" retail	R-4	C-1 6.7	2
8C	Hotel-Conferences		C-1 11.8	3
8B	Condominiums Apartments		R-6 9.5	3
			R-6 3	
9A	Single Family Condominiums Apartments Open Space	R-4	R-4 21.5	3
			R-6 34.0	
10	Corporate Office Open Space Storm Water Mgmt.	R-4	OR-3 17.0	3
11	General retail	R-4		13.5 3
12A	Corporate Office	R-4	OR-3 32.6	2
12B	General Office		OR-3 21.2	
12C	Open Space-Storm Mgmt.		OR-3 17.8	
13	Corporate Office	R-4	OR-3 40.1	2
15	Preservation	R-4	R-4 79.0	1
UNINCORPORATED JEFFERSON COUNTY				
14A	Corporate Office	R-4	OR-3 22.9	3

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #28 CONDITIONS: 365 14A

By: *Rosemary J. [Signature]*
 DATE: 9/22/02
 JEFFERSON COUNTY PUBLIC WORKS

PRELIMINARY APPROVAL
 Conditions of Approval: _____
 Approved: *[Signature]* 9/22/02
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

CITY OF LOUISVILLE
 DEPARTMENT OF INSPECTIONS, PERMITS & LICENSES
 PRELIMINARY DEVELOPMENT SITE PLAN APPROVAL
 (Not for Construction)
 9/22/02



SUR # 1046

GRESHAM, SMITH AND PARTNERS
 239 SOUTH 5TH STREET SUITE 1200
 LOUISVILLE KENTUCKY 40202 502-827-8800

LDR International
 an HNTB Company
 9715 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046 410-792-4960

JWAHMB Indiana, LLC
 624 WEST MAIN STREET, 3RD FLOOR
 LOUISVILLE KENTUCKY 40202 502-588-1980

GENERAL DISTRICT DEVELOPMENT PLAN
OXMOOR FARM
 PREPARED FOR:
 STOCK YARDS BANK AND TRUST CO.
 Trustee Under Will of Thomas W. Bullitt
 1040 E. Main Street
 Louisville, KY. 40202

PNC BANK, N.A.
 Trustee Under Will of William Mergherson Bullitt
 500 West Jefferson St.
 Louisville, Kentucky, 40202

NO.	REVISION	DATE
1	Christion	5/15/02

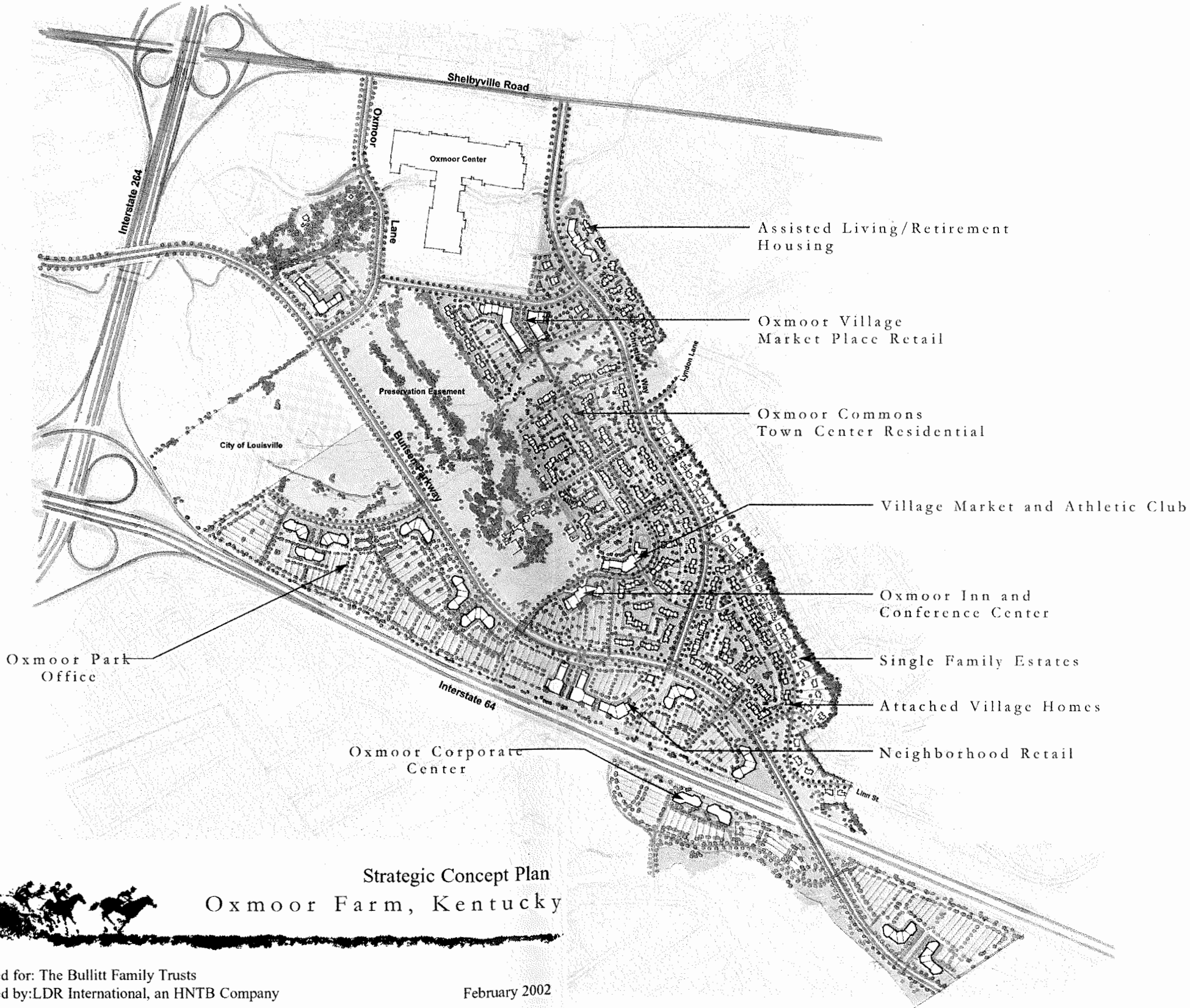
DOCKET NO. 9-15-02 & 9-16-02

SCALE: 1"=400'

JOB NO. 21593.00
 DATE: 2-20-02
 SHEET NO. 1 OF 1

Oxmoor Farm Design Guidelines

DOCKET 9-15-02



Prepared for: The Bullitt Family Trusts
Prepared by: LDR International, an HNTB Company

February 2002