

JEFFERSON CO. ECONOMIC DEV. CORP.
 470 LOU-REFF CO. OFFICE TOWER
 ECONOMIC DEVELOPMENT
 607 W. MAIN ST.
 LOUISVILLE, KY 40202
 D.B. 5600 X 892
 (198)

JAMES F. & SANDRA HLOSTERMAN
 1715 OLD HENRY ROAD
 LOUISVILLE, KY 40245
 D.B. 6068 X 392
 (63)

M R H DEVELOPMENT CO.
 3 RIVERFRONT PKWY.
 LOUISVILLE, KY 40202
 D.B. 6860 X 45
 (63,195, & 199)

PAUL A. & JUDY BUCK
 1370 OLD HENRY ROAD
 LOUISVILLE, KY 40223
 D.B. 5375 X 807
 (192)

M R H DEVELOPMENT CO.
 3 RIVERFRONT PKWY.
 LOUISVILLE, KY 40202
 D.B. 6860 X 45
 (198)

JAMES F. & MARY KENNEY
 13601 OLD HENRY ROAD
 LOUISVILLE, KY 40223
 D.B. 4977 X 7
 (153)

JOSEPH F. EVA HUGHES
 13601 OLD HENRY ROAD
 LOUISVILLE, KY 40223
 D.B. 5335 X 755
 (164)

MARY D. WISE
 14005 OLD HENRY ROAD
 LOUISVILLE, KY 40223
 D.B. 5225 X 640
 (156)

RACHEL A. HUNT
 14009 OLD HENRY ROAD
 LOUISVILLE, KY 40223
 D.B. 5925 X 640
 (169)

CHARLES & MARGARET
 14305 OLD HENRY ROAD
 LOUISVILLE, KY 40223
 D.B. 4780 X 640
 (162)

FRANK G. & MARGARET H. OTTE
 D.B. 5890 X 427

COMMONWEALTH OF KENTUCKY
 DEPARTMENT OF HIGHWAYS
 1000 W. MARKET ST.
 LOUISVILLE, KY 40203
 D.B. 5552 X 452
 (161)

FRANK G. & MARGARET H. OTTE
 12902 SHELBURNE ROAD
 LOUISVILLE, KY 40245
 D.B. 5552 X 452
 (161)

FRANK G. & MARGARET H. OTTE
 12902 SHELBURNE ROAD
 LOUISVILLE, KY 40245
 D.B. 5552 X 452
 (162)

LAKE FOREST HIGHLANDS
 NTS LAKE FOREST II RES. CORP.
 10172 LINN STATION ROAD
 LOUISVILLE, KENTUCKY 40223
 D.B. 6028 X 113
 (68)

NTS LAKE FOREST II RES. CORP.
 10172 LINN STATION ROAD
 LOUISVILLE, KENTUCKY 40223
 D.B. 5964 X 602
 (74)

LAKE FOREST HIGHLANDS
 NTS LAKE FOREST II RES. CORP.
 10172 LINN STATION ROAD
 LOUISVILLE, KENTUCKY 40223
 D.B. 6028 X 113
 (68)

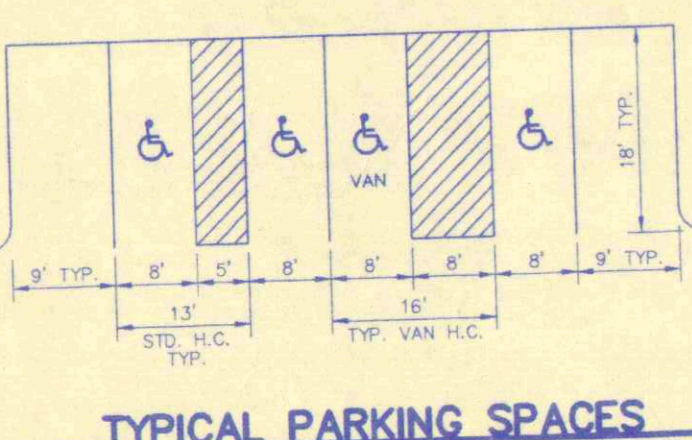
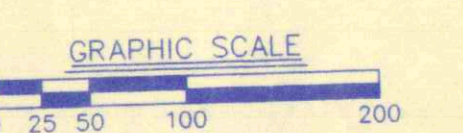
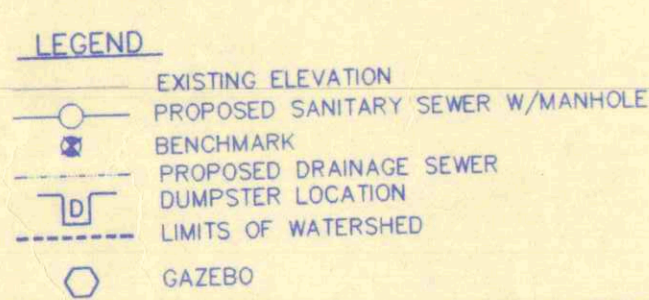
NOTES:

- MSD SUB 928
- DRAINAGE PATTERN DEPICTED BY (---) 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.
- KDOT APPROVAL REQUIRED.
- DETENTION FOR WATERSHED "D" SHALL BE PROVIDED IN QUARRY. DETENTION AGREEMENT WITH OFFSITE PROPERTY OWNER SHALL BE PROVIDED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- INCREASED RUNOFF
 WATERSHED A: (0.94-0.23)(2.9/12)(22.95) = 3.38 AC. FT.
 WATERSHED B: (0.73-0.23)(2.9/12)(62.57) = 7.56 AC. FT.
 WATERSHED C: (0.94-0.23)(2.9/12)(9.53) = 0.86 AC. FT.
 WATERSHED D: (0.84-0.23)(2.9/12)(27.83) = 4.10 AC. FT.
- SANITARY SEWERS AVAILABLE BY L.E. CONNECTION TO MSD HITC CREEK SYSTEM. SEWAGE FROM THIS PROJECT SHALL BE TREATED AT MSD HITC CREEK TREATMENT PLANT.
- D.O.W. APPROVAL REQUIRED FOR DETENTION BASIN ON LOT 3.
- C.O.C.E. APPROVAL FOR DISTURBANCE OF U.S. WATERS.
- BICYCLE PARKING WILL BE PROVIDED PER JEFFERSON COUNTY SITES POLICIES FOR ALTERNATIVE TRANSPORTATION.
- ALL DUMPSTERS AND AIR CONDITIONING UNITS WILL BE SCREENED.
- OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM SURROUNDING RESIDENTIAL PROPERTIES.
- HANDICAPPED SPACES TO BE PROVIDED AS REQUIRED BY ADA REQUIREMENTS FOR ACCESSIBILITY OF PARKING SPACES.

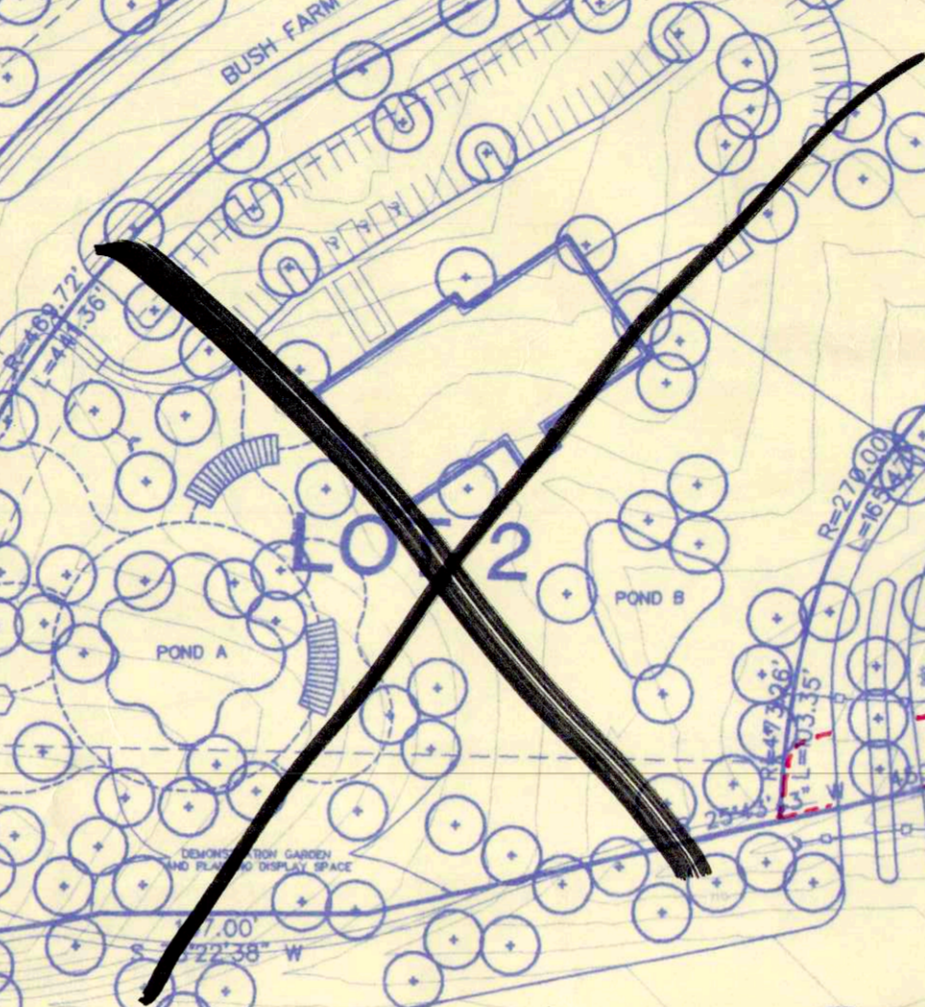
13. TYPICAL PARKING SPACES

DISTRICT	IF PARKING SPACE	IF DRIVE WAY	IF PARKING SPACE	AREA	HEIGHT
R-5A	LOT 3	1	1	8.50 FT.	6 FT.
OR-3	LOTS 1, 4 & 13	1	1	8.50 FT.	6 FT.
C-1	LOTS 2, 5-8, 12 & 14-15	1	1	8.50 FT.	6 FT.
C-M	LOTS 11	1	1	8.50 FT.	6 FT.
OTF	LOTS 9 & 10	1	1	8.50 FT.	6 FT.

* ALL SIGNS TO BE MONUMENT
 15. BM OH-1 - SET CD OUT AT 20' OF ISLAND EAST SIDE INTERSECTION OF OLD HENRY ROAD AND STREET "A"



STONE QUARRY
STONE QUARRY

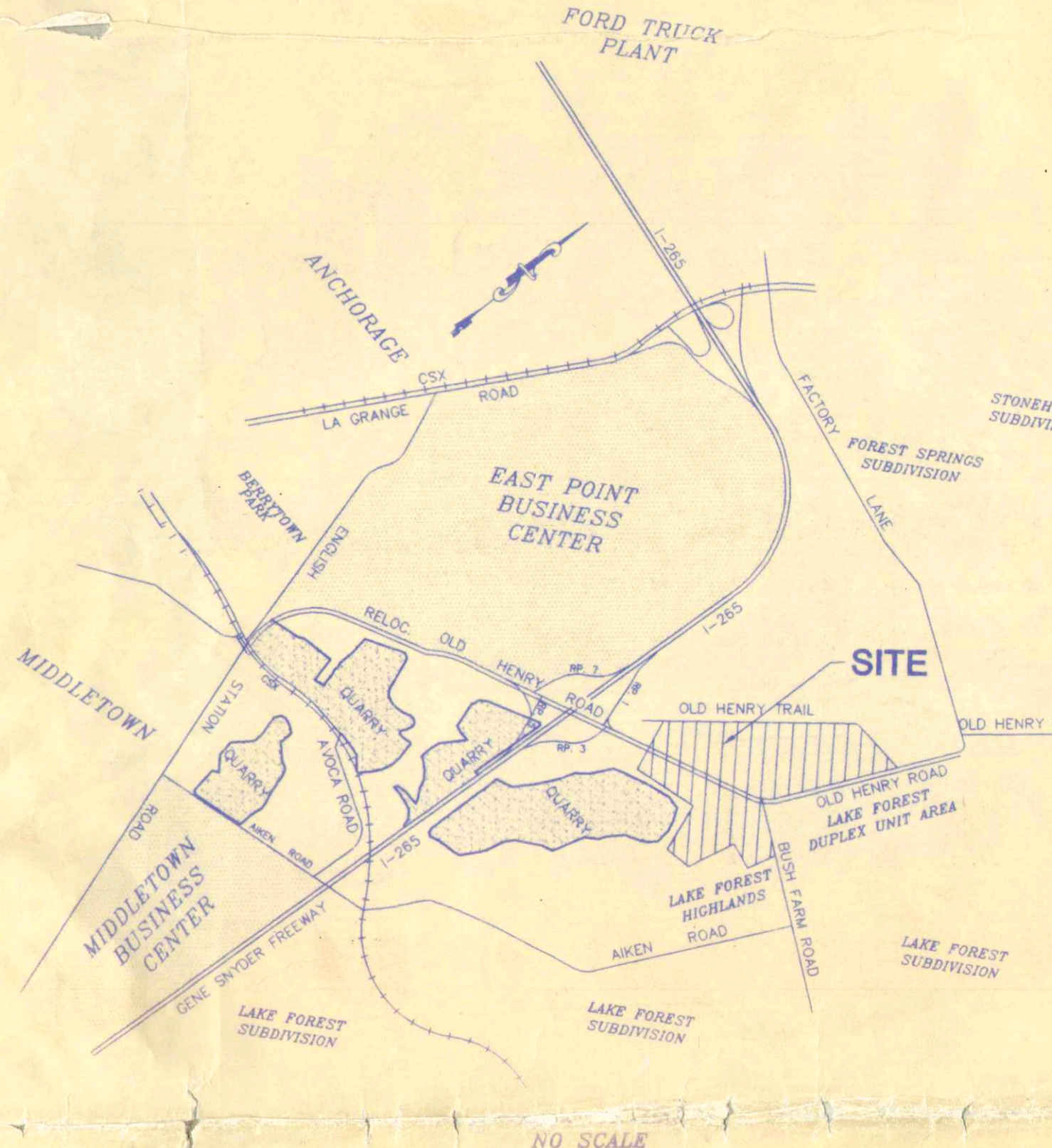


Lot 2 was with down by the applicant at the public hearing

DATA

TOTAL AREA 120.384± ACRES
 NET AREA 115.75 ± ACRES
 EXISTING ZONING R-4
 PROPOSED ZONING C-1 (28.98 Ac.), C-M (10.648 Ac.), OR-3 (45.577 Ac.), R-5A (30.275 Ac.) & OTF (4.904 Ac.)

LOT	ZONING	ACRES	BUILDING AREA	USE	PARKING REQUIRED	PARKING PROVIDED
1	OR-3	39.41 Ac.	774,200 SQ. FT.	OFFICE	1662 SP.	1914 SP.
		NET 36.61 Ac.			3 & 4 STORY	115 GARAGE SP. 1799 OPEN SP.
3	R-5A	30.30 Ac.	139 UNITS	1-1/2 STORY CONDOMINIUMS	209 SP.	278 SP.
		NET 28.74 Ac.				25 OPEN SP.
4	OR-3	1.01 Ac.	8,700 SQ. FT.	OFFICE	20 SP.	25 SP.
5	C-1	1.03 Ac.	3,825 SQ. FT.	BANK + RESTAURANT	19 SP.	19 SP.
6	C-1	1.71 Ac.	6,000 SQ. FT.	CONVENIENCE FOOD/GAS	30 SP.	32 SP.
7	C-1	1.19 Ac.	4,800 SQ. FT.	BANK + RESTAURANT	23 SP.	24 SP.
8	C-1	2.01 Ac.	10,000 SQ. FT.	ST-DOWN RESTAURANT	100 SP.	101 SP.
9	OTF	2.30 Ac.	90 ROOMS	HOTEL	90 SP.	90 SP.
10	OTF	2.50 Ac.	94 ROOMS	HOTEL	94 SP.	94 SP.
11	C-M	10.60 Ac.	124,160 SQ. FT.	OFFICE	317 SP.	334 SP.
12	C-1	11.02 Ac.	97,500 SQ. FT.	RETAIL + RESTAURANT	488 SP.	488 SP.
13	OR-3	4.67 Ac.	70,300 SQ. FT.	OFFICE	166 SP.	167 SP.
14	C-1	4.46 Ac.	21,800 SQ. FT.	ST-DOWN RESTAURANT	218 SP.	218 SP.
15	C-1	1.38 Ac.	4,200 SQ. FT.	BANK + RESTAURANT	21 SP.	21 SP.



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. 9-99-98
 APPROVAL DATE: Jan 8, 2001
 EXPIRATION DATE: Mar 27, 2002
 SIGNATURE: [Signature]

PRELIMINARY APPROVAL
 Conditions of Approval:
 [Signature]
 DATE: 12-19-00
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #23 CONDITIONS:
 BY: [Signature]
 DATE: 12-19-00
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

OLD HENRY CROSSING
 AMENDED GENERAL DISTRICT DEVELOPMENT PLAN

TAX BLOCK 15 LOTS 64, 65 & 201
 DOCKET # 9-99-98

OWNER / DEVELOPER
TERRA DEVELOPMENT CORPORATION
 RIVER GREEN BUSINESS PARK
 2714 RIVER GREEN CIRCLE
 LOUISVILLE, KENTUCKY 40206

DATE: 6/23/97 REV: 8/23/98
 DATE: 8/29/97 REV: 10/7/98
 DATE: 9/22/97 REV: 10/27/98
 DATE: 9/22/97 REV: 11/29/98
 DATE: 12/22/98 REV: 12/29/98

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202
 (502) 584-6271

Scale: 1"=100'
 REV: 6/23/97
 REV: 8/23/98
 REV: 9/22/97
 REV: 12/22/98

File: 1282-00P
1
 Sheets in Set: 1

9-99-98

BINDING ELEMENTS
Docket No. 9-99-98
January 8, 2001

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/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. Prior to development of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan from the Planning Commission. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
 - a. screening, buffering, landscaping, tree preservation
 - b. density, floor area, size and height of buildings
 - c. points of access and site layout with respect to on-site circulation
 - d. land uses
 - e. signage
 - f. loading berths
 - g. parking
 - h. sidewalks
 - i. site design elements relating to alternative transportation modes
 - j. outdoor lighting
 - k. minor subdivision plat approval
 - l. air pollution
 - m. the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection dumpsters
 - n.
3. The development shall not exceed 977,360 office, 169,725 commercial square feet of gross floor area, 184 Hotel rooms, and 139 Condominiums.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting shall not be directed upwards to a height of 90 degrees from the ground so that no light source is visible off-site.
6. 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.
7. 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 Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.

- c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 and in conformance with the Parkway Policy prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor subdivision plat creating the lots within a phase in accordance with the approved district development plan shall be recorded prior to issuance of building permits unless public roadways will be created within the phase to be platted, then a major plat shall be required to create the roadway.
8. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a rezoning, subdivision, plat or extension is granted by the Planning Commission.
9. 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.
10. 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. There 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 assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
11. The photographs submitted at the January 8, 2001 Planning Commission meeting are representative of the quality of architecture that will be maintained in Old Henry Crossings and may be used by LDAI to review detailed development plans that will be submitted at a later date for quality design.
12. To facilitate the extension of the four lanes of Old Henry Road to Crestwood, the Developer shall dedicate the right-of-way and any construction easements needed to construct the Old Henry Road improvement currently being designed by the Kentucky Transportation Cabinet. This design requires an equal amount of right-of-way on the west side of Old Henry Road across from Lot 3 as it takes from the east side for the length of the frontage with the exception of the curve at Bush Farm Road (which may require more due to a possible shifting of the Old Henry Road center line. If it shifts, that additional right-of-way should be traded for right-of-way on the opposite side of Old Henry Road).
13. Loading docks shall be prohibited on Lot 11.
14. Two trees shall be planted in each parking lot island.
15. For each tree of 4-inch caliper or larger that is removed along Old Henry Trail during the required road widening, a new two-inch caliper tree shall be planted a safe distance from the roadway as near as reasonable to the removed tree's location or as requested by the Planning Commission staff landscape architect.
16. The applicant agrees to withdraw the C-1 zoning request for Lot 2 (Garden Center) and not to resubmit this request for a five year period from the date of approval.