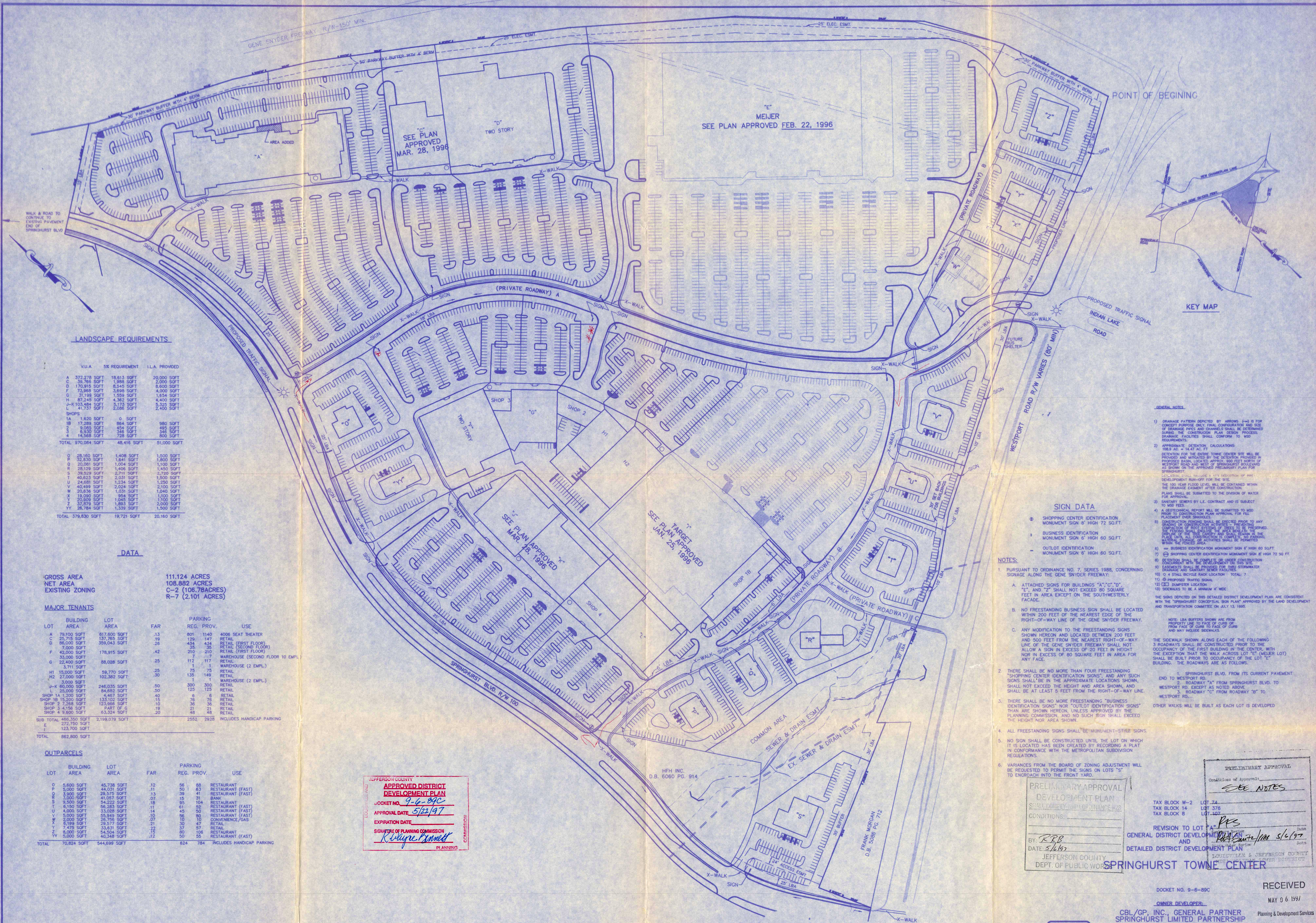




LANDSCAPE REQUIREMENTS

| VUL.A | 5% REQUIREMENT | I.L.A. PROVIDED |
|-------|----------------|-----------------|
| A     | 372,278 SQFT   | 18,613 SQFT     |
| B     | 39,766 SQFT    | 1,988 SQFT      |
| C     | 170,815 SQFT   | 8,541 SQFT      |
| D     | 73,968 SQFT    | 3,698 SQFT      |
| E     | 31,198 SQFT    | 1,559 SQFT      |
| F     | 87,245 SQFT    | 4,362 SQFT      |
| G     | 103,484 SQFT   | 5,173 SQFT      |
| H     | 11,737 SQFT    | 2,082 SQFT      |
| I     | 1,620 SQFT     | 0 SQFT          |
| J     | 17,289 SQFT    | 864 SQFT        |
| K     | 9,055 SQFT     | 454 SQFT        |
| L     | 14,568 SQFT    | 728 SQFT        |
| M     | 970,084 SQFT   | 48,416 SQFT     |
| N     | 28,160 SQFT    | 1,408 SQFT      |
| O     | 52,830 SQFT    | 2,641 SQFT      |
| P     | 20,081 SQFT    | 1,004 SQFT      |
| Q     | 28,129 SQFT    | 1,406 SQFT      |
| R     | 39,529 SQFT    | 1,976 SQFT      |
| S     | 40,623 SQFT    | 2,031 SQFT      |
| T     | 24,681 SQFT    | 1,234 SQFT      |
| U     | 40,499 SQFT    | 2,024 SQFT      |
| V     | 20,636 SQFT    | 1,032 SQFT      |
| W     | 19,990 SQFT    | 999 SQFT        |
| X     | 10,009 SQFT    | 500 SQFT        |
| Y     | 37,878 SQFT    | 1,893 SQFT      |
| Z     | 26,784 SQFT    | 1,339 SQFT      |
| AA    | 379,830 SQFT   | 19,721 SQFT     |
| AB    |                | 20,160 SQFT     |

DATA

GROSS AREA  
NET AREA  
EXISTING ZONING  
111.124 ACRES  
108.882 ACRES  
C-2 (106.78 ACRES)  
R-7 (2.101 ACRES)

MAJOR TENANTS

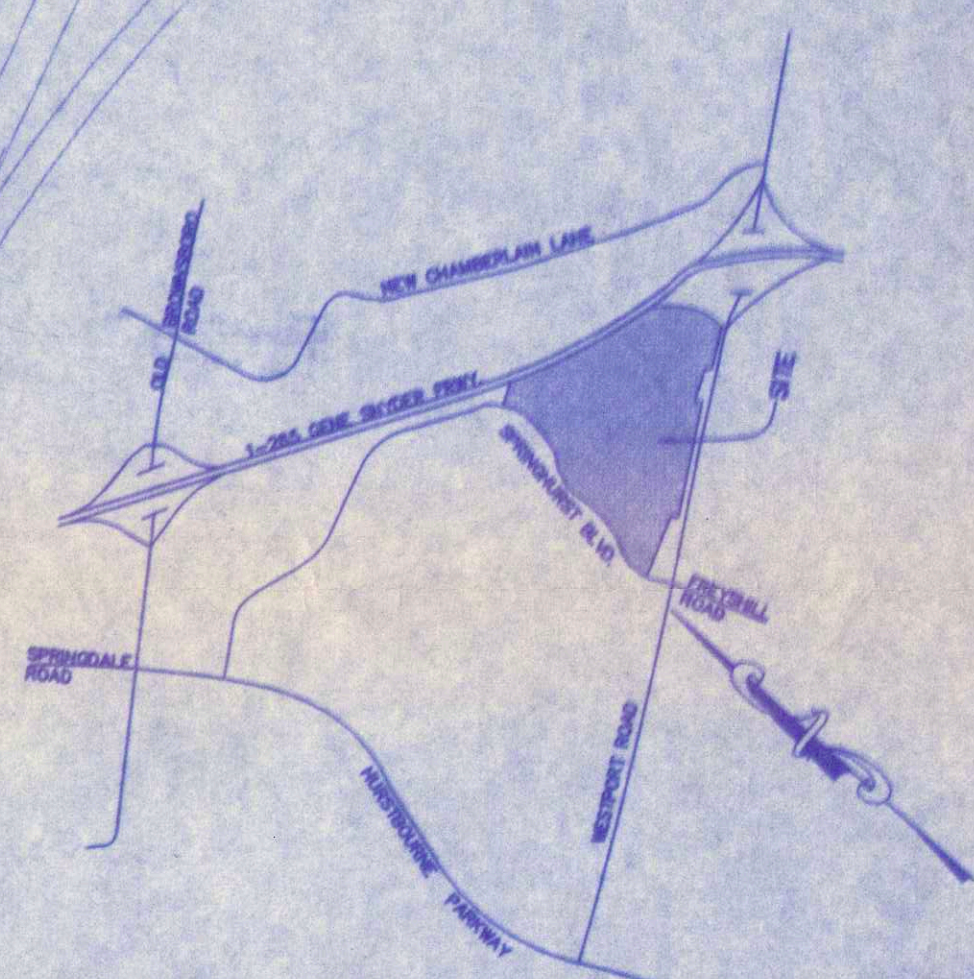
| LOT       | BUILDING AREA | LOT AREA       | FAR | PARKING REG. PROV. | USE                              |
|-----------|---------------|----------------|-----|--------------------|----------------------------------|
| A         | 79,100 SQFT   | 617,600 SQFT   | 13  | 801                | 4006 SEAT THEATER                |
| B         | 25,715 SQFT   | 137,765 SQFT   | 19  | 129                | RETAIL                           |
| C         | 86,000 SQFT   | 359,043 SQFT   | 26  | 434                | RETAIL (FIRST FLOOR)             |
| D         | 7,000 SQFT    | 35,943 SQFT    | 1   | 35                 | RETAIL (SECOND FLOOR)            |
| E         | 42,000 SQFT   | 178,915 SQFT   | 42  | 210                | WAREHOUSE (SECOND FLOOR 10 EMPL) |
| F         | 33,000 SQFT   | 88,028 SQFT    | 25  | 112                | WAREHOUSE (2 EMPL)               |
| G         | 22,400 SQFT   | 88,028 SQFT    | 25  | 112                | WAREHOUSE (2 EMPL)               |
| H         | 15,000 SQFT   | 59,770 SQFT    | 30  | 75                 | RETAIL                           |
| I         | 27,000 SQFT   | 102,362 SQFT   | 30  | 135                | RETAIL                           |
| J         | 3,000 SQFT    | 14,032 SQFT    | 50  | 1                  | WAREHOUSE (2 EMPL)               |
| K         | 60,000 SQFT   | 246,035 SQFT   | 50  | 380                | RETAIL                           |
| L         | 25,000 SQFT   | 84,032 SQFT    | 50  | 125                | RETAIL                           |
| M         | 14,200 SQFT   | 4,487 SQFT     | 40  | 6                  | RETAIL                           |
| N         | 15,200 SQFT   | 13,102 SQFT    | 15  | 76                 | RETAIL                           |
| O         | 2,268 SQFT    | 123,968 SQFT   | 10  | 36                 | RETAIL                           |
| P         | 4,156 SQFT    | 29,777 SQFT    | 19  | 21                 | RETAIL                           |
| Q         | 6,960 SQFT    | 63,324 SQFT    | 20  | 48                 | RETAIL                           |
| SUB TOTAL | 466,350 SQFT  | 2,199,078 SQFT |     | 2552               | 2926 INCLUDES HANDICAP PARKING   |
| E         | 272,750 SQFT  |                |     |                    |                                  |
| I         | 123,700 SQFT  |                |     |                    |                                  |
| TOTAL     | 862,800 SQFT  |                |     | 624                | 784 INCLUDES HANDICAP PARKING    |

OUTPARCELS

| LOT   | BUILDING AREA | LOT AREA     | FAR | PARKING REG. PROV. | USE                           |
|-------|---------------|--------------|-----|--------------------|-------------------------------|
| O     | 5,600 SQFT    | 45,738 SQFT  | 12  | 56                 | RESTAURANT                    |
| P     | 5,000 SQFT    | 44,031 SQFT  | 11  | 50                 | RESTAURANT (FAST)             |
| Q     | 3,900 SQFT    | 29,575 SQFT  | 13  | 39                 | RESTAURANT (FAST)             |
| R     | 3,500 SQFT    | 41,057 SQFT  | 107 | 15                 | BANK                          |
| S     | 3,500 SQFT    | 54,222 SQFT  | 18  | 85                 | RESTAURANT                    |
| T     | 6,150 SQFT    | 55,283 SQFT  | 11  | 61                 | RESTAURANT (FAST)             |
| U     | 4,000 SQFT    | 33,028 SQFT  | 14  | 40                 | RESTAURANT (FAST)             |
| V     | 5,000 SQFT    | 55,949 SQFT  | 10  | 50                 | CONVENIENCE/GAS               |
| W     | 5,000 SQFT    | 29,777 SQFT  | 21  | 30                 | RETAIL                        |
| X     | 4,775 SQFT    | 33,631 SQFT  | 22  | 37                 | RETAIL                        |
| Y     | 5,000 SQFT    | 54,504 SQFT  | 17  | 50                 | RESTAURANT                    |
| Z     | 5,000 SQFT    | 40,348 SQFT  | 12  | 50                 | RESTAURANT (FAST)             |
| AA    |               |              |     |                    |                               |
| AB    |               |              |     |                    |                               |
| TOTAL | 70,824 SQFT   | 544,699 SQFT |     | 624                | 784 INCLUDES HANDICAP PARKING |

JEFFERSON COUNTY  
APPROVED DISTRICT  
DEVELOPMENT PLAN  
JACKET NO. 9-6-89C  
APPROVAL DATE 5/22/97  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION  
R. Wayne G. Smith  
PLANNING COMMISSION

POINT OF BEGINNING



KEY MAP

GENERAL NOTES

- 1) DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2) APPROXIMATE DETENTION CALCULATIONS: 108.9 AC = 14.47 AC FT DETENTION FOR THE ENTIRE TOWNE CENTER SITE WILL BE PROVIDED AND MITIGATED BY THE DETENTION PROVIDED IN PROPOSED BASIN LOCATED APPROX. 800 FEET NORTH OF WESTPORT ROAD AND WEST OF SPRINGHURST BOULEVARD AS SHOWN ON THE APPROVED PRELIMINARY PLAN FOR SPRINGHURST.
- 3) 15% EROSION CONTROL SHALL BE A LATE REDUCTION OF DEVELOPMENT RUN-OFF FOR THE SITE.
- 4) THE 100 YEAR FLOOD LEVEL WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AFTER CONSTRUCTION. PLANS SHALL BE SUBMITTED TO THE DIVISION OF WATER FOR APPROVAL.
- 5) SANITARY SEWERS BY L.E. CONTRACT AND IS SUBJECT TO MSD FEES.
- 6) A GEOTECHNICAL REPORT WILL BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL FOR FILL PLACEMENT OVER SHROUDES.
- 7) CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPARISON OF EROSION CONTROL OF SITES TO BE PRESERVED.
- 8) THE FENCING SHALL ENCLOSE THE AREA DEPENDENT ON THE PLANS. ALL CONSTRUCTION SHALL BE LIMITED TO THE MATERIAL STORAGE OF ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- 9) BUSINESS IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ. FT.
- 10) SHOPPING CENTER IDENTIFICATION MONUMENT SIGN 6' HIGH 72 SQ. FT.
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- 100) SHOPPING CENTER IDENTIFICATION MONUMENT SIGN 6' HIGH 72 SQ. FT.

SIGN DATA

- SHOPPING CENTER IDENTIFICATION MONUMENT SIGN 6' HIGH 72 SQ. FT.
- BUSINESS IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ. FT.
- OUTLOT IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ. FT.

NOTES

1. PURSUANT TO ORDINANCE NO. 7, SERIES 1988, CONCERNING SIGNS ALONG THE GENE SNYDER FREEWAY:
  - A. ATTACHED SIGNS FOR BUILDINGS "A", "C", "D", "E", "F", AND "G" SHALL NOT EXCEED 80 SQUARE FEET IN AREA EXCEPT ON THE SOUTHWESTERLY FACADE.
  - B. NO FREESTANDING BUSINESS SIGN SHALL BE LOCATED WITHIN 200 FEET OF THE NEAREST EDGE OF THE RIGHT-OF-WAY LINE OF THE GENE SNYDER FREEWAY.
  - C. ANY MODIFICATION TO THE FREESTANDING SIGNS SHOWN HEREON AND LOCATED BETWEEN 200 FEET AND 500 FEET FROM THE NEAREST RIGHT-OF-WAY LINE OF THE GENE SNYDER FREEWAY SHALL NOT ALLOW A SIGN IN EXCESS OF 20 FEET IN HEIGHT NOR IN EXCESS OF 60 SQUARE FEET IN AREA FOR ANY FACE.
2. THERE SHALL BE NO MORE THAN FOUR FREESTANDING "SHOPPING CENTER IDENTIFICATION SIGNS", AND ANY SUCH SIGNS SHALL BE IN THE APPROXIMATE LOCATIONS SHOWN, SHALL NOT EXCEED THE HEIGHT AND AREA SHOWN, AND SHALL BE AT LEAST 5 FEET FROM THE RIGHT-OF-WAY LINE.
3. THERE SHALL BE NO MORE FREESTANDING "BUSINESS IDENTIFICATION SIGNS" NOR "OUTLOT IDENTIFICATION SIGNS" THAN ARE SHOWN HEREON, UNLESS APPROVED BY THE PLANNING COMMISSION, AND NO SUCH SIGN SHALL EXCEED THE HEIGHT NOR AREA SHOWN.
4. ALL FREESTANDING SIGNS SHALL BE "MONUMENT-STYLE" SIGNS.
5. NO SIGN SHALL BE CONSTRUCTED UNTIL THE LOT ON WHICH IT IS LOCATED HAS BEEN CREATED BY RECORDING A PLAT IN CONFORMANCE WITH THE METROPOLITAN SUBDIVISION REGULATIONS.
6. VARIANCES FROM THE BOARD OF ZONING ADJUSTMENT WILL BE REQUESTED TO PERMIT THE SIGNS ON LOTS "S" TO ENCRoACH INTO THE FRONT YARD.

NOTE: LBA BUFFERS SHOWN ARE FROM PROPERTY LINE TO FACE OF CURB OR FROM FACE OF CURB TO FACE OF CURB AND MAY INCLUDE SIDEWALKS.

THE SIDEWALKS SHOWN ALONG EACH OF THE FOLLOWING 3 ROADWAYS SHALL BE CONSTRUCTED PRIOR TO THE OCCUPANCY OF THE FIRST BUILDING IN THE CENTER, WITH THE EXCEPTION THAT THE WALK ACROSS LOT "S" (HILDER LOT) SHALL BE BUILT PRIOR TO OCCUPANCY OF THE LOT "E" BUILDING. THE ROADWAYS ARE AS FOLLOWS:

1. SPRINGHURST BLVD. FROM ITS CURRENT PAVEMENT END TO WESTPORT RD. FROM SPRINGHURST BLVD. TO WESTPORT RD. EXCEPT AS NOTED ABOVE.
2. ROADWAY "A" FROM SPRINGHURST BLVD. TO WESTPORT RD. EXCEPT AS NOTED ABOVE.
3. ROADWAY "C" FROM ROADWAY "B" TO WESTPORT RD.

OTHER WALKS WILL BE BUILT AS EACH LOT IS DEVELOPED.

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
SABAK, WILSON & LINGO, INC.  
CONDITIONS:  
BY: RRB  
DATE: 5/16/97  
JEFFERSON COUNTY  
DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL  
CONDITIONS of Approval:  
See NOTES  
TAX BLOCK W-2 LOT 24  
TAX BLOCK 14 LOT 376  
TAX BLOCK 8 LOT 107  
REVISION TO LOT 14  
GENERAL DISTRICT DEVELOPMENT PLAN  
AND  
DETAILED DISTRICT DEVELOPMENT PLAN  
JEFFERSON COUNTY  
DEPT. OF PUBLIC WORKS  
SPRINGHURST TOWNE CENTER



**RESOLVED**, That the Land Development and Transportation Committee does hereby **APPROVE** the Revised Detailed District Development Plan for Buildings A-D, F-H, J-L and Shops 1-4, Docket No. 9-6-89C, subject to the following binding elements:

**All previously approved binding elements remain in effect in addition to the following:**

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. No further development shall occur without prior approval from the Planning Commission except for land uses permitted in the established zoning district.
2. The development of all "lots" and "shops" shall not exceed 862,800 square feet of gross floor area. Also, development of any individual "lot" or "shop" shall not exceed the gross floor area indicated on the Detailed District Development Plan. (Revised by LD&T action on 5/22/97)
3. There shall be no direct vehicular access to Springhurst Boulevard or Private Roadway "A" or "B", except as indicated on the Development Plan. All other access locations shall be approved by the Department of Public Works.
4. The only permitted Business Identification and Shopping Center Identification signs shall be located as shown on the approved district development plan. The Business Identification signs shall not exceed 60 square feet in area and 6 feet in height. No sign shall have more than two sides. Shopping Center Identification Signs shall not exceed 72 square feet in area and 8 feet in height. A Variance from the Board of Zoning Adjustment will be required for the Shopping Center Identification Sign at the intersection of Private Roadway "B" with Springhurst Boulevard in order for the sign to extend into the front yard of lot "L".
5. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
6. There shall be no outdoor storage on the site.
7. Outdoor lighting shall be directed down and away from surrounding residential properties.
8. Construction fencing shall be erected at the edge of the area of development prior to any grading or construction to protect the existing tree stands and their 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.
9. The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing trees/tree masses to be preserved prior to beginning any construction

procedure (i.e. clearing, grading, demolition). Any modification of the tree preservation plan requested by the applicant may be approved by the Planning Commission staff landscape architect if the changes are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:

- a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
  - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
  - d. Location of construction fencing for each tree/tree mass designated to be preserved.
10. 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). 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.
    - b.
  11. Prior to requesting a Certificate of Occupancy:
    - a. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
    - b. An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
    - c. A detailed sign plan shall be submitted and approved by staff in conformance with the approved master sign plan.
  12. 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.
  13. 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. 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.

14. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site.
15. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.
16. The shopping center in Lot 707 shall not be opened for business until the additional right-of-way for Westport Road and intersecting streets, including four through lanes from Freys Hill Road to Hurstbourne Parkway has been acquired, utility relocation is substantial complete, and construction funding has been approved, and Springhurst Boulevard (Road A) has been opened to traffic from Westport Road to Hurstbourne Parkway.
17. The Springhurst Development will provide storm water detention in excess of the minimum amount required by the Metropolitan Sewer District in order to accommodate a reduction in the pre-development storm water flow through the City of Ten Broeck. The reduction will amount to 15% for the 2-year storm and 10% for the 10 and 100 year storm.