

STONE QUARRY

TRANSPORTATION NOTES:

- THE CONSTRUCTION OF OLD HENRY ROAD IS BY THE KENTUCKY TRANSPORTATION CABINET. ENCROACHMENT PERMITS AND EASEMENTS ARE REQUIRED FOR ANY DEVELOPMENT CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- OLD HENRY TRAIL TO BE WIDENED TO 12 FT. OF PAVEMENT FROM THE CENTERLINE WITH 3 FT. SHOULDER ALONG THE DEVELOPMENT PROPERTY FRONTAGE.
- BUSH FARM ROAD TO BE WIDENED TO 12 FT. OF PAVEMENT FROM THE CENTERLINE WITH 3 FT. SHOULDER ALONG THE DEVELOPMENT PROPERTY FRONTAGE.
- A RIGHT-OF-WAY DEDICATION IS REQUIRED ALONG OLD HENRY ROAD FRONTAGE TO PROVIDE 50 FT. FROM CENTERLINE.
- A RIGHT-OF-WAY DEDICATION IS REQUIRED ALONG THE BUSH FARM ROAD FRONTAGE TO PROVIDE 40 FEET FROM CENTERLINE.
- A LEFT TURN STORAGE LANE WILL BE PROVIDED AT THE INTERSECTION OF OLD HENRY ROAD AND BUSH FARM ROAD INTO RETAIL/RESTAURANT AREA.
- BUSH FARM ROAD TO BE DEDICATED FOR PUBLIC USE.
- ENTRANCE TO LOT 3 TO ALIGN WITH ENTRANCE TO LAKE FOREST.
- AS AGREED BY LAKE FOREST GOLF VILLAGES, TO FACILITATE THE EXTENSION OF THE 4 LANEING OF OLD HENRY ROAD TO CRESTWOOD THE STATE RESERVES THE RIGHT TO REQUIRE THE SAME ADDITIONAL RIGHT OF WAY TO THE WEST SIDE PLACED EASEMENTS ALONG OLD HENRY ROAD TO AS THEY BUILDINGS AND PARKING AREAS SHALL NOT BE IMPACTED BY THE EXTENSION OF THE OLD HENRY ROAD BYPASS. THE DEVELOPER SHALL GRANT TEMPORARY CONSTRUCTION EASEMENTS AS NEEDED TO PERMIT CONSTRUCTION OF THE ROAD.

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.
- IDENTIFICATION APPROVAL REQUIRED
- IDENTIFICATION FOR WATERSHED "D" SHALL BE PROVIDED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL
- INCREASED RUNOFF: WATERSHED A: (0.84-0.23)(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: (0.84-0.23)(2.9/12)(8.83) = 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 W/TE CREEK SYSTEM. SEWAGE FROM THIS PROJECT SHALL BE TREATED AT MSD W/TE CREEK TREATMENT PLANT.
- D.O.W. APPROVAL REQUIRED FOR DETENTION BASIN ON LOT 3.
- C.O.E. APPROVAL FOR DISTURBANCE OF U.S. WATERS.
- BICYCLE PARKING WILL BE PROVIDED PER JEFFERSON COUNTY SITE 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.
- TYPICAL PARKING SPACES:
13. TYPICAL PARKING SPACES:
14. SIGN CHART - DISTRICT
15. BM OH-1 SET 13 OUT AT INTERSECTION OF OLD HENRY ROAD AND BUSH FARM ROAD.

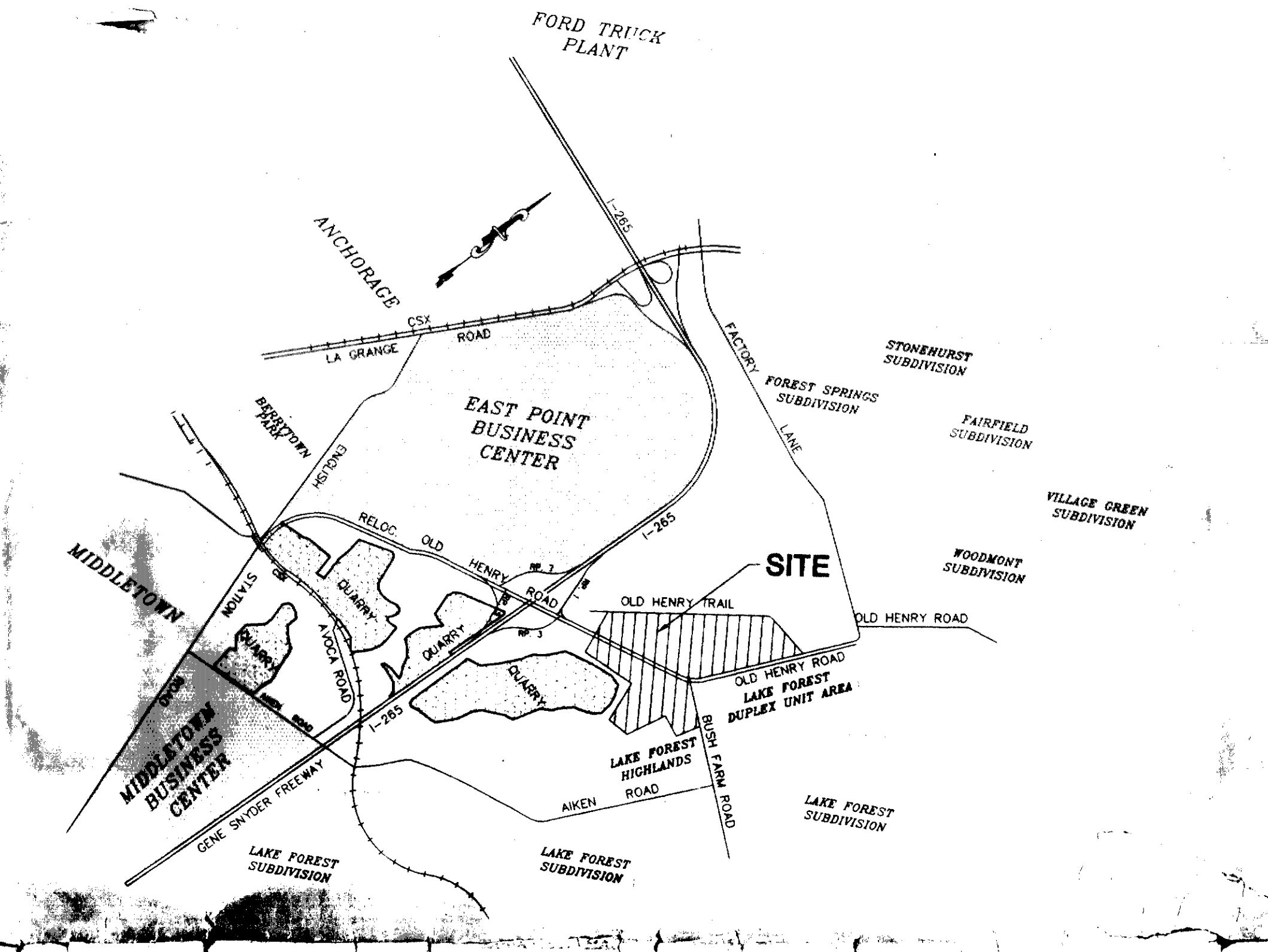
DATA

TOTAL AREA 120.384± ACRES
 NET AREA 118.75 ± 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 PROVIDED	PARKING REQUIRED
1	OR-3	39.41 Ac.	774,200 SQ. FT.	OFFICE 3 & 4 STORY	1862 SP.	1914 SP.
2	OR-3	36.61 Ac.				115 GARAGE SP. 1789 OPEN SP.
3	R-5A	30.30 Ac.	139 UNITS	1-1/2 STORY CONDOMINIUMS	209 SP.	278 SP.
4	OR-3	1.01 Ac.	8,700 SQ. FT.	OFFICE 2 STORY	20 SP.	25 SP.
5	C-1	1.03 Ac.	3,825 SQ. FT.	BANK	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	33 SP.	24 SP.
8	C-1	2.01 Ac.	10,000 SQ. FT.	SIT-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 4 STORY	94 SP.	94 SP.
11	C-M	10.60 Ac.	124,160 SQ. FT.	OFFICE 1 & 2 STORY	317 SP.	334 SP.
12	C-1	11.02 Ac.	97,500 SQ. FT.	RETAIL	488 SP.	488 SP.
13	OR-3	4.67 Ac.	9,600 SQ. FT.	RESTAURANT	96 SP.	96 SP.
14	C-1	4.46 Ac.	21,800 SQ. FT.	OFFICE 1 & 2 STORY	166 SP.	167 SP.
15	C-1	1.38 Ac.	4,200 SQ. FT.	SIT-DOWN RESTAURANT	218 SP.	218 SP.
16	C-1	1.38 Ac.	4,200 SQ. FT.	BANK	21 SP.	21 SP.

Lot 2 was withdrawn by the applicant at the public hearing.



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: 3/27/03
 EXPIRATION DATE: 3/27/03

PRELIMINARY APPROVAL

DATE: 12-7-00

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL DEVELOPMENT PLAN

SHALL COMPLY WITH ORDINANCE 123 CONDITIONS:

DATE: 12-7-00

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
 204 NIVER GREEN CIRCLE
 LOUISVILLE, KENTUCKY 40206

SABAK, WILSON & L
 ENGINEERS, LANDSCAPE ARCHITECTS
 315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202

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 CIVIL & PLANNERS
 1200 S. 10TH ST., SUITE 100
 LOUISVILLE, KY 40203
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