

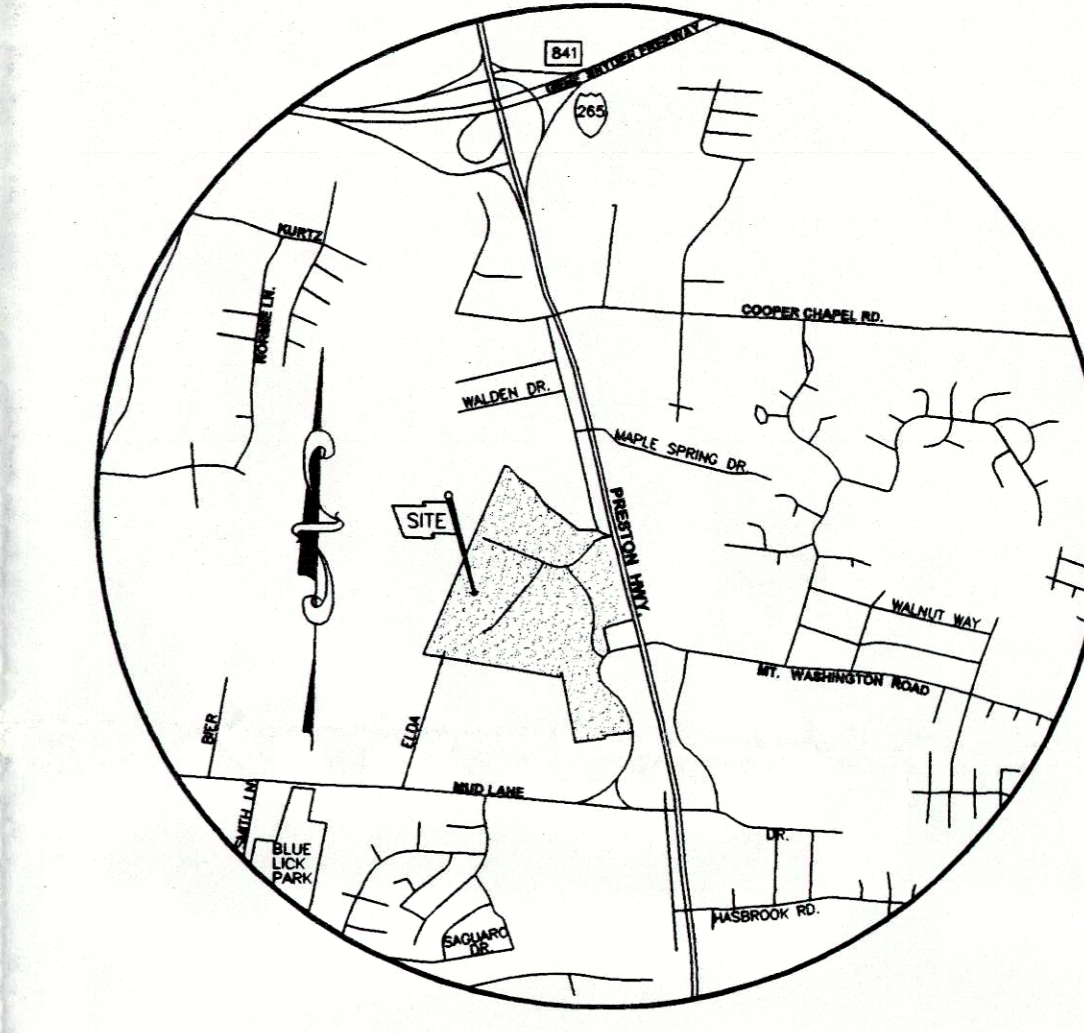
NOTICE

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

CHARLES C. & BERTHA L. ARMENTA D.B. 5090, PG. 25
JERRY F. & DEADRA D. ORM D.B. 7012, PG. 872
GREIF BROTHERS CORP. D.B. 7264, PG. 545

JEFFERSON COUNTY APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-25-99-105-89
APPROVAL DATE: 6/14/01
EXPIRATION DATE: 6/14/02
SIGNATURE OF PLANNING COMMISSION: Stephen Moore

JEFFERSON COUNTY PRELIMINARY PLAN APPROVED
CHECKED BY: [Signature]
APPROVAL DATE: 6/14/01
EXPIRATION DATE: 6/14/02
PLANNING COMMISSION

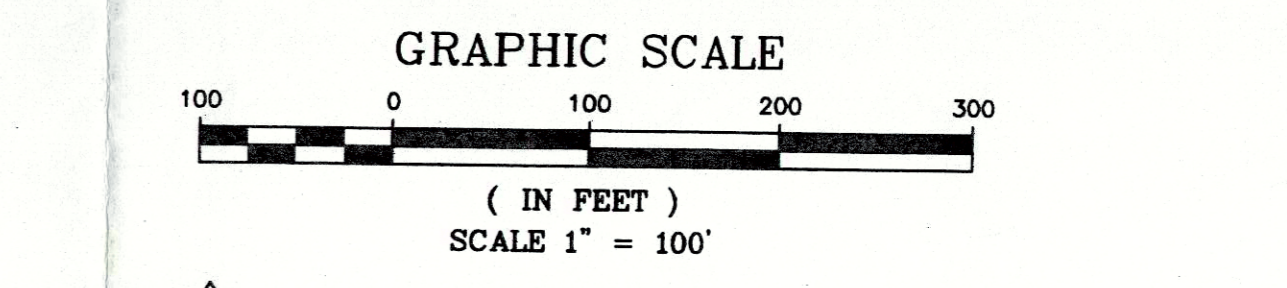


VICINITY MAP N.T.S.

- GENERAL NOTES:
1. TOPOGRAPHICAL INFORMATION SHOWN IS PROVIDED BY LOJC. TOPOGRAPHICAL INFORMATION FOR DESIGN PROVIDED BY DALY & ASSOCIATES ENGINEERS, INC.
2. THE PROPERTY IS LOCATED IN TAX BLOCK 2759, LOT 9; TAX BLOCK 85, LOT 48; TAX BLOCK 90, LOT 10; TAX BLOCK 85, LOTS 433 AND 434.
3. ALL SITE LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.
4. THE CEMETERY SHALL BE RELOCATED & ALL ACCESS EASEMENTS SHALL BE RELEASED.
5. SITE IS SUBJECT TO KY DEPT. OF HIGHWAYS APPROVAL. KY DEPT. OF HIGHWAYS APPROVAL REQUIRED FOR ACCESS TO OLD PRESTON OR PRESTON HIGHWAY.
6. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
7. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND ARE SUBJECT TO FEES.
8. ANY CONSTRUCTION ALONG FISHPOOL CREEK SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN ORDINANCE. A PRESERVATION EASEMENT/ NATURAL VEGETATION BUFFER SHALL BE PROVIDED ALONG THE BANKS OF FISHPOOL CREEK AS SHOWN.
9. BKE RACKS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN COMPLIANCE WITH THE ALTERNATIVE TRANSPORTATION MODE (ATM) POLICY.
10. THIS PROPERTY IS LOCATED IN ZONE "A" AND ZONE "M" AS SHOWN ON THE COMMUNITY PANEL #21111 C026 D OF THE FLOOD INSURANCE RATE MAP, DATED 02 FEBRUARY 1994. PORTIONS OF THIS PROPERTY, ALONG FISHPOOL CREEK, ARE SUBJECT TO 100 YEAR FLOODING. A DRAINAGE EASEMENT SHALL BE GRANTED ALONG FISHPOOL CREEK AS REQUIRED BY MSD.
11. CONSTRUCTION FENCING SHALL BE ERRECTED 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 COMPACTING. 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.
12. NO ON SITE STORMWATER DETENTION TO BE PROVIDED. DETENTION VOLUME AS REQUIRED WILL BE OBTAINED OFFSITE.
13. SIDEWALK WAYERS ARE REQUESTED FOR THE WEST SIDE OF SOUTHPOINT DRIVE, THE NORTH SIDE OF INTERCHANGE DRIVE, AND THE EAST SIDE OF ANTONIA WAY.
14. 30' RIGHT-OF-WAY DEDICATED TO ELDA DRIVE ON TRACT 29 TO BE RELEASED.
15. 4' LANDSCAPE EASEMENT (DB 6355, PG 616) TO BE REMOVED FROM TRACT 1 AND LOTS 10 AND 11 AND REPLACED WITH A 4' LBA EXCEPT ACROSS ANTONIA WAY.
16. VARIANCE GRANTED PER GENERAL DISTRICT DEVELOPMENT PLAN, DOCKET #9-25-99, FOR 15' SETBACKS WHERE PEC ABUTS RESIDENTIALLY ZONED PROPERTY.
17. THIS SITE SUBJECT TO THE BINDING ELEMENTS OF DOCKET #9-25-99.
18. SIGNAGE FOR THIS DEVELOPMENT SHALL BE CONSISTENT WITH THAT APPROVED FOR THE EXISTING SOUTHGATE AND AS FOLLOWS:
(4) PROJECT IDENTIFICATION SIGNS MAX HEIGHT 6' MAX AREA/EACH 32 S.F.
(2) SHOPPING CENTER IDENTIFICATION SIGNS 30' 144 S.F.
(2) FREESTANDING OUTLOT IDENTIFICATION SIGNS 25' 64 S.F.
19. BUSINESS SIGNS FOR EACH TRACT, AS DENOTED ON EACH DETAILED DISTRICT DEVELOPMENT PLAN, SHALL NOT EXCEED 18 FEET IN HEIGHT AND 64 SQUARE FEET IN AREA.
20. ARROWS DEPICT DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
21. DRAINAGE DISSIPATORS FOR PROPOSED HEADWALLS SHALL BE DETERMINED AT CONSTRUCTION PHASE TO INSURE SHEET FLOW FOR OFFSET DRAINAGE.
22. NORTHBOUND LEFT TURN LANES FOR ANTLI, MUD LANE AND PROPOSED ROAD "A" (INTERCHANGE DRIVE) WILL BE LENGTHENED PER KY DEPT. OF HIGHWAYS STANDARDS.
23. SLOPES WITHIN AND ADJACENT TO THE WOODLAND PROTECTION AREA AND THE NORTHERN PORTIONS OF OUTLOTS 5 AND 6 EXCEED 20 PERCENT.

Table with 4 columns: SOUTHGATE I, SOUTHGATE II, SOUTHPPOINT, and PAVEMENT WIDTHS. Rows include Gross Acreage, Net Acreage, Existing Zoning, Proposed Zoning, Existing Use, and Proposed Use.

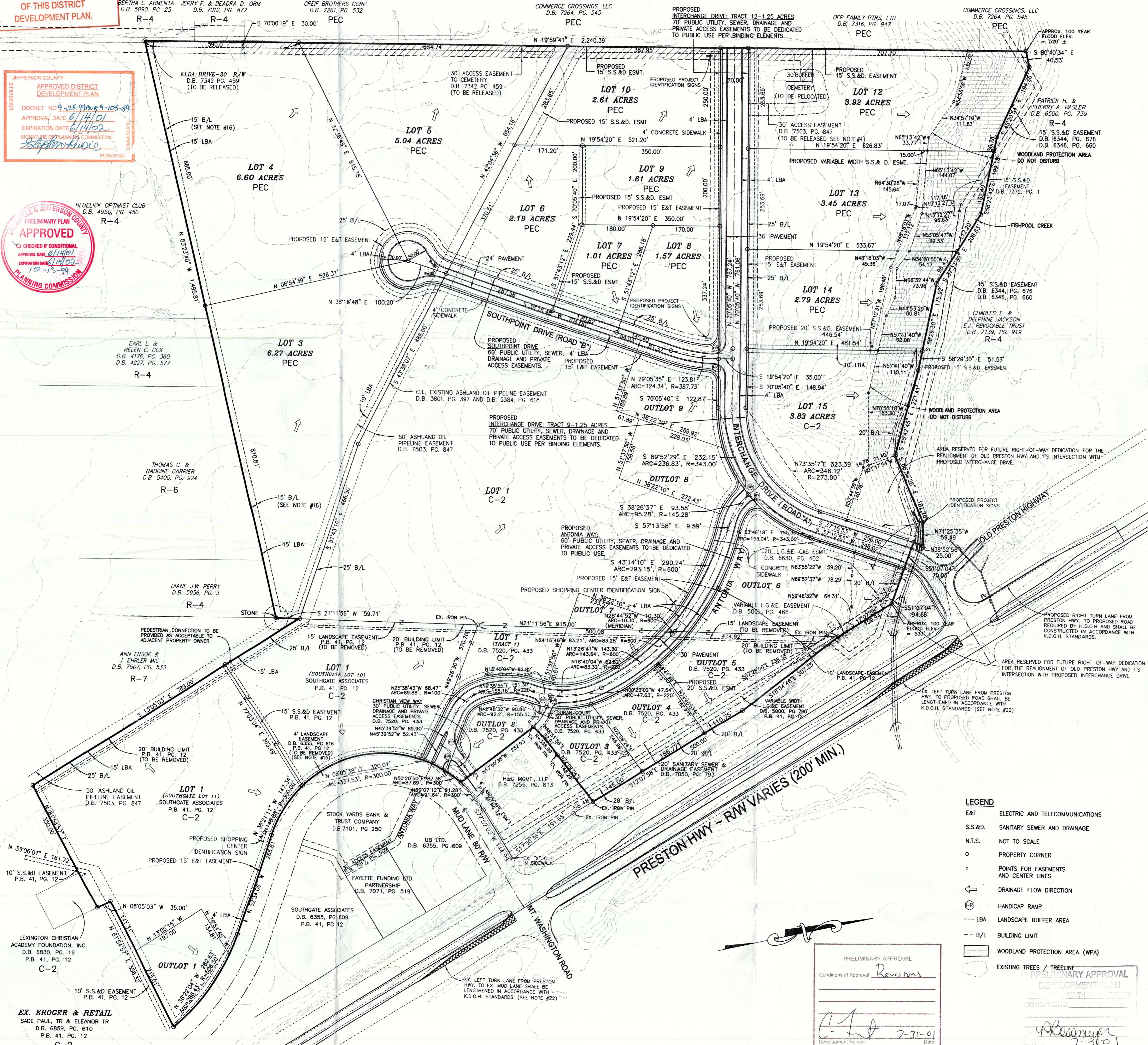
Table with 5 columns: OWNER, DEVELOPMENT, DESCRIPTION, ZONE/USE, and AREA. Lists various lots and outlots with their respective owners and zoning.



7/19/01-REVISED PER PLANNING COMMISSION COMMENTS DATED JULY 18, 2001
6/28/01-REVISED LOT NUMBERS AND ACRES; ADDED RIGHT OF WAY FOR ANTONIA WAY
6/14/01-REVISED PER PLANNING COMMISSION COMMENTS

PRELIMINARY PLAN SOUTHGATE I/II AND SOUTHPOINT 10700 PRESTON HIGHWAY JEFFERSON COUNTY, KENTUCKY

OWNERS & DEVELOPERS: GAULT-MARSH PROPERTIES SOUTHPOINT, LLC
PROJECT NUMBER: 0391.01.13107.01
DRAWN BY: [Signature]
CHECKED BY: [Signature]



- LEGEND
EAT ELECTRIC AND TELECOMMUNICATIONS
S.S.&D. SANITARY SEWER AND DRAINAGE
N.T.S. NOT TO SCALE
o PROPERTY CORNER
o POINTS FOR EASEMENTS AND CENTER LINES
← DRAINAGE FLOW DIRECTION
H H H HANDICAP RAMP
--- LBA LANDSCAPE BUFFER AREA
--- B/L BUILDING LIMIT
--- WOODLAND PROTECTION AREA (WPA)
o EXISTING TREES / TREELINE

PRELIMINARY APPROVAL
Conditions of Approval: Revisions
[Signature] 7-31-01
Date

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS
[Signature] 7-31-01
Date

EX. KROGER & RETAIL
SADE PAUL, TR & ELEANOR TR
D.B. 6859, PG. 610
P.B. 41, PG. 12
C-2

LOT 1 (SOUTHGATE LOT 11)
SOUTHGATE ASSOCIATES
P.B. 41, PG. 12
C-2

LOT 1 (SOUTHGATE LOT 10)
SOUTHGATE ASSOCIATES
P.B. 41, PG. 12
C-2

LOT 1 (TRACT 1)
SOUTHGATE ASSOCIATES
D.B. 7520, PG. 433
C-2

LOT 1 (SOUTHGATE LOT 11)
SOUTHGATE ASSOCIATES
P.B. 41, PG. 12
C-2

LOT 1 (SOUTHGATE LOT 10)
SOUTHGATE ASSOCIATES
P.B. 41, PG. 12
C-2

LOT 1 (SOUTHGATE LOT 11)
SOUTHGATE ASSOCIATES
P.B. 41, PG. 12
C-2

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