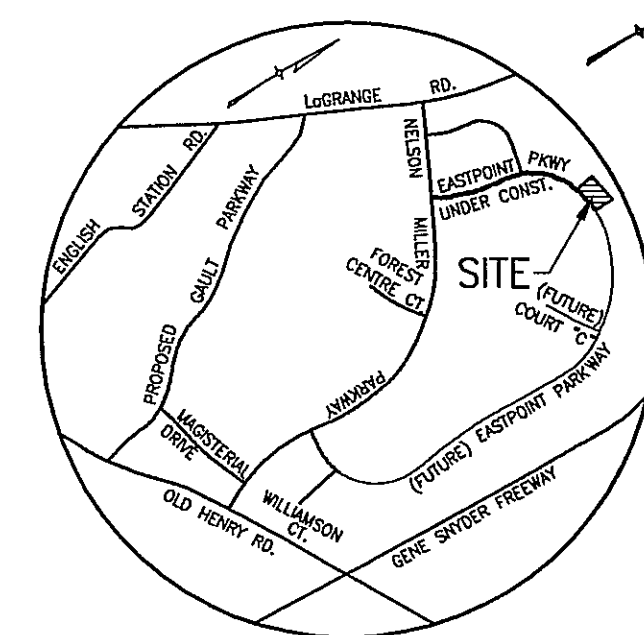




LOCATION MAP
NOT TO SCALE

PROJECT LOCATION

TRACT 1, EASTPOINT BUSINESS CENTER
D.B. 6980, PG. 112

PROJECT DATA

SITE ACREAGE 7.6 AC.
EXISTING ZONING PEC
PROPOSED ZONING PEC
EXISTING USE VACANT
PROPOSED USE OFFICE

SQUARE FOOTAGE

1ST FLOOR 24,600 SQ. FT.
2ND FLOOR 20,000 SQ. FT.
3RD FLOOR 20,000 SQ. FT.
MAX. F.A.R. PERMITTED 1.0
PROPOSED F.A.R. .15
TOTAL 64,600 SQ. FT.

**PARKING SUMMARY
REQUIRED SPACES**

1ST FLOOR:
1 SP PER 400 SQ. FT. OFFICE
24,600/400 = 61.5 SPACES
2ND & 3RD FLOOR:
1 SP PER 500 SQ. FT. OFFICE
40,000/500 = 80 SPACES
TOTAL REQUIRED 142 SPACES

PROPOSED PARKING

STANDARD SPACES- 474 SPACES
HANDICAP ACCESSIBLE- 9 SPACES
TOTAL PARKING PROVIDED- 483 SPACES

ARTICLE 12 COMPLIANCE

TOTAL VEHICULAR USE AREA
(V.U.A.) = 107,928 SQ. FT.
TOTAL INTERIOR LANDSCAPE AREA REQUIRED
107,928 SQ. FT. X 5% = 5,396 SQ. FT.
TOTAL INTERIOR LANDSCAPE AREA PROVIDED
8,110 SQ. FT.

SIDEWALK NOTE

A 4' WIDE SIDEWALK SHALL BE INSTALLED ALONG THE EASTPOINT PARKWAY FRONTAGE CONCURRENT WITH SITE CONSTRUCTION. DUAL 4' SIDEWALKS SHALL BE CONSTRUCTED ON EACH SIDE OF ENTRANCE FOR CONSTRUCTION TO EASTPOINT PARKWAY.

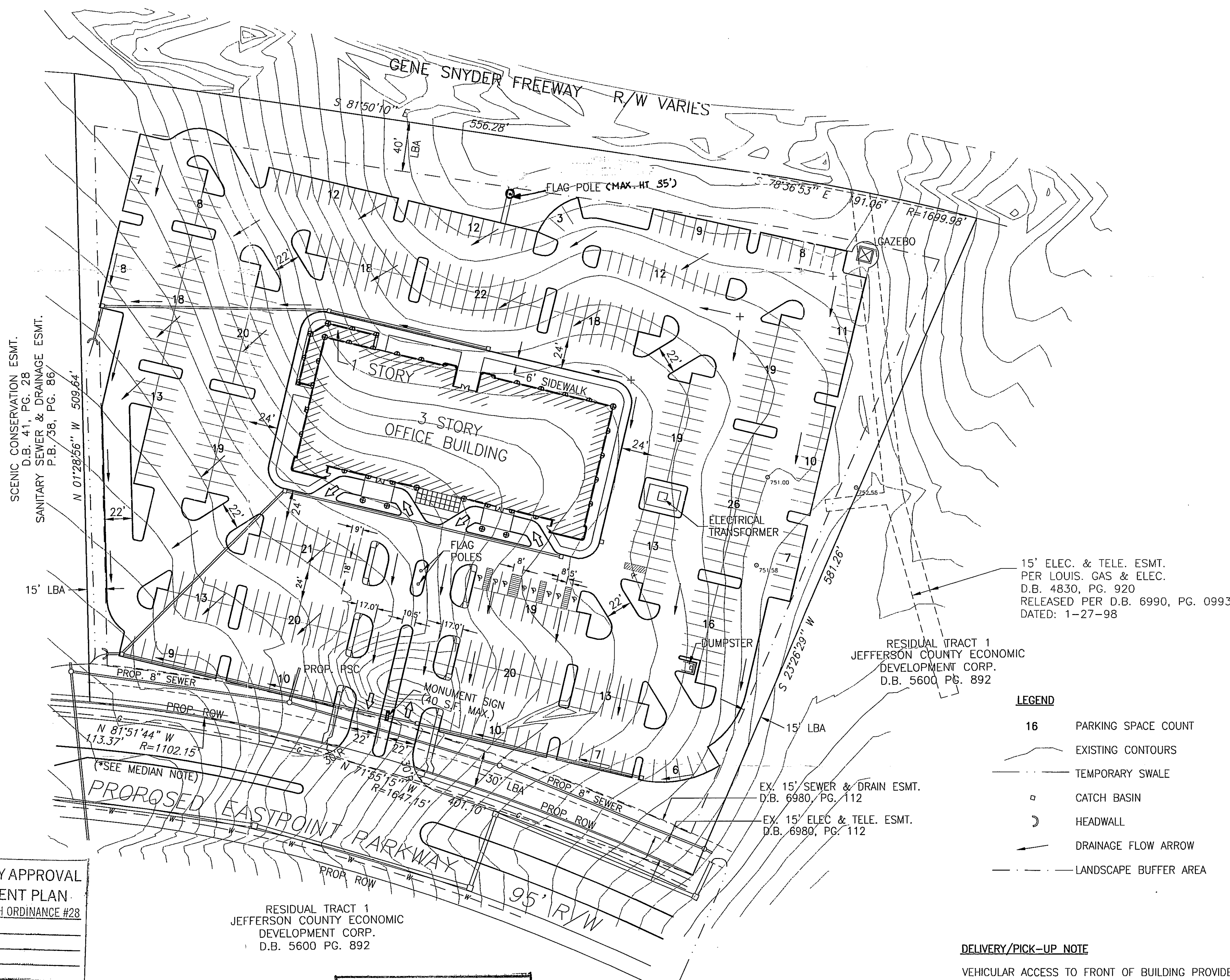
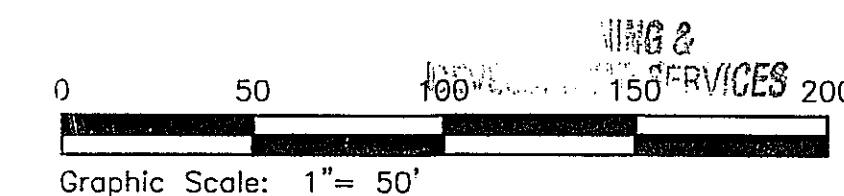
MSD NOTES

- 1) SANITARY SEWERS AVAILABLE BY CONNECTION SUBJECT TO FEES. PSC LOCATION TO UTILIZE PROPOSED 8" STUB.
- 2) OVERALL SITE DEVELOPMENT DRAINAGE CONFORMS TO THE APPROVED EASTPOINT BUSINESS CENTER SUBDIVISION CONSTRUCTION PLANS; NO ON-SITE DETENTION OR REGIONAL FACILITY FEE PAYMENT IS REQUIRED.
- 3) OFFSITE DRAINAGE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH MSD STANDARDS. DRAINAGE WILL OUTLET TO THE CONSERVATION TRACT/SEWER & DRAINAGE EASEMENT. THE OUTLET WILL BE TRANSITIONED TO MINIMIZE IMPACT TO TREES AND SLOPES.

SIGN NOTE

40 S.F. MONUMENT SIGNS TO BE LOCATED AS NOTED ON PLAN. TWO 80 S.F. FLUSH MOUNTAIN SIGNS TO BE AFFIXED TO THE BUILDING.

PER 26.100A



LEGEND

- 16 PARKING SPACE COUNT
- EXISTING CONTOURS
- TEMPORARY SWALE
- CATCH BASIN
- HEADWALL
- DRAINAGE FLOW ARROW
- LANDSCAPE BUFFER AREA

DELIVERY/PICK-UP NOTE

VEHICULAR ACCESS TO FRONT OF BUILDING PROVIDED FOR THE DELIVERY AND PICK-UP OF COMPUTER EQUIPMENT BY MICRO COMPUTER SOLUTIONS PERSONNEL.

LIGHTING NOTE

PARKING LOT LIGHTING WILL BE DIRECTED DOWNWARD AND TOWARD THE INTERIOR OF THE SITE IN ACCORDANCE WITH EASTPOINT BUSINESS CENTER BINDING ELEMENTS AND COVENANTS AND RESTRICTIONS.

LANDSCAPE NOTE

A DETAILED LANDSCAPE PLAN SHALL BE PREPARED PRIOR TO CONSTRUCTION APPROVAL IN ACCORDANCE WITH ARTICLE 12 AND GENE SNYDER CORRIDOR GUIDELINES.

MEDIAN NOTE: (EASTPOINT PARKWAY)

EASTPOINT PARKWAY ROADWAY CONSTRUCTION PLANS TO BE REVISED TO REFLECT PROPOSED ENTRANCE. DETAILED DESIGN OF MEDIAN LOCATION AND TURN LANE TO BE PROVIDED ON REVISED PLANS WITH CONSTRUCTION TO BE PERFORMED AS PART OF ROADWAY CONSTRUCTION.

OWNER/DEVELOPER

MCS PROPERTIES, LLC.
1601 ALLIANT AVENUE
LOUISVILLE, KY 40299

RESIDUAL TRACT 1
JEFFERSON COUNTY ECONOMIC
DEVELOPMENT CORP.
D.B. 5600 PG. 892

PRELIMINARY APPROVAL
Conditions of Approval: *See Notes*
PS
Secretary: *Stora*
Stora: *Stora*
Date: *2/16/98*
Date: *2/16/98*
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:
BY: *R.R.B.*
DATE: *2/16/98*
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

LD&T MINUTES

MARCH 26, 1998

CONSENT AGENDA

DOCKET NO. 9-5-89 (Jefferson County)

Project Name: Micro Computer Solutions
Location: Eastpoint Parkway
Applicant: Tim Hollinden
Request: Detailed District Development Plan.
Proposed Development: To construct a three-story, 64,600 square feet office building.

Staff Case Manager: Sheila Wade, Associate Planner and Chris French, Planner I.

COMMENTS:

1. The structure will be approximately 45 feet in height.
2. There are two 80 square foot signs attached to the building. On the east side of the building and the other is on the west side of the building. These signs are in conformance with Jefferson County Fiscal Court Ordinance No. 7, series 1988, which allows attached signs that do not exceed 80 square feet within 200 feet of the Gene Snyder Freeway right of way.
3. A freestanding monument sign is proposed for this site. The sign is 40 square feet in area and six feet in height.
4. There are three flag poles located on this property. According to the Designated Parkway Guidelines flag poles on lots adjacent to a parkway cannot exceed 35 feet in height. Binding element number six limits the size of the flag poles to 35 feet.
5. In accordance with the Alternative Mode Transportation Guidelines, the plan shows sidewalks on Eastpoint Parkway. In addition, pedestrian connections are being provided from the building to the sidewalk on both sides of Entrance Drive.
6. The development is in conformance with the Development Code and the General District Development Plan.

PROPOSED BINDING ELEMENTS

All binding elements from the approved General Development Plan are applicable to this site in addition, to the following:

LD&T MINUTES

MARCH 26, 1998

CONSENT AGENDA

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. There shall be no medical offices or other uses requiring a parking ratio greater than one space per 400 square feet of floor area unless parking can meet the requirement of the proposed use.
3. The development shall not exceed 102,700 square feet of gross floor area.
4. The only permitted freestanding signs shall be monument style signs, located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 25 feet to front property line. The signs shall not exceed 40 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
5. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants balloons, or banners shall be permitted on the site.
6. The three flagpoles shown on the development plan cannot exceed 35 feet in height.
7. There shall be no outdoor storage on the site.
8. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
- 9a. 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.

LD&T MINUTES

MARCH 26, 1998

CONSENT AGENDA

- 9b. 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).
 - 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.
11. 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.
12. 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.

LD&T MINUTES

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CONSENT AGENDA

13. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site.
14. 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.
15. Each individual lot shall have a covenant whereby Jefferson County Department of Public Works and Transportation will have the right to require each property owner to install sidewalks at such time as the Eastpoint Business Center is 80% developed. 80% shall be based on the total lots in the entire development. The pedestrian connection shall be installed when the sidewalk has been constructed.

On a motion by Commissioner Adams, the following resolution was unanimously adopted:

RESOLVED That the Land Development and Transportation Committee does hereby **APPROVE** the above listed item on the Consent Calendar subject to the above listed conditions and/or binding elements as recommended by Planning Commission staff.

The vote was as follows:

YES: Commissioners Adams, Crawford, Herron, Thieneman, and Wagner

NO: None.

NOT PRESENT FOR THIS CASE AND NOT VOTING: No one.

ABSTAINING: None.

Brian Bewley was present.