

1ST TIER

Tract 15, Lot 20
Hess, William A. & Stacy M.
13005 Lorraine Road
Louisville, KY 40223

Tract 14, Lot 24B
Hess, William A. & Stacy M.
13005 Old Lorraine Road
Louisville, KY 40223

Tract 14, Lot 24C
Hess, William A. & Stacy M.
13005 Old Lorraine Road
Louisville, KY 40223

Tract 14, Lot 24D
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Tract 14, Lot 24E
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Tract 14, Lot 24F
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Tract 14, Lot 24G
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Tract 14, Lot 24H
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Tract 14, Lot 24I
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Tract 14, Lot 24J
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Tract 14, Lot 24K
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Tract 14, Lot 24L
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Tract 14, Lot 24M
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Tract 14, Lot 24N
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Tract 14, Lot 24O
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Tract 14, Lot 24P
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Tract 14, Lot 24Q
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Tract 14, Lot 24R
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Tract 14, Lot 24S
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Tract 14, Lot 24T
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Tract 14, Lot 24U
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Tract 14, Lot 24V
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Tract 14, Lot 24W
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Tract 14, Lot 24X
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Tract 14, Lot 24Y
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Tract 14, Lot 24Z
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Louisville, KY 40223



ClassiKle Inc.
3221 BECKEL AVE, BLDG 1 PH: 502-463-2722
LOUISVILLE, KY 40218 FAX 502-463-2677

APPROVED DISTRICT DEVELOPMENT PLAN FOR THE EASTPOINT BUSINESS CENTER PROJECT
DATE: 9-5-87 10-5-87
DATE: 10-23-1977
DATE: 10-24-1978

Jamie Bond

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

LOCATION MAP
NO SCALE

PRELIMINARY APPROVAL DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: *Site App. Req.*

BY: *Alman*
DATE: *4-1-77*

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

RECEIVED
10/19/1997
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

OWNER
Jefferson County Economic Development Corporation
2150 Central Expressway
Louisville, Kentucky 40208-0000
Deed Book 5500, Page 992
Deed Book 5614, Page 377
Deed Book 5812, Page 167

LEASEE
Gault - Eastpoint, LLC
1480 Gault Road
Louisville, KY 40219
Deed Book 6089, Page 790
Deed Book 6700, Page 790

PARCEL OWNERS

The Kroger Company
1014 Van St
Louisville, KY 40202
Deed Book 6089, Page 790

Seton Systems Corporation
4825 New Market Blvd
Louisville, KY 40223
Deed Book 6534, Page 35

Westport Industrial Center
4825 New Market Blvd
Louisville, KY 40223
Deed Book 6600, Page 574

Associated Railroad Contractors, Inc.
Magnum Drive
Louisville, KY 40223
Page 404

Wacker Associates
371 East Jefferson Street
Louisville, KY 40202
Deed Book 6534, Page 669

Chartered Records Services, Inc.
2150 Central Expressway
Louisville, KY 40202

Midwest Valve, Inc.
Forest Service Drive
Louisville, KY 40223

Granite Tree Care, Inc.
1500 Magnolia Drive
Louisville, KY 40223
Deed Book 6800, Page 35

CVS Computer-Printing Inc.
Hess, William A. & Stacy M.
Louisville, KY 40223
Deed Book 6534, Page 296

A. Thomas & Sons
371 East Jefferson Street
Louisville, KY 40202
Deed Book 6534, Page 669

Jeff Investments, Inc.
Forest Service Drive
Louisville, KY 40223

Fisher, Manaberg, Smith & May
Hess, William A. & Stacy M.
Louisville, KY 40223

Tract 14, Lot 35
Hess, William A. & Stacy M.
Louisville, KY 40223

Tract 14, Lot 63
Hess, William A. & Stacy M. & Sandra G.
Louisville, KY 40245

Tract 15, Lot 191
Boyd, Paul A. and Judy A.
Louisville, KY 40223

Tract 15, Lot 192
Boyd, Paul A. and Judy A.
Louisville, KY 40223

Tract 15, Lot 193
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Tract 15, Lot 194
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Tract 15, Lot 195
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Tract 15, Lot 199
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Tract 15, Lot 200
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Tract 15, Lot 201
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Tract 15, Lot 207
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Tract 15, Lot 208
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GENERAL NOTES

- Final location of fire service will be subject to approval of Jefferson County Fire Safety Officer.
- Crosswalks and ramps will be provided for the handicapped.
- Handicapped parking spaces shall be provided per OSHA regulations, 2% of total for each separate lot.
- All Development shall meet the requirements of Article 12: Landscape and Land Use Buffers.
- Refer to Binding Elements of approved General District Development Plan Docket #3-3-89, approved March 5, 1989.
- Site Preservation: Efforts will be made, where possible, to preserve existing mature trees and tree masses throughout the development. Construction fencing shall be erected prior to any grading or construction activities around trees and tree massings to be preserved.
- Lot 104: Proposed R.O.W. for Old Henry Road per KDOT plans, subject to pending negotiations between KDOT and the Stephen C. Gault Company.
- Survey information from Birch, Troutwein, Mims. Mims exhibit dated 2/14/97.

MSD NOTES

- Sanitary Sewer service will be provided by Metropolitan Sewer District.
- Wastewater flows will be pumped to the Hite Creek Wastewater Treatment Plant Collection System.
- The Hite Creek Wastewater Treatment Plant has sufficient capacity to treat the wastewater flows from this proposed development.
- Retention for this development has been provided downstream in the existing Rock Quarry Basin.
- Flows within the Scenic Conservation Easement shall be managed using stream bioengineering techniques as appropriate for maintenance of the natural drainage way.
- An extension of MSD Drainage Service Area Boundary Agreement shall be provided for lot 61 prior to MSD construction approval for this lot.

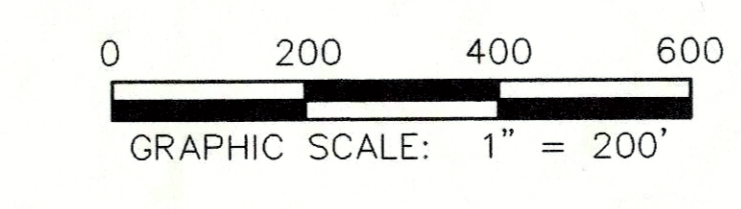
SITE DATA

Gross Acreage	606.2 Ac.
ROW	49.4 Ac.
Net Acreage	556.8 Ac.
Open Space	Lots: 17, 26, and 37 PEC and R-4 30 Ac.
Existing Zoning	R-4 on DB: 1022, Pg. 531 DB: 5869, Pg. 784 DB: 5876, Pg. 7

Contour Interval 2'

BENCH MARK

Found Barnston top security monument set 0.5 feet below ground, 0.7 miles east along Alken Road from the intersection of Beckley Station Road 500 feet southwest along Alken Road from the bridge over Floyd's Fork Creek, 25.25 feet south of P.K. nail set in centerline of Alken Road and 88.60 feet west of P.K. nail set in north face of utility pole SCDT #69.



GENERAL DISTRICT DEVELOPMENT/ PRELIMINARY PLAN

EASTPOINT BUSINESS CENTER

GAULT - EASTPOINT, LLC.

RECEIVED
10/19/1997
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

ISSUES AND REVISIONS

LOGIC TOPOGRAPHIC INFORMATION IS FOR USE BY GAULT-EASTPOINT, LLC ONLY. NO REPRODUCTION OF THIS INFORMATION CAN BE MADE WITHOUT PERMISSION OF LOGIC.

REVISED ACRES ON ALL TRACTS WHERE ROW-OF-WAY CHANGED.

PROJECT: #001597

DESCRIPTION:

SCALE: 1" = 200'

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF CLASSIKLE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF CLASSIKLE, INC.

DATE: 11-11-97 SHEET: 1 OF 1

DOCKET NO. 9-5-89 (continued)

WHEREAS, The Commission finds the proposal to be in conformance with Guidelines I-7 and I-10, which seeks location of industries that handle hazardous or flammable materials away from residential areas and population concentrations, and assurances that air emissions and disposal of industrial wastewater and solid wastes will meet environmental standards and that storage, handling and disposal of hazardous materials will be done in a safe manner, because the uses within the Industrial Park will be restricted to those allowed in the PEC zoning district; the Master Plan for the Freeway Reserve will establish guidelines for noise, odor and vibration control; and the proposal will meet all environmental standards regarding emissions and the disposal of industrial wastewater and solid wastes;

WHEREAS, The Commission finds the proposal to be in conformance with Guideline I-12, which advocates incentives to expand industrial employment, giving special attention to industries which demonstrate that employment opportunities would be provided for unemployed, underemployed or lower-income people, because this project will create a need for a wide range of skills and vocations; and the applicant, Jefferson County Economic Development Corporation, is responsible for keeping jobs and to foster jobs within the County to benefit all income groups with special attention directed to lower income as well as in upgrading and promoting further growth in the Freeway area;

WHEREAS, The Commission finds the proposal to be in conformance with all other applicable guidelines of the Comprehensive Plan; now, therefore, be it

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby recommend to the Fiscal Court of Jefferson County that the change in zoning from R-4 Residential Single Family to PEC Planned Employment Center as described in the attached legal description be APPROVED.

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan for Docket No. 9-5-89 subject to the following binding elements:

1. Prior to development of each site or phase, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may include, but not be limited to the following items:

DOCKET NO. 9-5-89 (continued)

7. Signage - No billboard (advertising) or high pylon signs shall be permitted in Freeway Reserve. A single project identification monument sign shall be provided at each entry from LaGrange and Old Henry Roads and no more than two monument signs along the Gene Snyder Freeway. All signs shall conform with Ordinance No. 7, Series 1988, relating to signage along Gene Snyder Freeway, (adopted 5-10-88). A concept sign plan shall be prepared for the Planning Commission review prior to construction to illustrate controls on project identification and site identification signs.

8. There shall be no direct access from the Freeway Reserve to English Station Road, nor from individual lots to LaGrange and Old Henry Roads.

9. Outdoor advertising (billboard) and small freestanding (temporary) signs, pennants and banners shall be prohibited on each site.

10. 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 revised district development plan is approved or an extension is granted by the Planning Commission.

11. 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 must be implemented prior to requesting issuance of the certificate.

12. The above binding elements may be amended as provided for in the Zoning District Regulations.

The vote was as follows:

YES: Commissioners Fischer, Herron, Hettinger, McDonald, Seraphine and Raynor.
NO: None.
NOT VOTING: Commissioner Auerbach who had left the meeting.

DOCKET NO. 9-5-89 (continued)

- a) Screening, buffering, landscaping.
- b) Density, floor area, size and height of buildings.
- c) Points of access.
- d) Land uses.
- e) Signs.
- f) Loading berths.

2. The lots shall be subject to deed of restrictions as recorded in Deed Book 1460 Page 771.

3. Before a building permit is requested:

- a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
- b) A major subdivision plat shall be recorded creating the lots and roadways shown on the approved general district development plan and preliminary subdivision plan.
- c) All necessary recording fees shall be paid.

4. Master Plan Document - Freeway Reserve shall prepare a written and illustrated document to accompany the District Development Plan, which shall serve as a guide for review of Detailed District plans with respect to site and architectural design. Guidance shall be provided for planning and design aspects including but not limited to, the following: loading and noise, vibration and odor controls.

5. Lighting - As required under Section 7.2, Paragraph 6.a.7. of the Zoning Ordinance, lighting for site and buildings shall be directed towards the individual properties and away from adjacent residential uses. Further, lighting shall be reviewed under the guidelines of the Freeway Reserve Master Plan Document and the Planning Commission Detailed District Development Plan review procedures.

6. Landscape Buffer Zones - A landscape concept plan shall be presented to the Planning Commission to illustrate details of screening, buffering and aesthetic treatment within the required, and proposed Landscape Buffer areas shown on the General District Development Plan.

RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the Revised General District Development Plan and the Revised Preliminary Subdivision Plan for Docket Nos. 10-5-89 and 9-5-89, Eastpointe Business Center Subdivision, subject to the original binding elements as approved, and does hereby ADD the following binding element:

- a. Any further subdivision of Tracts 1-8 may be created utilizing the minor subdivision plat process in conformance with the rules and regulations governing minor subdivisions. A master subdivision plan shall be provided to the Planning Commission showing all current subdivision lots being created and their associated minor subdivision plat docket numbers. This master plan shall remain in effect for the entire development and including any lots that may reflect changes of existing lots (i.e. shifting property lines).
- b. All dedicated streets shall be created utilizing the major subdivision record plat process. No more than 3 lots shall be created on a private access easement at which time the roadway shall be dedicated to public right-of-way. The intent of this binding element is to assure that all Lots have dedicated frontage to public roadway.

RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the Revised General District Development Plan and the Revised Preliminary Subdivision Plan for Docket Nos. 10-5-89 and 9-5-89, Eastpointe Business Center Subdivision, subject to the original binding elements as approved, and does hereby ADD the following binding element:

- a. Any further subdivision of Tracts 1-8 may be created utilizing the minor subdivision plat process in conformance with the rules and regulations governing minor subdivisions. A master subdivision plan shall be provided to the Planning Commission showing all current subdivision lots being created and their associated minor subdivision plat docket numbers. This master plan shall remain in effect for the entire development and including any lots that may reflect changes of existing lots (i.e. shifting property lines).
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