10-5-89 + 9-5-89

1ST TIER

Tax Blk 14, Lot 81
Hedden, William J. & Ruby M
12005 LaGrange Road
Louisville, KY 40223

Tax Blk 14, Lot 248
Hedden, William J & Ruby M
12005 Old LaGrange Road
Louisville, KY 40223

Tax Blk 14, Lot 247
Zoeller, B J & Mary Opal
10509 Ballardsville Road
Louisville, KY 40241

Tax Blk 14, Lot 35
Whayne, Lillian C.
12700 Lucas Lane
Louisville, KY 40223

Tax Blk 14, Lot 68
Smith, William & Thelma W
11915 Old LaGrange Road
Louisville, KY 40223

Tax Blk 14, Lot 185
Smith, William & Thelma W
11915 Old LaGrange Road
Louisville, KY 40223

Tax Blk 14, Lot 64
Schmidt, Donald W & Jean M
11905 Old Lagrange Road
Louisville, KY 40223

Tax Blk 14, Lot 180
Schmidt, Donald W & Jean M
11905 Old LaGrange Road
Louisville, KY 40223

Tax Blk 14, Lot 328
Thieman, Leo R. & Dorothy M.
2407 Anchor Way
Louisville, KY 40223

Tax Blk 14, Lot 266
Dickerson, Pinky c/o Dee Gillespie
4308 E. Indian Trail
Louisville, KY 40213

Tax Blk 15, Lot 87
Smith, Mary Catherine & Luther W B
RR 4, 12013 LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 69
Agro International
8320 N. Conta Redondo
Scottsdale, AZ 85253

Tax Blk 15, Lot 118
Berger, William A. Jr. & Ester
13000 Factory Lane
Louisville, KY 40223

Tax Blk 15, Lot 161
Holloway & Son Const. Co.
P.O. Box 43247
Louisville, KY 40243

Tax Blk 15, Lot 152
Young, Anderson & Frances
12017 LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 36
Willis, Thomas W Jr and Francesca H
12101 LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 178
Hayden, George A & Constance
12103 LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 128
Tiller, Christine E
12107 Old LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 98
Priest, William J
12111 Old LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 122
Kyser, James H Sr &
Anna M & Kyser, Marvin J
12113 Old LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 158
Rosenkrans, Bruce R. & Linda L.
12117 Old LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 35
Glaser, Lawrence C. & Jennifer B.
12205 Old LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 106
Glaser, Lawrence C. & Jennifer B.
12205 Old LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 123
Gisiger, Carl P & Dorothy A
12207 LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 121
Hutkai, Ernest
12211 LaGrange Road
Louisville, KY 40223

Tax Blk 14, Lot 69
Hargis, Eugene & Martha
2831 Englewood Ave
Louisville, KY 40220

Tax Blk 15, Lot 59
Gray, Emnett L. & Geneva
13508 Old Henry Road
Louisville, KY 40223

Tax Blk 15, Lot 196
Jeff Co Economic Dev Corp
c/o Riverport Authority
PO Box 58010
Louisville, KY 40268-0010

Tax Blk 15, Lot 79
Trager, John Duffy & Mary
12907 Factory Lane
Louisville, KY 40223

Tax Blk 15, Lot 41
Klemenz, Chester W,
Karl G, Edith J
Pt to Comm of KY
13615 Factory Lane
Louisville, KY 40223

Tax Blk 15, Lot 39
Jeff Co Economic Dev Corp
c/o Riverport Authority
PO Box 58010
Louisville, KY 40268-0010

Tax Blk 15, Lot 151
Cecil, James C & Anne K
12920 Factory Lane
Anchorage, KY 40223

Tax Blk 15, Lot 53
Jeff Co Economic Dev Corp
c/o Riverport Authority
PO Box 58010
Louisville, KY 40268-0010

Tax Blk 15, Lot 91
Wearren, Douglas R
Rt 4 Box 52
Taylorsville, KY 40071

Tax Blk 15, Lot 84
Braehler, Charles J. & Elizabeth
P.O. Box 584
Peewee Valley, KY 40056

Tax Blk 15, Lot 157
Brue, Louis & Alta
12910 Factory Lane
Louisville, KY 40245

Tax Blk 301, Lot 19
Baker, James A. &
Duncan, Doma M.
1808 N. English Station
Louisville, KY 40223

Tax Blk 23, Lot 559
Jefferson County Community &
Neighborhood Development
810 Barret Ave.
Louisville, KY 40204

Tax Blk 23, Lot 389
Hayden, Kenneth Jr. & Rovena
12619 Berrytown Road
Louisville, KY 40223

Tax Blk 23, Lot 556
Jeff Co Government

Tax Blk 23, Lot 595
Powers, Ellsworth J & Emma Jean
7016 West Highway 22
Crestwood, KY 40014

Tax Blk 23, Lot 30
English Station Enterprises
12211 Old Shelbyville Road
Louisville, KY 40243

Tax Blk 23, Lot 4
Sellers, Dock Roy
1601 N English Station
Louisville, KY 40223

Tax Blk 23, Lot 128
Holloway Acquistion Corp.
600 E Main Street, Suite 101
Louisville, KY 40202

Tax Blk 23, Lot 129
Dorsey, Guy H Jr & Alene B
13206 Old Henry Road
Louisville, KY 40223

Tax Blk 23, Lot 127
Rogers Group Inc.
P.O. Box 25250
Nashville, TN 37202

Tax Blk 23, Lot 359
Thornton, Henry & Hattie B
13112 Old Henry Road
Louisville, KY 40223

Tax Blk 23, Lot 597
Thomas, Dorothy S. & Wm. F.
13118 Old Henry Road
Louisville, KY 40223

Tax Blk 23, Lot 352
Milton H. Jr.
13101 Old Henry Road
Louisville, KY 40223

Tax Blk 23, Lot 126
Taylor, Anna B & Chas E
13202 Old Henry Road
Louisville, KY 40223

Tax Blk 23, Lot 32
Taylor, John c/o Charles E. Taylor
13202 Old Henry Road
Louisville, KY 40223

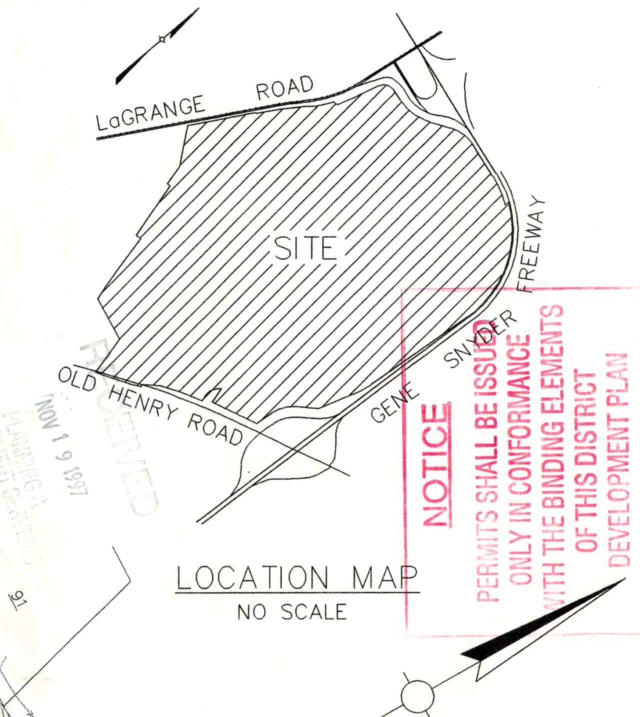
Tax Blk 23, Lot 277
Holloway, Billy
PO Box 43277
600 N English Station Road
Louisville, KY 40243

Tax Blk 15, Lot 41
Klemenz, Chester W, Karl G, & Edith J
13615 Factory Lane
Louisville, KY 40223

Tax Blk 15, Lot 57
Jeff Co Economic Dev Corp
c/o Riverport Authority
PO Box 58010
Louisville, KY 40268-0010

Tax Blk 15, Lot 48
Franke, Martha Anne
12004 LaGrange Road
Louisville, KY 40223

Tax Blk 15, Lot 193
Paxton, Jay V. & Polly C.
1201 Maple Lane
Louisville, KY 40223



LOCATION MAP
NO SCALE

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

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: State App. Req'd.
BY: [signature]
DATE: 4-1-97
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

RECEIVED
NOV 1 9 1997
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

OWNER

Jefferson County Economic Development Corporation
c/o Riverport Authority
P.O. Box 58010
Louisville, Kentucky 40268-0010

Deed Book 5600, Page 892 Deed Book 5614, Page 373
Deed Book 5609, Page 936 Deed Book 5614, Page 787
Deed Book 5612, Page 787

LEASEE

Gault - Eastpoint, LLC.
1466 Gardiner lane, Suite 200
Louisville, KY 40213
Louisville, Kentucky 40268-0010

PARCEL OWNERS

The Kroger Company
1014 Vine Street
Cincinnati, Ohio 45202-1100
Deed Book 6089, Page 786

Safetran Systems Corporation
4650 Main Street N.E.
Minneapolis, MN 55421
Deed Book 6639, Page 35

Westport Industrial Center
Forest Centre Court
Louisville, Ky 40223
Deed Book 6801, Page 569
Deed Book 6801, Page 574

Associated Railroad Contractors, Inc.
Magisterial Drive
Louisville, KY 40223
Deed Book 6391, Page 404

Hunter Associates
1620 Reserve way
Louisville, ky 40223

Diversified Records Services, Inc.
Forest Centre Court
Louisville, ky 40223

Midwest Metals, Inc.
Forest Centre Court
Louisville, ky 40223

Marmon-Herrington Co.
13001 Magisterial Drive
Louisville, KY 40223
Deed Book 6701, Page 766

Thoroughbred Drycleaning
6107 Orion Road
Louisville, KY 40222
Deed Book 38, Page 86

GreenHaven Tree Care, Inc.
1901 Williamson Court
Louisville, KY 40223
Deed Book 41, Page 68

C.N. Corrugated-Sheeting Inc.
Nelson Miller Pkwy
Louisville, KY 40223
Deed Book 6539, Page 256

A. Thomas & Sons
315 East Jefferson Street
Louisville, KY 40223
Deed Book 6549, Page 669

Neff Investments, Inc.
Nelson Miller Parkway
Louisville, ky 40223

Fuller, Mossberger, Scott & May
Nelson Miller Parkway
Louisville, ky 40223

Tax Blk. 385, Lot 23
Claiborne, Helen Louise and Cook, Martha Ann C.
13311 W. U.S. Hwy 42
Prospect, KY 40059

KY Gymnastics
Old Henry Road
Louisville, KY 40223

Kentuckiana Imports
Old Henry Road
Louisville, KY 40222

Tax Blk. 14, Lot 35
Blackburn, R. Thomas Jr.
P.O. Box 3844
Louisville, KY 40201

Tax Blk. 15, Lot 63
Klosterman, James F. and Sandra G.
13715 Old Henry Road
Louisville, KY 40245

Tax Blk. 15, Lot 192
Buck, Paul A. and Judy A.
13731 Old Henry Road
Louisville, KY 40223

Tax Blk. 2814, Lot 52
Cox, Barry G. and Lanny B.
1751 Old Columbia Road
Campbellsville, KY 42718

Tax Blk. 15, Lot 42, 195, 199, 198
MRH Development Co.
3 Riverfront Plaza
Louisville, KY 40202

Tax Blk. 15, Lot 41
Klemenz, Louis K.
13615 Factory Lane
Louisville, KY 40223

PRELIMINARY APPROVAL
Conditions of Approval: SEE NOTES
SPS
Sanitary Review
Randy Stamb 11-11-97 Date
Storm Water Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE DATA

Gross Acreage		606.2 Ac.
ROW		49.4 Ac.
Net Acreage		556.8 Ac.
Open Space	Lots: 17, 26, and 37	30 Ac.
Existing Zoning	PEC and R-4 R-4 on: DB. 3022, Pg. 531 DB. 5869, Pg. 784 DB. 5876, Pg. 7	
Contour Interval	2'	

BENCH MARK

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

GENERAL NOTES

1. Acreages shown are approximate.
2. Final location of fire service will be subject to approval of Jefferson County Fire Safety Officer.
3. Crosswalks and ramps will be provided for the handicapped.
4. Handicapped parking spaces shall be provided per OSHA regulations, 2% of total for each seperate lot.
5. All Development shall meet the requirements of Article 12: Landscape and Land Use Buffers.
6. Refer to Binding Elements of approved General District Development Plan Docket #9-5-89, approved March 6, 1989.
7. Tree 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.
8. 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.
9. Survey Information from Birch, Trautwein, Mims. Sales exhibit dated 2/14/97.

MSD NOTES

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

ClasSickle Inc.
2221 BUECHEL AVE., BLDG 1
LOUISVILLE, KY 40218
PH. 502-493-2722
FAX 502-493-2677

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-5-89+10-5-89
APPROVAL DATE Nov. 26, 1997
EXPIRATION DATE Nov. 26, 1998
SIGNATURE OF PLANNING COMMISSION Jamie Bond

GENERAL DISTRICT DEVELOPMENT/PRELIMINARY PLAN
EASTPOINT BUSINESS CENTER
GAULT - EASTPOINT, LLC.

ISSUES AND REVISIONS

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

REVISED ACREAGES 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 CLASSICKLE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF CLASSICKLE, 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)

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 4460 Page 791.

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 parking arrangement, lighting, landscaping, grading, screening, 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.

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 Taylor.
NO: None.
NOT VOTING: Commissioner Auerbach who had left the meeting.

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).

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.