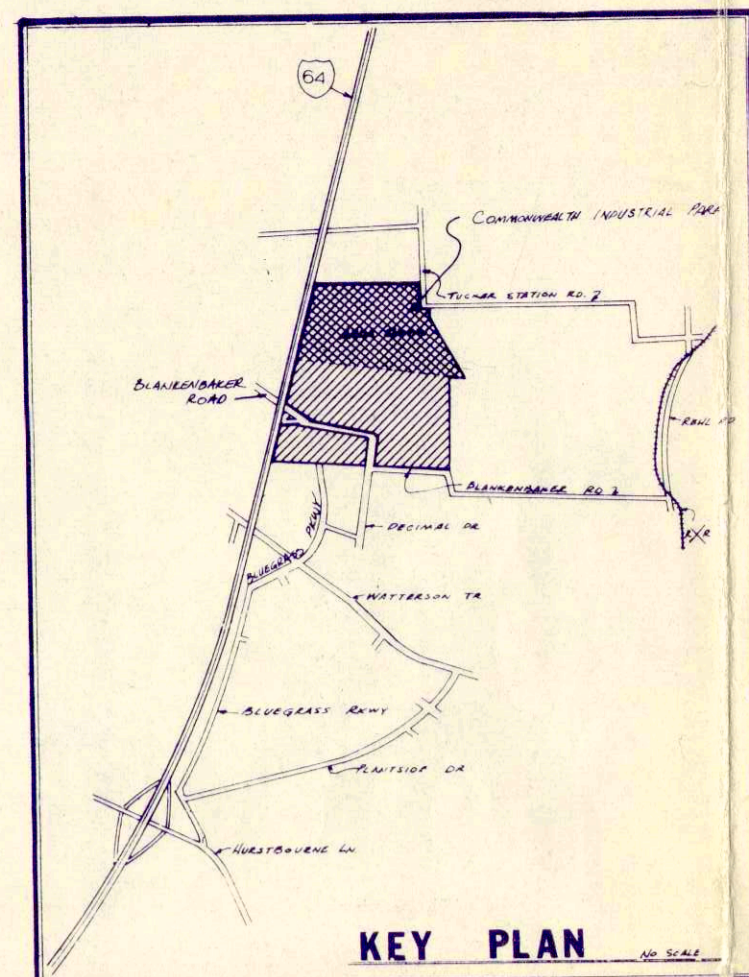


BINDING ELEMENTS

- No building permit shall be allowed on any site until a detailed district development plan has been submitted to and approved by the Planning Commission in accordance with Section 1, Plan Certain Paragraph 4 of the Zoning District Regulations. The detailed district development plan must be in adequate detail for the Planning Commission to evaluate the effect that the proposed development will have on the community and to determine what provisions of such plan should be made binding with respect to the use of the property. Binding elements of any such detailed district development plan may relate to any of the following:
 - location of buildings,
 - site layout with respect to circulation on the site,
 - access points to public streets, landscaping, fencing and open space desirable for screening, buffering or protective purposes,
 - a surface water drainage plan,
 - the location, size and height of sign,
 - each detail district development plan must be approved by the Water Management Engineer and Traffic Engineering, square footage of gross leasable area.
- The preliminary subdivision plan for Commonwealth Industrial Park (Docket No. 10-12-78) shall serve as the general district development plan.

LD#1 amended 1/27/85
LD#2 amended 1/27/85
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- Commercial use shall be permitted in Phase 1 and 2. The owners may apply to the Planning Commission for an amendment to this binding element when the interchange at Blankenbaker Road and I-64 is completed.

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- Buildings in Phase 3 of the development may not be occupied until the interchange at Blankenbaker Road and I-64 is completed.
- Thirty-six feet of pavement will be provided along Bluegrass Parkway in order to provide a continuous turning lane.
- There will be no direct access to the proposed Blankenbaker Road from any lot fronting thereon. Left turn storage lanes will be provided at all intersections on Blankenbaker Road within the development.
- Access points will be limited as shown on the approved general district development plan.
- The intersection of Blankenbaker Road and Bluegrass Parkway will be constructed as shown on page three of the general district development plan.
- The plan must be reapproved by the Traffic Engineering, Water Management and other County Engineers of the County Department of Public Works and Transportation before building permits are issued.
- Unless use in accordance with the approved plan and binding elements has been substantially established within three years from the date of approval of the plan or resign whichever is later, the property may not be used in any manner until such time as a district development plan has been approved by the Planning Commission.
- A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of a structure or land for the proposed use. All binding elements must be implemented prior to issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.



LOUISVILLE AND JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-41-78
 APPROVAL DATE Feb. 5, 1981
 EXPIRATION DATE 3 yrs
 SIGNATURE OF PLANNING COMMISSION SECRETARY
Charlie Davis
 See Binding Elements
 PLANNING COMMISSION

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

- NOTES:**
- ACCESS FROM BLUEGRASS PARKWAY EXTENSION TO LOTS 5 AND 6, 38 AND 39, 40 AND 41, 51 AND 61, 62 AND 63, 56 AND 87, AND 85 AND 86 SHALL BE LIMITED TO THE COMMON ACCESS EASEMENTS SHOWN ON THIS PLAN.
 - FINAL DESIGN WILL DETERMINE REFINED RETENTION STORAGE REQUIREMENTS IN CONJUNCTION WITH OUTLET WORKS BY HYDROGRAPH ANALYSIS.
 - THIS RELOCATION WILL BE REQUIRED BY COUNTY WATER MANAGEMENT IF DURING THE DESIGN PHASE THE OFFSITE CHANNEL IS FOUND TO BE INADEQUATE. (SEE LOT 2)
 - STREET CLOSING PLAT FOR LOT 48 WILL BE REQUIRED AFTER EXISTING BLANKENBAKER ROAD IS REBUILT.

See Rev. App Jun 21 '84

PRELIMINARY COMMONWEALTH INDUSTRIAL PARK

OWNER COMMONWEALTH PARK LAND DEVELOPMENT CO. & JULIAN S. & DORIS K. MARSH
 DEVELOPERS: N.T.S. DEVELOPMENT CO. AND JULIAN S. & DORIS K. MARSH

REVISIONS
 DEC-24-80
 JAN-20-80
SABAK, WILSON & HERP, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 300 WEST MAIN
 LOUISVILLE, KENTUCKY
 SCALE 1" = 200'
 DRAWN 9/11/80
 DATE NOV 30 80

RECEIVED
 JAN 27 1981

9-41-78