

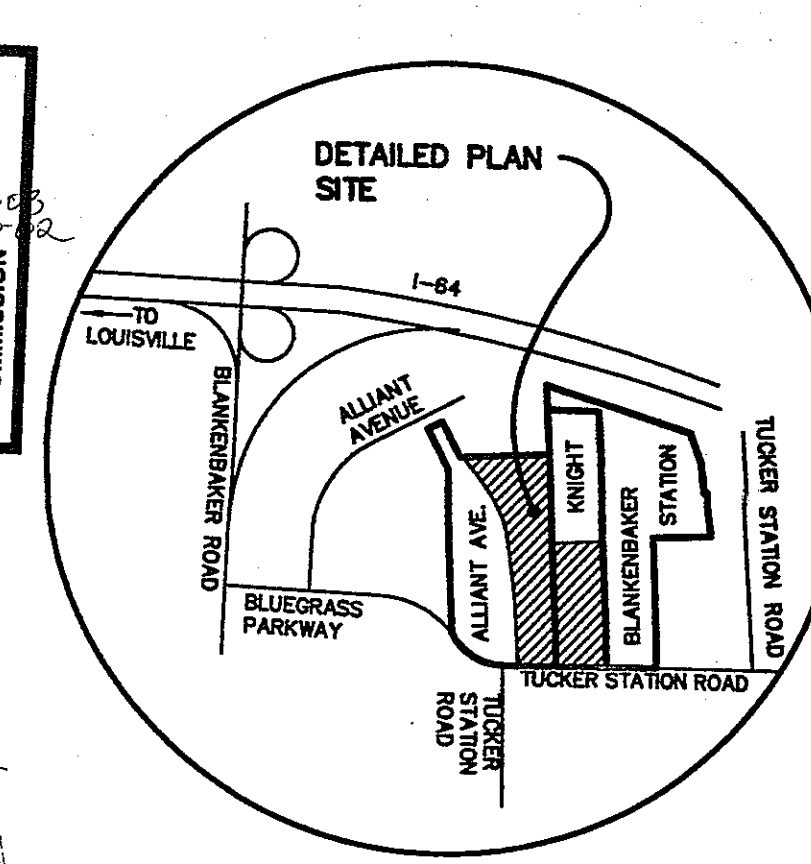
DETENTION CALCULATIONS:
 RETENTION BASIN #1 (4.5' TO WATER SURFACE ELEVATION) (5' OF RETAINING WATER) (SURFACE AREA= 1.04 AC.) (VOLUME= 3.99 AC. FT.)
 DETENTION BASIN #2 (6' DEEP) (SURFACE AREA= 0.73 AC.) (VOLUME= 4.23 AC. FT.)

WAIVER REQUEST:
 A WAIVER OF ARTICLE 4 SCHEDULE "A" TO REDUCE THE RIGHT-OF-WAY WIDTH OF STREET "A" FROM 70' TO A VARIABLE WIDTH OF 50' AND 60' AS SHOWN.

LANDSCAPE DATA:
 V.U.A. (PHASE 1&2) 702,600± S.F.
 I.L.A. REQUIRED (7.5% X VUA) 52,695± S.F.
 I.L.A. PROVIDED 53,843± S.F.

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

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-41-78, 9-24-02, 10-15-02
 APPROVAL DATE 3/11/05
 EXPIRATION DATE 3/11/05
 SIGNATURE OF PLANNING COMMISSION
 METRO PLANNING COMMISSION



LOCATION MAP
NO SCALE

GENERAL NOTES

- WASTEWATER:** SANITARY SEWER WILL CONNECT TO THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO PLAN REVIEW FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT, SUBJECT TO MSD CAPACITY FEES. AT CONSTRUCTION A LETTER OF EXCEPTION IS REQUIRED FROM MSD FOR SANITARY SEWER TREATMENT AT JEFFERSONTOWN TREATMENT PLANT.
- DOMESTIC WATER SUPPLY:** SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION/RETENTION:** DETENTION/RETENTION TO BE PROVIDED BY BOTH BASINS/LAKE ON AND OFFSITE. THE OFFSITE BASIN (LAKE) IS LOCATED ACROSS BLUEGRASS PARKWAY ON THE JULIAN'S MARSH FAMILY AND PAPA JOHN'S PROPERTY. ONSITE BASINS ARE DEPICTED ON THE PLAN, SUBJECT TO MSD FACILITY FEES. POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS OR TO THE CAPACITY OF THE EXISTING SYSTEM UNLESS RESTRICTIVE DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL:** A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- TREE PRESERVATION:** A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES— PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.**
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA, (ZONE "A") PER FEMA'S FIRM MAPPING, (21111C0115 D), AS INDICATED ON THE PLAN.**
- ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.**
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS SHALL BE SCREENED PER THE REQUIREMENTS OF THE LDC, CHAPTER 10.**
- ALL SIDEWALKS SHALL BE PROVIDED ADJACENT TO TUCKER STATION ROAD, EAST OF STREET "A", AND ON BOTH SIDES OF STREET "A" AND STREET "B" AS REQUIRED.**
- NO DIRECT ACCESS TO TUCKER STATION ROAD OR BLUEGRASS PARKWAY FROM INDIVIDUAL LOTS.**
- ALL POND A GEOTECHNICAL ANALYSIS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO THE FILLING OF THE PONDING AREA(S), AND THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.**
- IMPROVEMENTS SHALL BE MADE TO NORTHBOUND TUCKER STATION ROAD AT ITS INTERSECTION WITH BLUEGRASS PARKWAY PER THE DIRECTION OF METRO WORKS AND DATA PROVIDED BY THE TRAFFIC ANALYSIS.**
- BICYCLE PARKING SHALL BE PROVIDED AS REQUIRED PER CHAPTER 9, PART 2, (1) BICYCLE SPACE PER 60,000 GROSS FLOOR AREA FOR A TOTAL OF 7 SHORT TERM AND 7 LONG TERM SPACES.**
- INDIVIDUAL LOT ENTRANCES SHALL BE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR AS APPROVED BY PUBLIC WORKS.**
- CURBS AND GUTTER SHALL BE PROVIDED ALONG STREET "A" AND STREET "B". SIDEWALKS SHALL BE PROVIDED ALONG THESE STREETS AS REQUIRED.**
- THE DEVELOPER OF EACH SUBDIVISION SHALL BE RESPONSIBLE FOR A PORTION OF THE REQUIRED ROADWAY IMPROVEMENTS FOR THIS SECTION OF BLUEGRASS PARKWAY/TUCKER STATION ROAD. THIS PORTION SHALL BE EQUAL TO THE COST OF CONSTRUCTION IMPROVEMENTS ALONG THE NORTH SIDE OF THE ROAD FOR THE LENGTH OF THE SUBDIVISIONS FRONTAGE. THIS WILL INCLUDE ANY EXISTING DRAINAGE STRUCTURES THAT NEED TO BE RELOCATED, EXTENDED OR OTHERWISE ALTERED.**
- ALL STREET GRADES SHALL BE LESS THAN 10% AND GREATER THAN 1%.**
- ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8, PART 3 OF THE LDC.**

PRELIMINARY APPROVAL
 Conditions of Approval _____
 DEVELOPER'S SIGNATURE: [Signature]
 DATE: 3-1-04
 LOUISVILLE 2 JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

- EXISTING CONTOUR
- EXISTING CATCH BASIN
- EXISTING SWALE
- EXISTING SANITARY SEWER
- EXISTING TREE MASS
- SILT FENCE
- FLOW ARROW
- CONCEPT SANITARY SEWER
- CONCEPT STORM DRAINAGE

BENCH MARKS DATUM (NGVD 1929)

- TBM #565**
X-CUT ON TOP NORTH BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF TUCKER STATION ROAD, 200 FEET NORTHEAST FROM INTERSECTION OF TUCKER STATION ROAD AND BLUEGRASS PARKWAY. ELEV=682.04'
- TBM #25**
RAILROAD SPIKE IN SERVICE POLE LOCATED 265' NORTH FROM THE CENTERLINE OF TUCKER STATION ROAD, 40' WEST FROM THE CENTERLINE OF PROPOSED BLANKENBAKER STATION ROAD. ELEV=689.67'
- TBM #2357**
X-CUT ON TOP NORTH BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF TUCKER STATION ROAD, 800 FEET NORTHEAST FROM INTERSECTION OF TUCKER STATION ROAD AND BLUEGRASS PARKWAY. ELEV=682.74'

TREE CANOPY DATA:
 GROSS SITE AREA 1,174,778± S.F.
 TREE CANOPY CLASS B
 REQUIRED TREE CANOPY AREA (10%) 117,478± S.F.
 PROPOSED TREE CANOPY AREA (12%) 139,676± S.F.

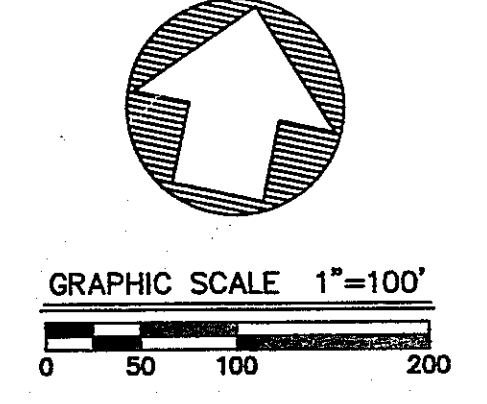
TREE CANOPY CALCULATIONS
 75 STREET TREES 47,660 S.F.
 50 (1 3/4" CAL., TYPE "A" TREES @ 900 S.F.) 1377/2755
 25 (1 3/4" CAL., TYPE "B" TREES @ 432 S.F.)
 PERIMETER TREES 15,984 S.F.
 (1 3/4" CAL., TYPE "B" TREES @ 432 S.F.)
 INTERIOR TREES 76,032 S.F.
 (1 3/4" CAL., TYPE "B" TREES @ 432 S.F.)
 TOTAL TREE CANOPY 139,676 S.F.

GENERAL PROJECT DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT/HORSE FARM
PROPOSED LAND USE	OFFICE/WAREHOUSE
ALLIANT AVENUE:	
GROSS LAND AREA	34.95± AC.
NET LAND AREA	32.39± AC.
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
KNIGHT PROPERTY:	
GROSS LAND AREA	23.00± AC.
NET LAND AREA	21.31± AC.
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
BLANKENBAKER STATION:	
GROSS LAND AREA	33.17± AC.
NET LAND AREA	30.83± AC.
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0

DETAILED PLAN SITE DATA:

TOTAL LAND AREA	26.97± AC.
PARKING REQUIRED (MIN./MAX.)	1377/2755
PARKING PROVIDED	2,217 SPACES
BUILDING AREA	344,349 S.F.
FLOOR AREA RATIO	0.29
ALLIANT AVENUE PROPERTY	
MSD SUB # 1075	DOCKET # 9-41-78 & 10-30-02
KNIGHT PROPERTY	
MSD SUB # 1084	DOCKET # 9-34-03 & 10-15-03
BLANKENBAKER STATION	
MSD SUB # 1023	DOCKET # 9-68-00 & 10-15-03



Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 606 WOOD LAKE DRIVE
 LOUISVILLE, KY. 40299

OWNERS/DEVELOPERS:
PAPA JOHN'S USA, INC.
 606 WOOD LAKE DRIVE
 LOUISVILLE, KY. 40245

CECELIA S. KNIGHT
 606 WOOD LAKE DRIVE
 LOUISVILLE, KY. 40299

NOTE: THE ALLIANT AVE. PROPERTY WAS ORIGINALLY REFERRED AS LOT 12 OF COMMONWEALTH INDUSTRIAL PARK (BLANKENBAKER CROSSING/ALLIANT AVE.)
 REVISED PRELIMINARY, REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN FOR THE EASTERN PORTION OF THE ALLIANT AVENUE PROPERTY AND THE SOUTHERN PORTION OF THE KNIGHT PROPERTY
OFFICE COMPLEX
1806 TUCKER STATION RD. AND 1441 ALLIANT AVE.
 LOUISVILLE, KY. 40299
 T.B. 39 & 1831 LOTS: 23 & 78 D.B. 5379 & 7383 PG. 904 & 983

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 3/01/04
 Job Number: 2282
 Sheet: 1

9-34-03, 10-15-03 & 9-68-00 General Plan Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. All binding elements from the approved General District Development Plan Docket Number 9-68-00 are applicable to Blankenbaker Station site.
3. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
4. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
5. There shall be no direct vehicular access to Tucker Station Road. The existing access points to Tucker Station Road are to be closed once development occurs, and access to the site will be made from Street "A" as shown on the development plan.
6. Signs shall be in accordance with Chapter 8.
7. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
8. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing 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.
9. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses (817 W. Jefferson Street) and the Metropolitan Sewer District (700 West Liberty) and Public Works.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any Certificate of Occupancy's being requested.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
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 department 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.
12. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.
13. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
14. The materials and design of proposed structures shall be addressed at the time of detailed plans review and approval for each site.
15. The facade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
16. The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit for each site.
17. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
18. Prior to demolition of the existing principal structures/residence on site, the Office of the Historic Preservation and Archives / Landmarks Commission shall be notified and allowed to document the building.

10-30-02 Subdivision & Detailed Plan Binding Elements:

All binding elements from the approved (9-41-78) General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
4. The development shall not exceed 344,349 square feet of gross floor area.
5. Signs shall be in accordance with Chapter 8.
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing 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.
8. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
9. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any Certificate of Occupancy's.
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 department 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.
12. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
13. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a) Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b) A deed of restriction in a form approved by Counsel to the Planning Commission addressing and other issues required by these binding elements / conditions of approval.
14. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the LD&T.
15. The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit. These regulations include the following items:
 - a. Mounting Height Limit
 - b. Luminaire Shielding
 - c. Canopy Lighting Level
 - d. Light Trespass
16. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
17. The cost of the additional left turn lane at the intersection of Blankenbaker Parkway and Bluegrass Parkway, will be shared based on an acreage basis for the following properties:
 - A. Papa John's USA Inc. - 34.58+/- AC
 - B. Cecelia S. Knight - 23.01 +/- AC
 - C. Pinnacle Partners, LLC & TSF Properties, LLC - 33.17+/- ACThe design of the improvements will begin April 1, 2004 and will be submitted to KDOT District Office #5 by May 15, 2004 for review and approval. Pinnacle Properties, LLC & TSF Properties, LLC will be the entity responsible for securing the agreements and constructing the improvements. All work is to be complete by Nov. 1, 2005.
18. Parking lot lights shall be reduced to a minimum security level of lighting one hour after the final shift is over.

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