

DOCKET NOS. 10-1-96 and 9-7-96  
Blankenbaker Business Park

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

- 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.
- The development shall not exceed 67,500 square feet of gross floor area.
- There shall be no freestanding sign permitted on site without prior approval by the Planning Commission. The Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
- No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
- There shall be no outdoor storage on the site.
- The modification of the street layout for 6 requires the Preliminary Subdivision Plat/General District Development Plan to be amended and reapproved before a building permit can be issued.
- 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.
- 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.
- 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:
  - Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
  - Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
  - Location of construction fencing for each tree/tree mass designated to be preserved.
- Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
  - 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).
  - 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.
  - A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
- 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.
- 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.
- 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.

DOCKET NOS. 9-7-96 and 10-1-96

Change in zoning from R-4 Residential Single Family to PEC Planned Employment Center on property located on the west side of Blankenbaker Road, east side of Ampere Drive and 2,000 feet more or less north of Electron Drive; also having a related subdivision Docket No. 10-1-96, containing 75.61 acres and being in unincorporated Jefferson County.

Owner/Developer: Ronald and M. Gene Snyder  
Box 13  
Eastwood, Kentucky 40018

Existing Use: Vacant Land

Proposed Use: Warehouse, Retail, Office and Manufacturing

AND

Blankenbaker Business Park

Location: West side of Blankenbaker Road, east side of Ampere Drive and 2,000 feet more or less north of Electron Drive; also having a related zoning change request Docket No. 9-7-96, containing 75.608 acres and being in unincorporated Jefferson County.

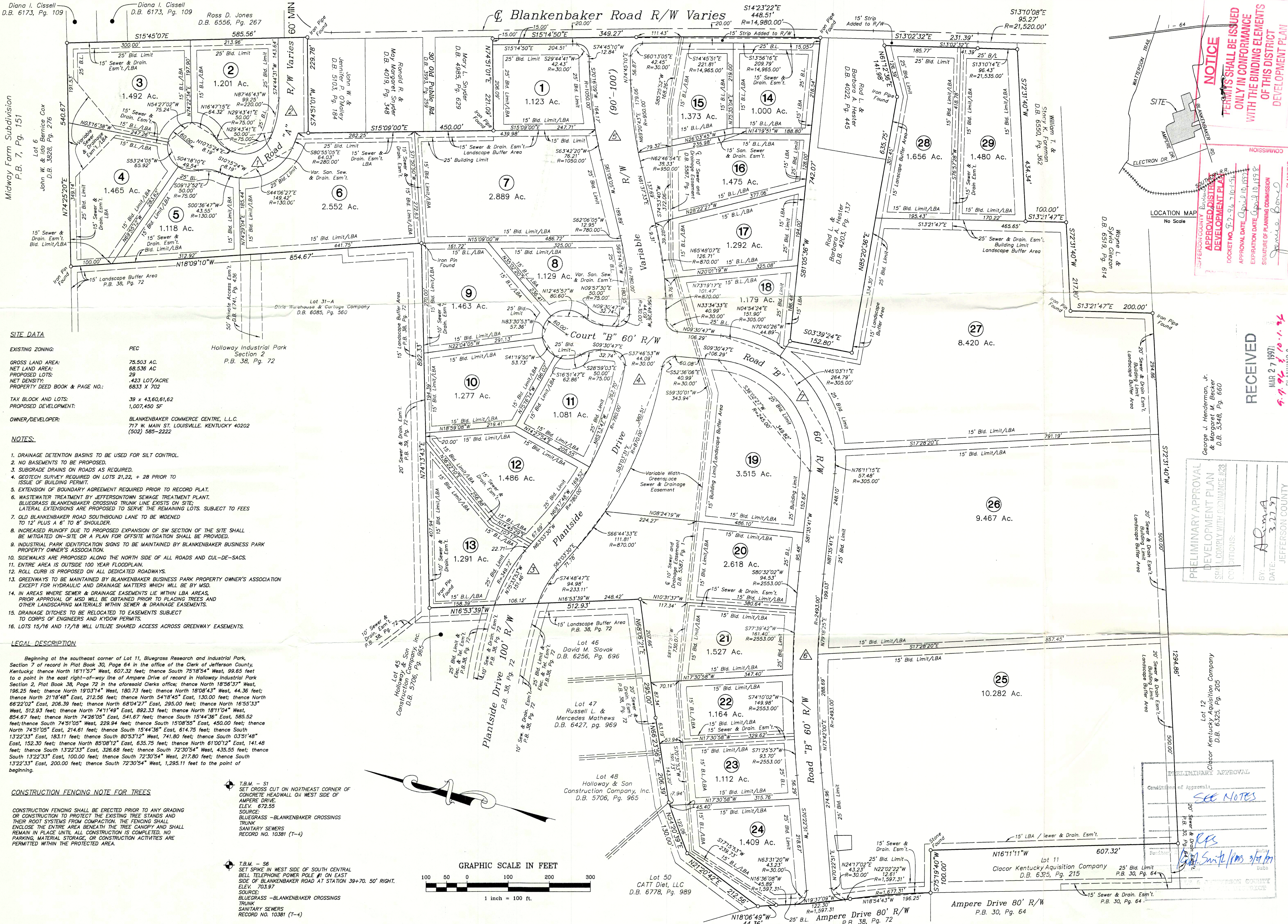
Owner/Developer: Ronald and M. Gene Snyder  
Box 13  
Eastwood, Kentucky 40018

Request: Preliminary Plan

- The development shall be in accordance with the approved Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without the approval of the Land Development and Transportation Committee of the Planning Commission.
- Only one access point is permitted from lots 16, 17 and 18 to Plantside Drive.
- Existing healthy trees 4" in caliper and greater shall be maintained with the "variable width greenspace" identified on the plan.
- Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
  - Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Property Owners' Association.
  - A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
  - Bylaws of the Property Owners' Association in a form approved by Counsel for the Planning Commission.
- Prior to development of each lot of this subdivision, 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 relate, but not be limited, to the following items:
  - screening, buffering, landscaping, tree preservation
  - density, floor area, size and height of buildings
  - points of access and site layout with respect to on-site circulation
  - land uses
  - signage
  - loading berths
  - parking
  - sidewalks
  - site design elements relating to alternative transportation modes
  - outdoor lighting
  - minor subdivision plat approval
  - air pollution
  - the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection
  - Dumpsters
- A Geotechnical survey shall be required on lots 21, 22 and 28 prior to the issuance of a building permit.
- When 80% of the lots have been sold, the Property Owners' Association must have cash in its account in the amount of \$3,000 and the subdivision performance bond may be required by the Planning Commission to fulfill this funding.
- The applicant shall submit a plan for approval by the Planning Commission staff's landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by the Planning Commission staff's landscape architect if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
  - Proposed site plan showing existing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
  - Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - Location of all existing trees/tree masses existing on the site as shown by aerial photo or MSD topography.
  - Location of construction fencing for each tree/tree mass designated to be preserved.
- A note shall be placed on the preliminary plan, construction plan and the record plat that states, "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 dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to grading and construction activities.
- 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.

- The only permitted freestanding industrial identification sign shall be located as shown on the approved district development plan. The sign shall not exceed 300 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
- No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
- There shall be no outdoor storage on the site without appropriate screening or buffering.
- Outdoor lighting shall be directed down and away from surrounding residential properties.
- Before any permit including but not limited to building, parking lot, change of use or alteration permit is requested:
  - 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 Street). The size and location of any proposed freestanding sign must be approved by the Planning Commission. The Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
  - 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.
  - 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 building permits.
- 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.
- 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.
- The property owner/developer shall provide copies of these binding elements to property owners, 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.





**SITE DATA**

EXISTING ZONING: PEC  
GROSS LAND AREA: 75,503 AC  
NET LAND AREA: 68,536 AC  
PROPOSED LOTS: 29  
NET DENSITY: .423 LOT/ACRE  
PROPERTY DEED BOOK & PAGE NO.: 6833 X 702  
TAX BLOCK AND LOTS: 39 x 43,60,61,62  
PROPOSED DEVELOPMENT: 1,007,450 SF  
OWNER/DEVELOPER: BLANKENBAKER COMMERCE CENTRE, L.L.C.  
717 W. MAIN ST. LOUISVILLE, KENTUCKY 40202  
(502) 585-2222

**NOTES:**

1. DRAINAGE DETENTION BASINS TO BE USED FOR SILT CONTROL.
2. NO BASEMENTS TO BE PROPOSED.
3. SUBGRADE DRAINS ON ROADS AS REQUIRED.
4. GEOTECH SURVEY REQUIRED ON LOTS 21, 22, + 28 PRIOR TO ISSUE OF BUILDING PERMIT.
5. EXTENSION OF BOUNDARY AGREEMENT REQUIRED PRIOR TO RECORD PLAT.
6. WASTEWATER TREATMENT BY JEFFERSON TOWN SEWAGE TREATMENT PLANT. BLUEGRASS BLANKENBAKER CROSSING TRUNK LINE EXISTS ON SITE. LATERAL EXTENSIONS ARE PROPOSED TO SERVE THE REMAINING LOTS. SUBJECT TO FEES.
7. OLD BLANKENBAKER ROAD SOUTHWEST LANE TO BE WIDENED TO 12' PLUS A 6' TO 8' SHOULDER.
8. INCREASED RUNOFF DUE TO PROPOSED EXPANSION OF SW SECTION OF THE SITE SHALL BE MITIGATED ON-SITE OR A PLAN FOR OFFSITE MITIGATION SHALL BE PROVIDED.
9. INDUSTRIAL PARK IDENTIFICATION SIGNS TO BE MAINTAINED BY BLANKENBAKER BUSINESS PARK PROPERTY OWNER'S ASSOCIATION.
10. SIDEWALKS ARE PROPOSED ALONG THE NORTH SIDE OF ALL ROADS AND CUL-DE-SACS.
11. ENTIRE AREA IS OUTSIDE 100 YEAR FLOODPLAIN.
12. ROLL CURB IS PROPOSED ON ALL DEDICATED ROADWAYS.
13. GREENWAYS TO BE MAINTAINED BY BLANKENBAKER BUSINESS PARK PROPERTY OWNER'S ASSOCIATION EXCEPT FOR HYDRAULIC AND DRAINAGE MATTERS WHICH WILL BE BY M.S.D.
14. IN AREAS WHERE SEWER & DRAINAGE EASEMENTS LIE WITHIN LBA AREAS, PRIOR APPROVAL OF M.S.D. WILL BE OBTAINED PRIOR TO PLACING TREES AND OTHER LANDSCAPING MATERIALS WITHIN SEWER & DRAINAGE EASEMENTS.
15. DRAINAGE DITCHES TO BE RELOCATED TO EASEMENTS SUBJECT TO CORPS OF ENGINEERS AND KYDOW PERMITS.
16. LOTS 15/16 AND 17/18 WILL UTILIZE SHARED ACCESS ACROSS GREENWAY EASEMENTS.

**LEGAL DESCRIPTION**

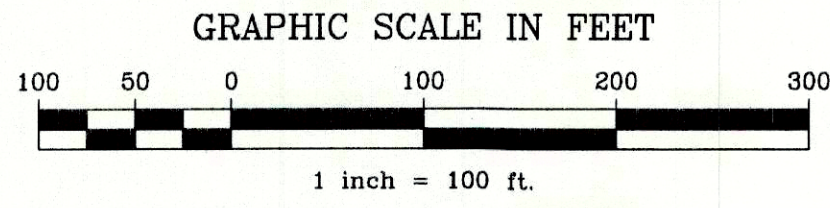
Beginning at the southeast corner of Lot 11, Bluegrass Research and Industrial Park, Section 7 of record in Plat Book 30, Page 64 in the office of the Clerk of Jefferson County, Kentucky; thence North 16°11'57" West, 607.32 feet; thence South 75°18'54" West, 99.65 feet to a point in the east right-of-way line of Ampere Drive of record in Holloway Industrial Park, Section 2, Plat Book 38, Page 72 in the office of the Clerk of Jefferson County, Kentucky; thence North 18°03'14" West, 180.73 feet; thence North 18°08'43" West, 44.36 feet; thence North 21°18'48" East, 212.56 feet; thence North 54°18'45" East, 130.00 feet; thence North 66°22'02" East, 206.39 feet; thence North 68°04'27" East, 295.00 feet; thence North 16°55'33" West, 512.93 feet; thence North 74°11'49" East, 892.33 feet; thence North 18°11'04" West, 854.67 feet; thence North 74°26'05" East, 541.67 feet; thence South 15°44'36" East, 585.52 feet; thence South 74°51'05" West, 229.94 feet; thence South 15°08'55" East, 450.00 feet; thence North 74°51'05" East, 214.61 feet; thence South 15°44'36" East, 614.75 feet; thence South 13°22'33" East, 183.11 feet; thence South 80°53'12" West, 741.80 feet; thence South 03°51'48" East, 152.30 feet; thence North 85°08'12" East, 635.75 feet; thence North 61°00'12" East, 141.48 feet; thence South 13°22'33" East, 326.68 feet; thence South 72°30'54" West, 435.55 feet; thence South 13°22'33" East, 100.00 feet; thence South 72°30'54" West, 217.80 feet; thence South 13°22'33" East, 200.00 feet; thence South 72°30'54" West, 1,295.11 feet to the point of beginning.

**CONSTRUCTION FENCING NOTE FOR TREES**

CONSTRUCTION FENCING SHALL BE ERECTED 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.

T.B.M. - S1  
SET CROSS CUT ON NORTHEAST CORNER OF CONCRETE HEADWALL ON WEST SIDE OF AMPERE DRIVE.  
ELEV. 672.55  
SOURCE: BLUEGRASS - BLANKENBAKER CROSSINGS TRUNK SANITARY SEWERS RECORD NO. 10381 (T-4)

T.B.M. - S6  
SET SPIKE IN WEST SIDE OF SOUTH CENTRAL BELL TELEPHONE POWER POLE #1 ON EAST SIDE OF BLANKENBAKER ROAD AT STATION 39+70.50' RIGHT.  
ELEV. 703.97  
SOURCE: BLUEGRASS - BLANKENBAKER CROSSINGS TRUNK SANITARY SEWERS RECORD NO. 10381 (T-4)



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

JEFFERSON COUNTY  
APPROVED DISTRICT DEVELOPMENT PLAN  
APPROVAL DATE: 03-20-10  
EXPIRATION DATE: 03-20-15  
SIGNATURE OF PLANNING COMMISSION: [Signature]  
PLANNING

**RECEIVED**  
MAR 27 1997  
George J. Henderson, Jr. & Son Construction Company, Inc.  
D.B. 5348, Pg. 660

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
SHALL COMPLY WITH ORDINANCE #23  
CONDITIONS:  
BY: [Signature]  
DATE: 3-27-97  
JEFFERSON COUNTY  
DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL  
Conditions of Approval  
SEE NOTES  
[Signature]  
[Signature]  
[Signature]

**BLANKENBAKER COMMERCE CENTRE, L.L.C.**  
REVISED PRELIMINARY SUBDIVISION/  
GENERAL DISTRICT DEVELOPMENT PLAN  
OWNER/DEVELOPER:  
**BLANKENBAKER COMMERCE CENTRE, L.L.C.**

**PRESNELL ASSOCIATES INC**  
717 West Main Street, Louisville, Kentucky 40202  
(502) 585-2222 Fax (502) 586-3036  
www.presnellgroup.com

Vertical Scale: NONE  
Horizontal Scale: 1"=100'  
Date: MARCH 27, 1997  
Job Number: 96302  
Revised: