

**BEARINGS & DISTANCES**

- 1 N 36°51'03" W 275.72' R=595.00'
- 2 S 81°18'42" W 52.38' R=35.00'
- 3 S 32°52'17" W 34.85'
- 4 S 04°44'18" W 113.16' R=120.00'
- 5 S 23°23'40" E 103.14'
- 6 S 41°06'36" E 45.64' R=75.00'
- 7 S 09°57'37" E 90.38' R=60.00'
- 8 S 87°46'11" W 90.38' R=60.00'

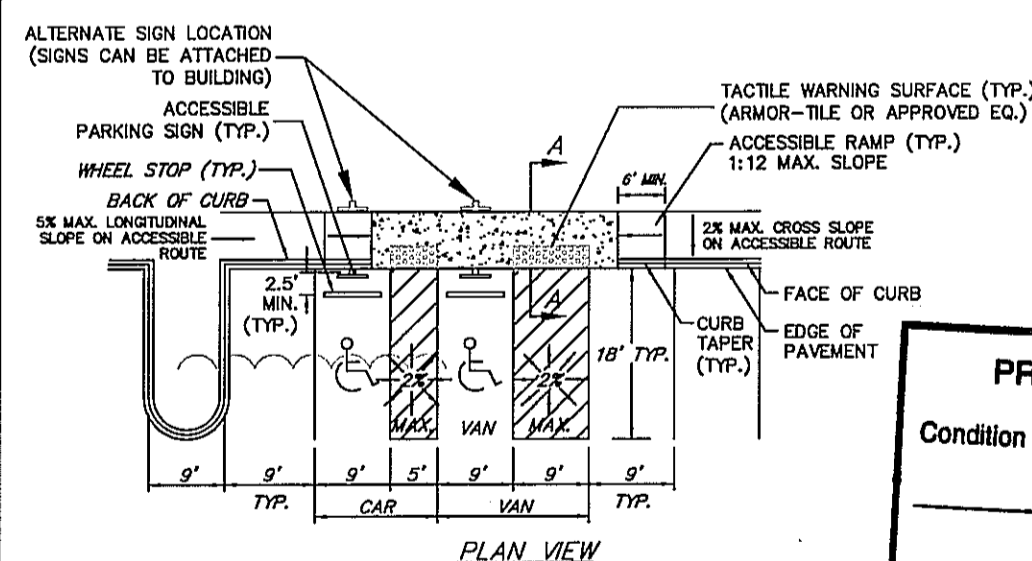
**LEGEND**

- 6/73 EXISTING CONTOUR
- EXISTING TREE MASS
- ONE EXISTING OVERHEAD UTILITY
- UGU EXISTING UNDERGROUND UTILITY
- X EXISTING FENCE
- PROPOSED STORM SYSTEM (CONCEPT)
- PROPOSED FLOW ARROW
- PROPOSED SANITARY SYSTEM (CONCEPT)
- X PROPOSED FENCE
- c CARPOOL SPACE IDENTIFICATION
- LBA LANDSCAPE BUFFER AREA
- PROPOSED TREE LINE
- PROPOSED DITCH
- TRANSITION ZONE
- C CARPOOL PARKING SPACE
- SCB SCENIC CORRIDOR BUFFER
- INTERIOR LANDSCAPE AREAS (LAS)
- SLOPES > 20%
- AREA LIMITED TO PRO USES

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Tom Madent*  
 DATE: 2-20-14  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**PRELIMINARY APPROVAL**  
 Condition of Approval:

*C.M.* 2-20-14  
 Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

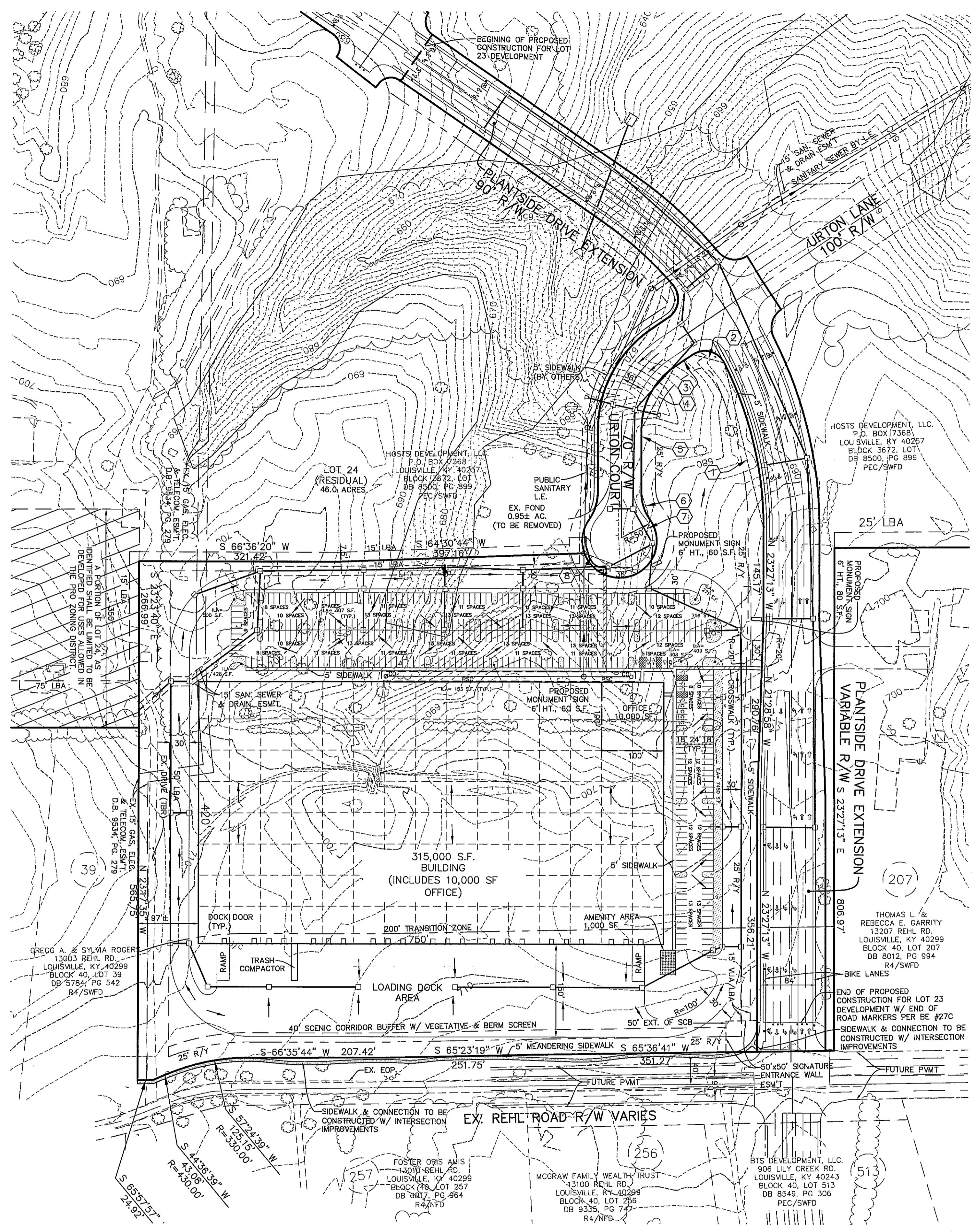
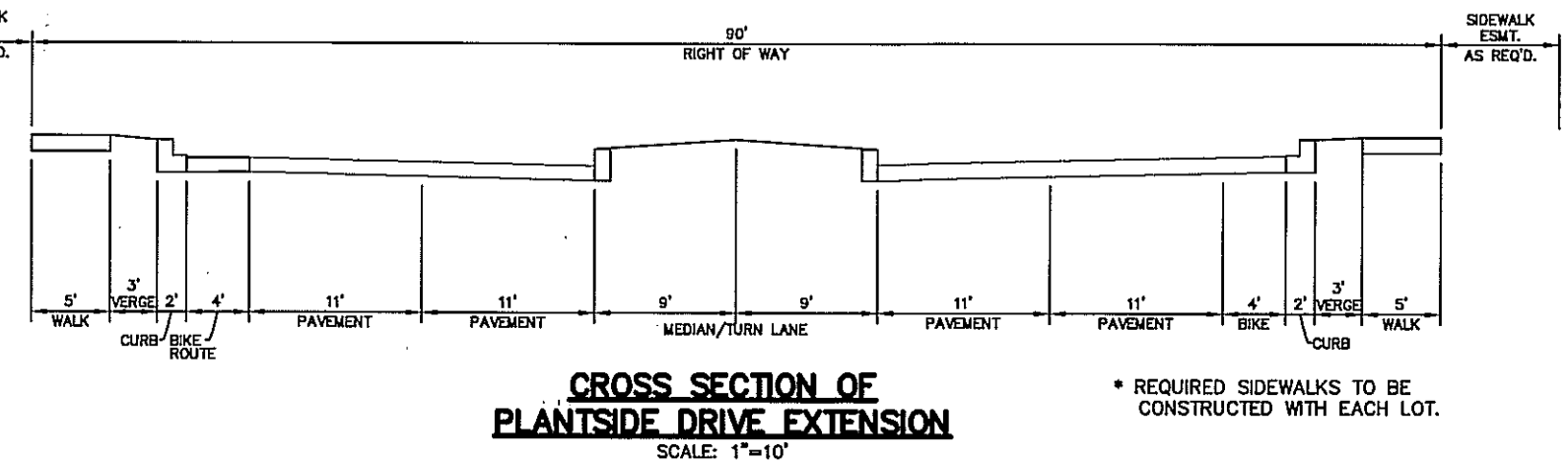
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



**GENERAL NOTES**

- 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.
- 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 JEFFERSON TOWN FIRE DISTRICT.
- IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- MOSQUITO CONTROL: IN ACCORDANCE WITH CHAPTER 98 OF THE LOUISVILLE/JEFFERSON COUNTY GOVERNMENT ORDINANCES. SEE THE REVISION PRELIMINARY MAJOR SUBDIVISION & GENERAL DEVELOPMENT PLAN CASE #14489 FOR THE LOCATION OF THE PLANTSIDE DRIVE EXTENSION RIGHT OF WAY SECTION AND THE LOCATION OF BIKE LANES.
- NO OUTDOOR STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED.
- LOADING DOCKS SHALL BE SCREENED FROM PUBLIC STREETS & RESIDENTIAL USES PER CHAPTER 10 OF THE LDC.

**MSD NOTES**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO RECAPTURE FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED DOWNSTREAM ON LOT 29. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS AT THE BASIN OUTLET ON LOT 29. THE PROPOSED OFFSITE DETENTION BASIN ON LOT 29 WILL BE CONSTRUCTED AS DETERMINED BY MSD, IMMEDIATELY FOLLOWING APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING AS DEPICTED ON THE PLAN. (21111C0065E)
- MSD EASEMENTS TO BE DEDICATED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE OFFSITE DETENTION BASIN SHOWN ON THE BLANKENBAKER STATION II DEVELOPMENT PLAN MUST BE CONSTRUCTED AND FUNCTIONAL PRIOR TO FULL CONSTRUCTION APPROVAL OF THIS DEVELOPMENT.
- A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.

**PUBLIC WORKS NOTES**

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- URTON COURT AND A PORTION OF PLANTSIDE DRIVE TO A POINT 30' NORTH OF REHL ROAD SHALL BE CONSTRUCTED WITH HARD AND DURABLE SURFACE PRIOR TO CONSTRUCTION PER FIRE DEPARTMENT REQUIREMENTS.
- SIDEWALK IMPROVEMENTS ALONG REHL ROAD PROPERTY FRONTAGE TO BE CONSTRUCTED WITH THE REHL ROAD R/W IMPROVEMENTS.
- SIDEWALKS ALONG REHL ROAD SHALL BE DARK IN COLOR AND MEANDERING IN NATURE.

**PROJECT DATA**

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT DISTRIBUTION
PROPOSED LAND USE	19.57% AC.
TOTAL LAND AREA	315,000± S.F.
BUILDING AREA	(INCLUDES OFFICE AREA OF 10,000±)
BUILDING HEIGHT (50' ALLOWED)	42'±
PARKING DATA	MIN. 29 50 SPACES
REQUIRED - OFFICE (MIN. 1/350 S.F.) (MAX. 1/200 S.F.)	233 350 SPACES
REQUIRED - 350 WAREHOUSE EMP (MIN. 1/1.5 EMP) (MAX. 1/1 EMP)	
(INCLUDES 8 HDPC & 5 CARPOOL)	
TOTAL PROVIDED	396
BICYCLE PARKING	2 SPACES
SHORT TERM (REQD./PROP.)	8 SPACES
LONG TERM (PROVIDED IN BUILDING)	0.36
FLOOR AREA RATIO	

**LANDSCAPE DATA**

V.L.A.	135,905± S.F.
I.L.A. REQUIRED (7.5% X VJA)	10,183± S.F.
I.L.A. PROVIDED	14,920± S.F.

**TREE CANOPY DATA**

GROSS SITE AREA	853,776± S.F.
TREE CANOPY CATEGORY	CLASS C3
EXISTING TREE CANOPY	853,776± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	170,755± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	170,755± S.F. (20%)

\*TREE CANOPY AREAS ARE BASED ON MSD DIGITAL LOG. FINAL CALCULATIONS SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**NOTICE**

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

**LDC WAIVER REQUEST**

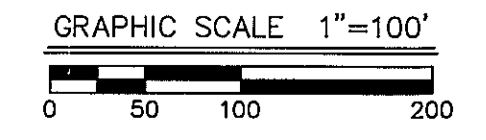
A WAIVER IS BEING REQUESTED OF CHAPTER 5.12.1 OF THE LAND DEVELOPMENT CODE TO PROVIDE 10% OF THE PROPOSED SQ. FT. OFFICE AREA AS A SITE AMENITY AREA AND NOT 10% OF THE TOTAL BUILDING SQ. FT. AS REQUIRED FOR A MIXED-USE DEVELOPMENT.

**DETENTION CALCULATION**

2.9/12 (0.72-0.30) (18.60 AC.) = 1.99 AC. FT  
 NOTE: TO BE PROVIDED DETENTION BASIN ON LOT 29

**BENCHMARK (NAVD 1988 DATUM)**

FROM INTERSTATE 64 AND BLANKENBAKER PARKWAY, TRAVEL SOUTH ON BLANKENBAKER 0.75 MILES. STATION IS ON THE WEST SIDE OF THE ROAD



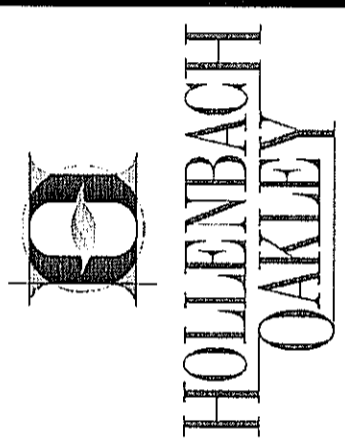
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FEB 20 2014  
 PLANNING & DESIGN SERVICES

Mindel, Scott & Associates, Inc.  
 Planning • Engineering • Surveying • Landscape Architecture  
 Utility Consulting • Property Management  
 511 Jefferson Boulevard, Louisville, KY 40219  
 Phone: (502) 485-1088 • Fax: (502) 485-1088 • Email: mindel@msa-inc.com



OWNER & DEVELOPER  
 HOSTS DEVELOPMENT, LLC.  
 P.O. BOX 7368  
 LOUISVILLE, KENTUCKY 40257



DETAILED DISTRICT DEVELOPMENT PLAN  
 BLANKENBAKER STATION II - LOT 23  
 DISTRIBUTION BUILDING  
 13007 REHL ROAD, LOUISVILLE, KY 40299  
 TAX BLOCK: 39 LOT: 69  
 D.B. 9385 PG. 815, D.B. 8500 PG. 899

2/27/14	AGENCY COMMENTS & 2ND SUBMITTAL
2/27/14	WALKER SUBMITTAL
2/26/14	REVISED URTON COURT ENTRANCE

Vertical Scale: N/A  
 Horizontal Scale: 1"=100'  
 Date: 1/13/14  
 Job Number: 1567-323

Sheet  
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 of 1

## 14DEVPLAN1004 - 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. The development shall not exceed 315,000 square feet of gross floor area.
3. 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.
4. There shall be no outdoor music (live, piped, radio or amplified) or outdoor PA system audible beyond the property line.
5. 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 assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
6. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 6th, 2014 Planning Commission meeting.
7. There shall be no direct vehicular access to Rehl Road.
8. A right turn lane from north-bound Tucker Station Rd to east-bound Bluegrass/Tucker Station Rd shall be constructed prior to the issuance of a certification of occupancy for Lot 23 or Lot 24.
9. The intersection of Plantside Dr. and Blankenbaker Pkwy shall be remarked and signalized for split-phase operation and a dedicated right turn lane, as recommended in the traffic study prepared by URS dated 02/25/2014, prior to the issuance of a certification of occupancy for Lot 23 or Lot 24.