

NOTES:

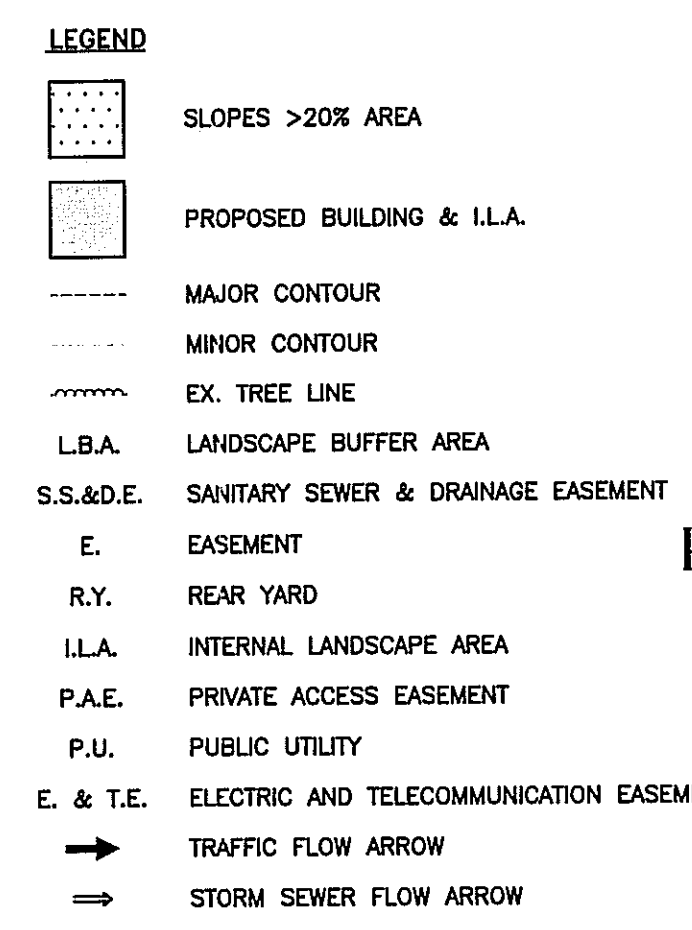
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATER EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT (MSD). SITE SUBJECT TO RECAPTURE FEES.
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE 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: DETENTION TO BE PROVIDED OFF SITE, WITHIN THE BLANKENBAKER STATION II DEVELOPMENT. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, & 100 YEAR STORMS. OR THIS PROPERTY OWNER SHALL BE SUBJECT TO REGIONAL FACILITY FEES. 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 AND 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 PLAN: 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. THIS 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 IN THE JURISDICTION OF THE DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100085 E), AS INDICATED ON THE PLAN.
- IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 8 AND BINDING ELEMENT #12.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE 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 DUMPER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- ALL HANDICAP "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VENUE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN JEFFERSON COUNTY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL EXISTING STRUCTURES AND ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE LOTS SHOWN SHALL BE CREATED BY A MAJOR OR MINOR PLAT.
- MEDIANS ON PLANTSIDE DRIVE TO BE REVISED DURING CONSTRUCTION REVIEW PROCESS.
- THIS PLAN IS IN ACCORDANCE WITH THE BINDING ELEMENTS FOR BLANKENBAKER STATION II DOCKET #9-67-05.
- A GEOTECHNICAL ANALYSIS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- THE OFFSITE DETENTION BASIN AS SHOWN ON THE BLANKENBAKER STATION II DEVELOPMENT PLAN MUST BE CONSTRUCTED AND FUNCTIONAL PRIOR TO FULL CONSTRUCTION APPROVAL OF THIS DEVELOPMENT. THE EXISTING TEMPORARY DETENTION BASIN CONSTRUCTED WITHIN LOT 25 MUST BE ELIMINATED AFTER THE CONSTRUCTION OF THE OFFSITE BASIN.
- AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- WM# 10913.

**SITE DATA:**

FORM DISTRICT.....	SUBURBAN WORKPLACE
EXISTING ZONING.....	VACANT
EXISTING LAND USE.....	OFFICE/WAREHOUSE
PROPOSED LAND USE.....	OFFICE/WAREHOUSE
MAXIMUM BUILDING HEIGHT.....	47.5'-0"
PROPOSED BUILDING HEIGHT.....	47.5'-0"
LOT AREA.....	45,922 ACRES
OFFICE AREA.....	14,880 S.F.
WAREHOUSE AREA (672 EMPLOYEES).....	288,689 S.F.
TOTAL BUILDING AREA.....	310,949 S.F.
LOT COVERAGE (MAX. 50%).....	1.06
PARKING:	
OFFICE (MIN 1/350 - MAX 1/200).....	42-73 SPACES
WAREHOUSE (MIN 1/1.5 EMP. - MAX 1/EMP. ALL SHIFTS).....	381-572 SPACES
PROVIDED (INCLUDES 12 HDPC, 6 MOTORCYCLE & 5 CARPOOL).....	606 SPACES
(12 LONG TERM BICYCLE PARKING SPACES (1/50 EMPLOYEES OR MAX. 12 SPACES SHALL BE SUPPLIED WITHIN THE CONFINES OF THE DISTRIBUTION BUILDING) (5 CARPOOL SPACES (5 MAX. OR 5% OF TOTAL ON-SITE PARKING) ARE NOTED AT THE EXTREME SOUTHWEST CORNER OF THE VEHICULAR USE AREA)	
LANDSCAPE DATA:	
V.U.A. REQUIRED (V.U.A. X 7.5%).....	232,702 S.F.
L.A. PROVIDED.....	17,453 S.F.
L.A. PROVIDED.....	18,037 S.F.
LANDSCAPING PLAN SHALL SHOW REQUIRED PLANTINGS ETC.	
TREE CANOPY DATA:	
GROSS SITE AREA.....	2,000,373 S.F.
TREE CANOPY AREA.....	848,517 S.F. (42%)
EXISTING CANOPY TO BE PRESERVED.....	0 S.F.
TOTAL TREE CANOPY REQUIRED.....	400,075 S.F. (20%)
*TREE PRESERVATION PLAN SHALL DETAIL THESE REQUIREMENTS	

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA = 2,000,373 SF  
 EX TREE CANOPY AREA = 848,517 SF (42%)  
 TREE CANOPY CLASSIFICATION = C2  
 TREE CANOPY AREAS BASED ON MSD DIGITAL LOIC



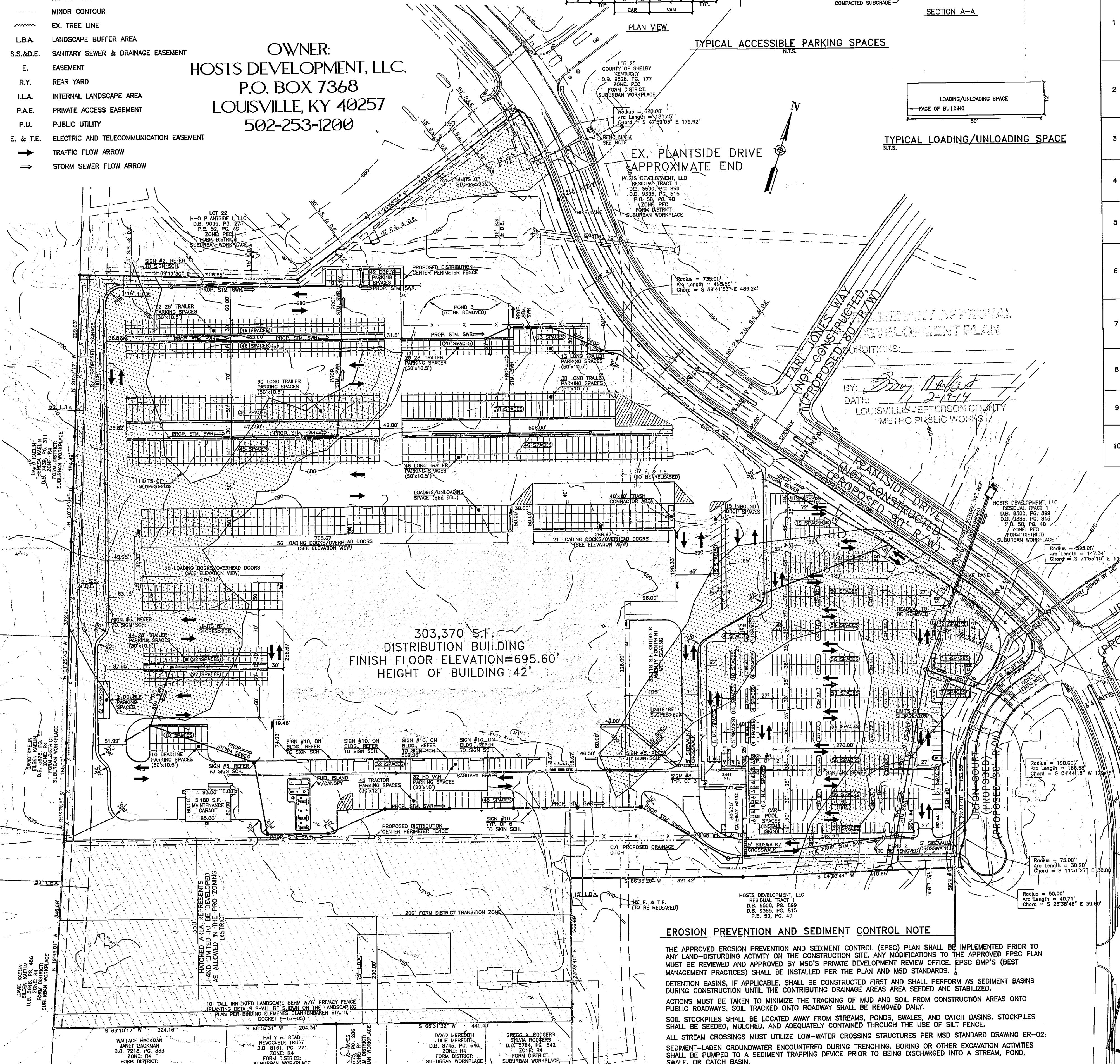
**BENCHMARK**

BENCHMARK IS AN IRON PIN WITH ELEVATION 670.81. THE VERTICAL DATUM IS NAVD 1988, ESTABLISHED FROM A GPS SURVEY. THE BENCHMARK IS LOCATED ON THE EAST SIDE AND NEAR THE END OF PLANTSIDE DRIVE NEAR THE NORTHEAST CORNER OF THE PROPOSED LOT AS SHOWN HEREON.

**WAIVERS**

WAIVER.....5.9.2.A.1.b.i

OWNER:  
**HOSTS DEVELOPMENT, LLC.**  
 P.O. BOX 7368  
 LOUISVILLE, KY 40257  
 502-253-1200



303,370 S.F.  
 DISTRIBUTION BUILDING  
 FINISH FLOOR ELEVATION=695.60'  
 HEIGHT OF BUILDING 42'

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

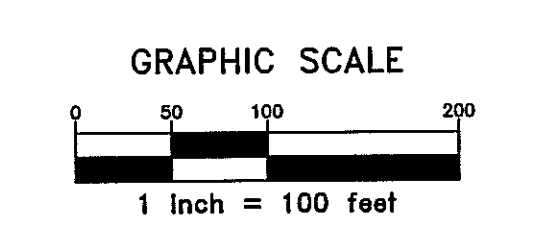
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) 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 ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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.

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

PRELIMINARY APPROVAL  
 Condition of Approval: \_\_\_\_\_  
 Development Review: \_\_\_\_\_ Date: 2/12/14  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**STATION SITE SIGN SCHEDULE**

SIGN#	DESCRIPTION	QTY.
1	NOTICE - NO ADMITTANCE UNAUTHORIZED - 24" x 36"	1
2	UNAUTHORIZED PERSONS OR PRIVATE VEHICLES NOT ALLOWED BEYOND THIS POINT. VIOLATORS WILL BE PROSECUTED. REFERENCE: TAPCO PART NO. 373-01091 IBSI SIGNS PART NO. 11-2436A	1
3	NO TRESPASSING - 18" x 12" REFERENCE: TAPCO PART NO. 373-04409 IBSI SIGNS PART NO. 11-1812B (FOR PERIMETER FENCE) INSTALL AT 100'-0" INTERVALS	AS REQD.
4	ALL VISITORS MUST REPORT TO OFFICE - 18" x 18" REFERENCE: TAPCO PART NO. 373-00844 IBSI SIGNS PART NO. 11-1818C	1
5	STOP SIGN - STANDARD 24" x 24" REFERENCE: TAPCO PART NO. 373-01632 IBSI SIGNS PART NO. 11-R2-1	3
6	SPEED LIMIT 10 MPH - 24" x 18" REFERENCE: TAPCO PART NO. 373-04730 IBSI SIGNS PART NO. 11-R2-1	3
7	ADA ACCESSIBILITY SIGN - 18" x 12" REFERENCE: TAPCO PART NO. 373-0008109-6 IBSI SIGNS PART NO. 11-R7-8 PC ALUMINUM W/VINYL GRAPHIC (SEE NOTE #5)	12
8	VAN ACCESSIBILITY SIGN - 9" x 18" REFERENCE: TAPCO PART NO. 373-04828 IBSI SIGNS PART NO. 11-R7-8A (SEE NOTE #5)	AS REQD. BY LOCAL CODE
9	MOTORCYCLE PARKING ONLY SIGN - 18" x 12" REFERENCE: TAPCO PART NO. 373-05906 IBSI SIGNS PART NO. 11-18M0	3
10	FACILITY ADDRESS SIGN - 36"H x 60"W x 72" OAH (MIN.) REF. BLAIR PART NO. D4116 COORDINATE WITH AUTHORITY HAVING JURISDICTION	1
11	NO ENGINE IDLING SIGN - 20" x 24" REFERENCE: TAPCO PART NO. 100092 IBSI SIGNS PART NO. 11-2024D	11



APPROVED DISTRICT DEVELOPMENT PLAN  
 RECEIVED  
 FEB 07 2014  
 PLANNING & DESIGN SERVICES  
 WM# 10913

PROJECT: 13113  
 DATE: January, 2014  
 DRAWN BY: GAA  
 CHECKED BY: JDB  
 COPYRIGHT © 2014 BANKS ENGINEERING, INC. 2365 HARRODSBURG ROAD SUITE B-175 LEXINGTON, KY 40504  
 REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
**SETZER PROPERTIES**  
 ZELO, LLC  
 858 CONTRACT STREET  
 LEXINGTON, KY 40504  
 (859) 514-7767  
 DETAILED DISTRICT DEVELOPMENT PLAN  
 BLANKENBAKER STATION II  
 A PORTION OF LOTS 17, 18, 23, & 24  
 A PORTION OF TRACT 1  
 LOUISVILLE, KY 40299  
**BANKS Engineering, Inc.**  
 Site Development/Planning • Water/Wastewater • Surveying  
 Phone (859) 296-6300 Fax (859) 296-6612  
 Harrodsburg Road, Ste. B-175 Lexington, Kentucky 40504  
 SHEET: 1 OF: 1  
 14DEVPLAN1000



## 14DEVPLAN1000 - 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 310,949 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. Use of Lot 24 shall not cause sound levels to exceed the existing average decibel level (A-weighted) as measured over a 24-hour period (24-hour Leq) at the south and west property lines of Lot 24. A base line study shall be submitted within 30 days of the March 6, 2014 Planning Commission public hearing. A study to demonstrate compliance shall be submitted within 60 days of opening of the facility.
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.
10. Truck horns shall not be allowed to be used on the site at any time, with exception of emergency situations.