

BLANKENBAKER STATION

Planned Excellence



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BLANKENBAKER STATION

Welcome

Blankenbaker Station is a "Class A" multi-use business park situated on more than 540 acres of natural, beautifully landscaped terrain.

Prior to ground-breaking in 2004, Blankenbaker Station was planned with an abundance of first-class amenities that combine to make this business park the premier corporate destination in Louisville.

- Located in Metro Louisville (not subject to City of Jeffersontown occupational or property taxes)
- Immediate access and visibility to I-64 (over 100,000 vehicles daily)
- Downtown Louisville and Louisville International Airport – 15 minutes away
- Nearby amenities include restaurants, hotels, and residential neighborhoods
- Architectural controls and standards
- Multiple-use zoning classification, PEC (planned employment center)
- All underground utilities
- Fiber optic connection available

Overview



OVERVIEW

Development	Class "A" Business Park, zoned PEC (Planned Employment Center)
Total Acres	540
Available Acres	Approximately 80 Acres
Site Options	1 to 40 acres
Location	<ul style="list-style-type: none"> • Southeast suburb of Metro Louisville, Kentucky, near Jeffersontown (not subject to City of Jeffersontown occupational or property taxes) • Approximately 20 minutes from downtown Louisville • Adjacent to the Bluegrass Research and Industrial Park, the largest diversified employment center in Kentucky

TRANSPORTATION

Proximity to Highway	Direct access to I-64 interchange, which connects to I-265, I-264, I-65 & I-71
Proximity to Airport	Within 15 minutes of Louisville International Airport
Public Transportation	TARC Route 78, Bluegrass Express

UTILITIES & SERVICES

Data/Fiber/Telephone	<p>All Providers in Louisville are available to the Park</p> <ul style="list-style-type: none"> • AT&T • Comcast / Time Warner • Windstream
Fire Protection District	Jeffersontown
Metro Police District	District 8
Water and Sewer	Louisville Water Company and Metropolitan Sewer District
Electric and Natural Gas	Louisville Gas and Electric - (3) electric substations provide power



Site / Building Design Guidelines

The following are the minimum design guidelines for Blankenbaker Station Business Park. These guidelines, along with those specified in the Declaration of Covenants, Conditions and Restrictions will be taken into consideration by the Architectural Review Committee (ARC) before final approval of construction and landscaping plans is given.

OVERVIEW	
Curbing	Concrete vertical curbs (6") are required in all areas of the site visible from the street.
Pavement	<ul style="list-style-type: none"> The pavement striping (other than the fire curbs) shall be white unless approved by ARC The parking, driving and maneuvering surfaces shall be hard surfaces (asphalt, concrete, etc.).
Lighting	<ul style="list-style-type: none"> The parking lot lighting shall be by pole lighting with shielded box type fixtures (no wall packs) Lighting design is to be flexible and allow for unused areas of parking lot to be dimmed or turned off.
Drainage	The entrances to storm drainage shall be catch basins.
Utilities	<ul style="list-style-type: none"> All utility services will be underground. Exterior utility equipment is to be shielded from view by masonry wall and landscaping or dense evergreen landscaping.
Building Setbacks	<ul style="list-style-type: none"> Building setback shall be a minimum 80' from the public roadway on which the building fronts; 50' from public roadways on side of building and 30' from side and rear lot lines unless specifically approved by the ARC due to special site constraints. A minimum 25' wide landscape area shall be provided adjacent to all public roadways and 15' wide adjacent to all side and rear lot lines, unless specifically approved by the ARC due to special site constraints.
Sidewalks	<ul style="list-style-type: none"> All lot frontage along a street shall have sidewalks constructed for pedestrian use. Sidewalks to be constructed by Buyer prior to occupancy of building.
Fencing	<ul style="list-style-type: none"> Fencing to be masonry coordinated with building masonry or black wrought iron or aluminum picket style.
BUILDING	
Exterior	All building exteriors shall be constructed of masonry products approved by the Architectural Review Committee
Roofing	<ul style="list-style-type: none"> Pitched or gabled roofs are not to be visible from the streets or public areas of adjoining properties. Sloped roofs are to be screened by parapet walls. Roof top units shall be screened from view from the public roads
Signage	Signage is to be monument style with individual letters or approved metal cabinets. Letters may be illuminated with hidden floodlights or internal fixtures. Design of sign is to be consistent and complimentary to materials used on building.
Attachments	<ul style="list-style-type: none"> Exterior vents, lights, dock doors and other attachments to be painted to match the adjoining surface. Downspouts and gutters are to be internal on all sides of building and connected to the storm sewer system.

Site / Building Design Guidelines

Landscaping

- Natural buffers and existing vegetation is to be incorporated into design features where possible.
- Automatic irrigation system and sod required on sides and in front of all buildings.
- Strip sod is to be used on the perimeter of all walls, curbs and pavement.
- Landscaping will comply with Article 12 of the Louisville Metro Landscaping Ordinance.
- Landscaping plan will be stamped and approved by a landscape architect.
- Erosion controls shall comply with Louisville Metro erosion control ordinance.
- Dock doors, trucks and service areas are to be screened from adjoining property owners by landscape material and from roadways by masonry walls

The Architectural Review Committee will respond to the site and building construction and landscaping plans provided in accordance with the Declaration of Covenants, Conditions and Restrictions.

