

LEGEND

---	EXISTING CONTOUR
- - - -	EXISTING FENCE
EX. V	EXISTING WATER LINE W/ SIZE
EX. WM	EXISTING WATER METER
EX. W	EXISTING WATER VALVE
EX. FH	EXISTING FIRE HYDRANT
EX. G	EXISTING GAS W/ SIZE
EX. GM	EXISTING GAS METER
EX. GV	EXISTING GAS VALVE
EX. TM	EXISTING TELEPHONE PEDESTAL
EX. TU	EXISTING TELEPHONE MANHOLE
EX. UGU	EXISTING UNDERGROUND UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING TREE LINE
---	EXISTING PROPERTY LINE TO BE RELEASED

---	EXISTING DOWN GUY
---	EXISTING CATCH BASIN W/ PIPE
---	EXISTING CREEKSTONE HEADWALL
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	EXISTING SANITARY MANHOLE W/PIPE
---	EXISTING PROPERTY SERVICE CONNECTION (PSSC)
---	EXISTING FORCEMAIN
---	PROPOSED STORM SYSTEM (CONCEPT)
---	REQUIRED YARD
---	LANDSCAPE BUFFER AREA
---	PROPOSED INTERIOR LANDSCAPE AREA (L.A.)
---	BICYCLE PARKING AREA
---	OUTDOOR DINING AREA / PATIO
---	EXISTING BUILDING TO BE REMOVED
---	FLOW ARROW

SITE DATA:

LAND AREA	6.3± AC.
PROPOSED USE	RESTAURANT, ARCADE, BOWLING ALLEY
BUILDING AREA (INCLUDING PATIOS)	51,080± S.F.
FLOOR AREA RATIO (MAX. 0.5)	48± FT.
THEATER SEATING	0.18

PARKING REQUIRED:

MOVIE THEATER MIN. 1 SP/4 SEATS; MAX. 1 SP/3 SEATS	129-174 SPACES
RESTAURANT: MIN 1/125 S.F.; MAX. 1/50 S.F.	135-169 SPACES
ARCADE MIN 1/125 S.F.; MAX. 1/100 S.F.	104-156 SPACES
BOWLING ALLEY (26 LANES) MIN. 4/LANES; MAX. 6/LANES	366 w/8 HC

PARKING PROPOSED:

TOTAL PARKING INCLUDES HANDICAP SPACES	409 W/ 7 H/C
BICYCLE PARKING: (SEE PW NOTE #10)	
LONG TERM (2 OR 1/50 EMPLOYEES)	1 SPACE
SHORT TERM (4 OR 1/50 EMPLOYEES)	2 SPACES

LANDSCAPE DATA:

V.U.A.	169,183± S.F.
L.L.A. REQUIRED (7.5%)	12,689± S.F.
L.L.A. PROPOSED	17,569 S.F.
GROSS SITE AREA	274,428± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0 S.F. (0%)
PROPOSED NEW TREE CANOPY	54,886± S.F. (20%)
TOTAL TREE CANOPY REQUIRED	54,886± S.F. (20%)

LOT 8

6.3± AC.
RESTAURANT, ARCADE, BOWLING ALLEY
51,080± S.F.
48± FT.
0.18

LOT 9

7.2± AC.
MOVIE THEATER
58,856± S.F.
49 FT. MAX.
0.19
1,600 SEATS

LOT 7

2.7± AC.
RESTAURANT
11,970 S.F.
25± FT.
0.10

LOT 10

2.9± AC.
RESTAURANT
15,052± S.F.
25± FT.
0.09

DETENTION CALCULATIONS

2.9 (0.75-0.24) 19.16 = 2.32 AC-FT*

*DETENTION CALCULATIONS ARE FOR THESE LOTS ONLY.

EXISTING BASIN WAS DESIGNED AS PART OF THE SYCAMORE STATION PHASE 3 CONSTRUCTION PLANS. DESIGNED BASIN VOLUME = 5.633 AC-FT.

GENERAL SITE DATA

LAND AREA - TRACT 3 - ALL LOTS	19.16± AC.
EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
PROPOSED ZONING	C2
EXISTING USE	VACANT
EXISTING TREE CANOPY	31,360 S.F.

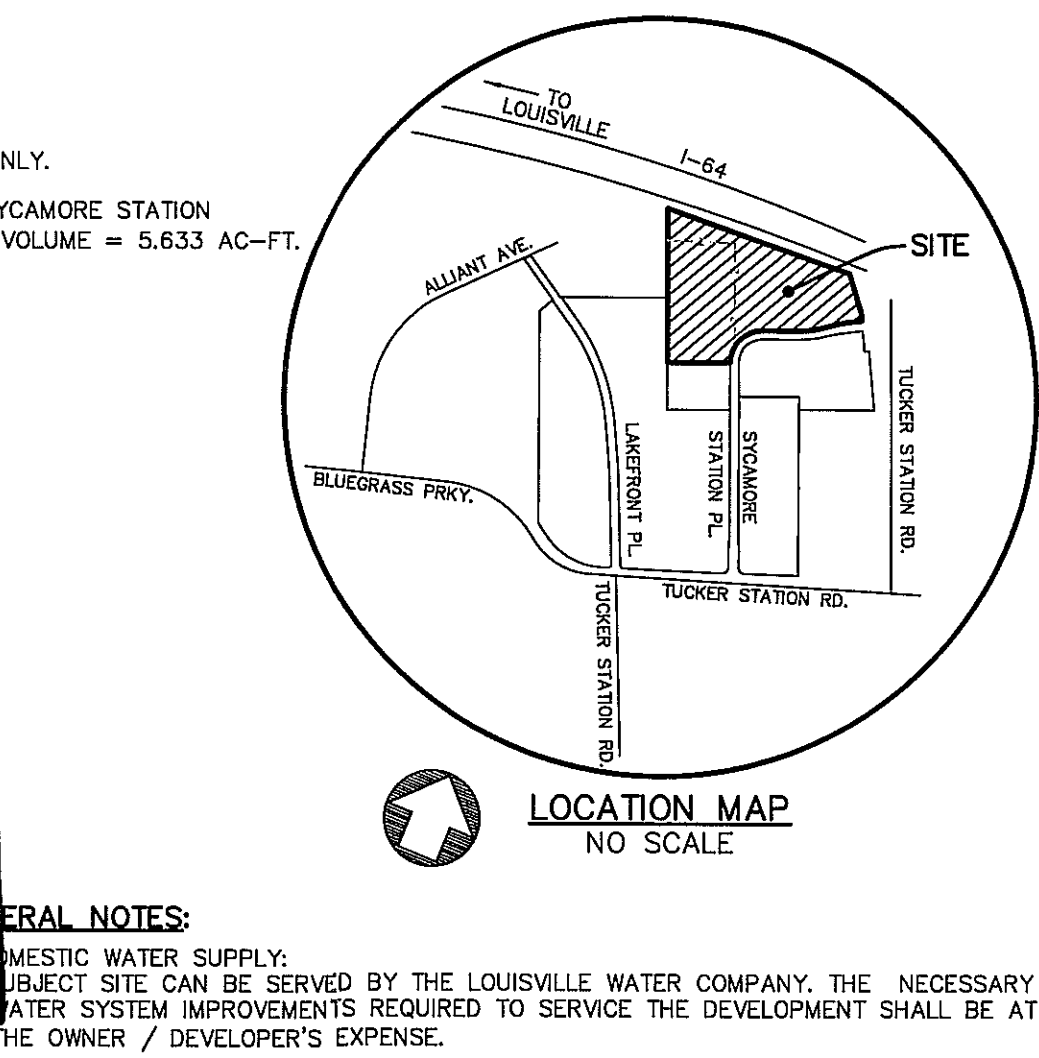
PRELIMINARY APPROVAL

Condition of Approval:

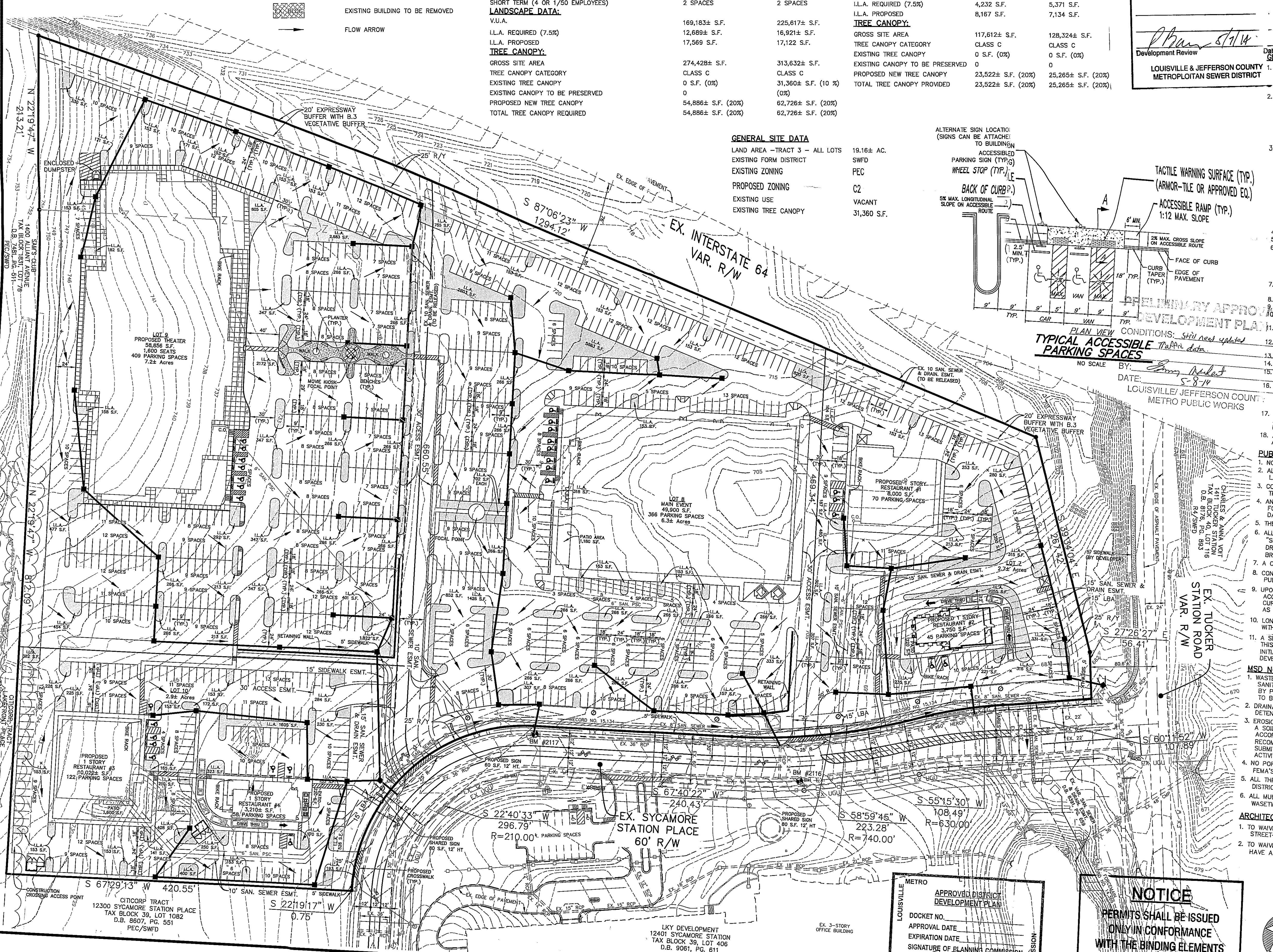
Development Review: *[Signature]* 5/14/14

DATE: 5-8-14

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



- 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 WITHIN THE FENCED AREA.
 - ACTIVITIES ON THE SITE: PRESERVED: ALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION. PROTECTED OPEN SPACES: THE AREA BENEATH THE DRIP LINE OF THE TREE. CONSTRUCTION FENCING SHALL BE PERMITTED 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.
 - ACTIVITIES-PREVENTING CON: THE FENCING SHALL ENCLOSE THE MIDDLETOWN FIRE DISTRICT. CANOPY AND SHALL REMAIN TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PARKING, MATERIAL STORAGE, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
 - PROTECTED OPEN SPACES: ALL LUMINAIRES SHALL BE DIRECT LIGHT FROM THE L.L.A. 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.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM WITH 6" INTEGRAL CURB.
 - LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING ROADS AND NEIGHBORHOODS.
 - STEEP SLOPES ARE LOCATED OFFSITE WITHIN EXISTING I-64/TUCKER STATION R/W. A KARST TOPOGRAPHY SURVEY WAS PERFORMED ON 12/12/12 BY MSA AND SUBMITTED TO P&S STAFF FOR REVIEW.
 - BUILDING ELEVATIONS FOR BUILDINGS ON LOTS 7 & 10 SHALL BE SUBMITTED TO P&S STAFF FOR REVIEW AND APPROVAL OF COMPLIANCE WITH LDC CHAPTER 5.6, PRIOR TO EVER SHALL COME FIRST.
 - TRANSIT SERVICE OPERATES ON TUCKER STATION ROAD AND/OR SYCAMORE STATION BASIN. PLACE THAT THE LOT OWNER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED ADDRESS LDC SECTION 5.6.1.1.b.i.v.
 - ADDITIONAL TREES SHALL BE PLANTED ALONG SOUTH BUILDING FACADE ON LOT 8 TO PUBLIC WORKS AND KTC NOTES:



LOUISVILLE METRO

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. _____

APPROVAL DATE _____

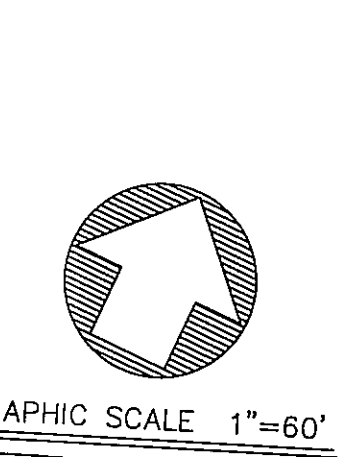
EXPIRATION DATE _____

SIGNATURE OF PLANNING COMMISSION _____

PLANNING

NOTICE

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



RECEIVED

MAY 05 2014

PLANNING & DESIGN SERVICES

CASE #16777

PREVIOUS CASE #09-68-00, 10-15-03, 09-34-03, 10-30-02

SUB WM # 1084

Mindel, Scott & Associates, Inc.

Planning & Design Services

1515 Jefferson Boulevard, Louisville, KY 40203

Phone: (502) 485-0508 Fax: (502) 485-1606 Email: msai@msai.com

MSA

OWNER/D EVELOPER: PINNACLE PARTNERS, LLC & T.S.F. PROPERTIES, LLC.

P.O. BOX 7-368 LOUISVILLE, KY. 40257

GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN

BLANKENBAKER STATION I- TRACT 3

12401 SYCAMORE STATION PLACE

TAX BLOCK: 39 LOTS: 1086 & 1078

D.B.7498, PG. 25 & D.B. 8836, PG. 13

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 12/22/11

Job Number: 2288

Sheet

1