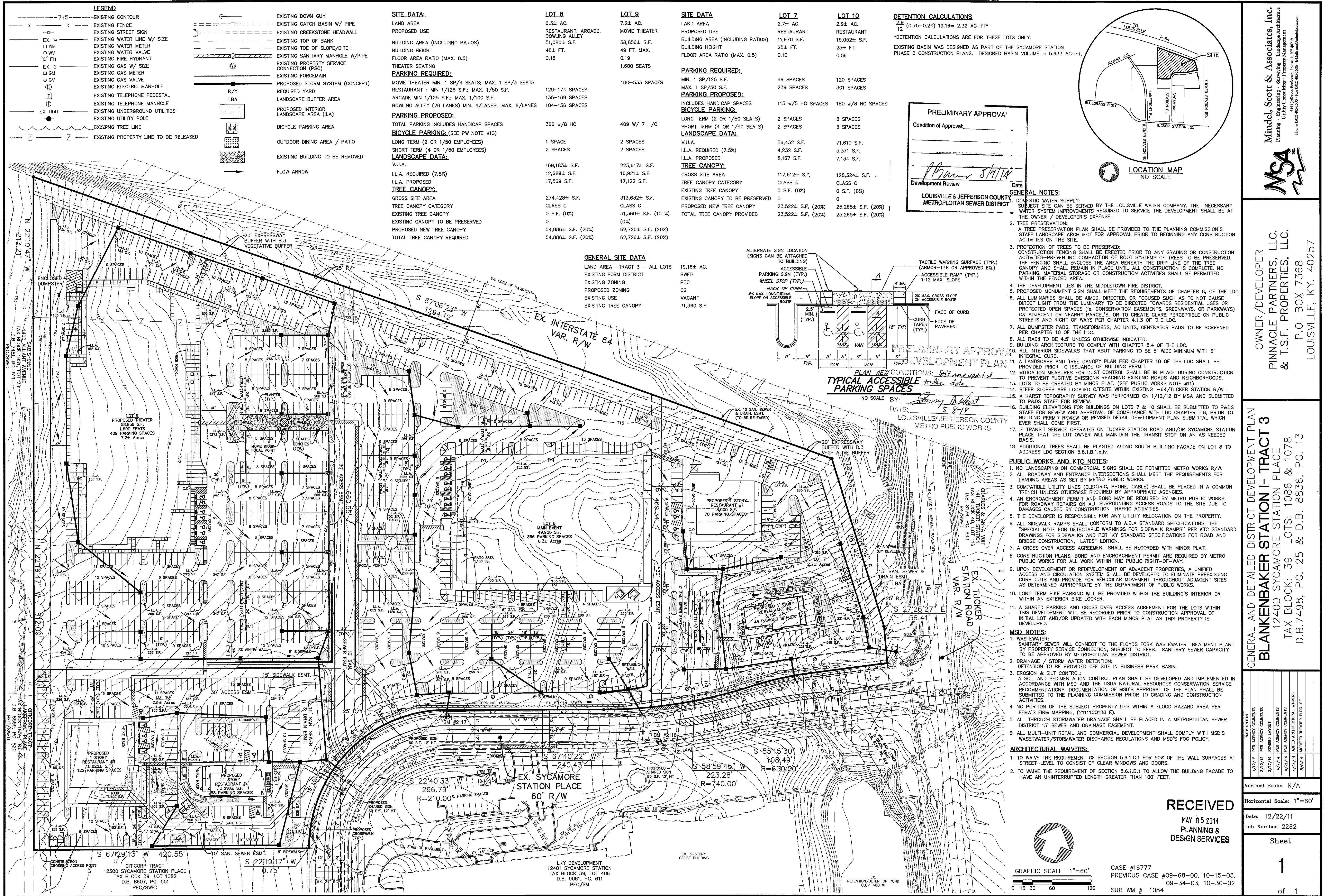




LEGEND

EXISTING CONTOUR
EXISTING FENCE
EXISTING STREET SIGN
EXISTING WATER LINE W/ SIZE
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING GAS W/ SIZE
EXISTING GAS METER
EXISTING GAS VALVE
EXISTING ELECTRIC MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING TELEPHONE MANHOLE
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 (PSC)
EXISTING FOREMAN
PROPOSED STORM SYSTEM (CONCEPT)
REQUIRED YARD
LANDSCAPE BUFFER AREA
PROPOSED INTERIOR LANDSCAPE AREA (ILA)
BICYCLE PARKING AREA
OUTDOOR DINING AREA / PATIO
EXISTING BUILDING TO BE REMOVED
FLOW ARROW

SITE DATA: LAND AREA PROPOSED USE BUILDING AREA (INCLUDING PATIOS) BUILDING HEIGHT FLOOR AREA RATIO (MAX. 0.5) THEATER SEATING PARKING REQUIRED: MOVIE THEATER MIN. 1 SP/4 SEATS; MAX. 1 SP/3 SEATS RESTAURANT : MIN 1/125 S.F.; MAX. 1/50 S.F. ARCADE MIN 1/125 S.F.; MAX. 1/100 S.F. BOWLING ALLEY (26 LANES) MIN. 4/LANES; MAX. 6/LANES PARKING PROPOSED: TOTAL PARKING INCLUDES HANDICAP SPACES BICYCLE PARKING: (SEE PW NOTE #10) LONG TERM (2 OR 1/50 EMPLOYEES) SHORT TERM (4 OR 1/50 EMPLOYEES) LANDSCAPE DATA: V.U.A. I.L.A. REQUIRED (7.5%) I.L.A. PROPOSED TREE CANOPY: GROSS SITE AREA TREE CANOPY CATEGORY EXISTING TREE CANOPY EXISTING CANOPY TO BE PRESERVED PROPOSED NEW TREE CANOPY TOTAL TREE CANOPY REQUIRED	LOT 8 6.3± AC. RESTAURANT, ARCADE, BOWLING ALLEY 48± FT. 0.18 129-174 SPACES 135-169 SPACES 104-156 SPACES 366 w/8 HC 1 SPACE 2 SPACES 274,428± S.F. 12,689± S.F. 17,569 S.F. 274,428± S.F. 12,689± S.F. 17,569 S.F. 49,800 S.F. 366 PARKING SPACES 6.3± ACRES	LOT 9 7.2± AC. MOVIE THEATER 58,856± S.F. 49 FT. MAX. 0.19 1,600 SEATS 400-533 SPACES 409 W/ 7 H/C 2 SPACES 2 SPACES 313,632± S.F. 31,360± S.F. (10 %) 0 62,726± S.F. (20%) 62,726± S.F. (20%)	SITE DATA LAND AREA PROPOSED USE BUILDING AREA (INCLUDING PATIOS) BUILDING HEIGHT FLOOR AREA RATIO (MAX. 0.5) PARKING REQUIRED: MIN. 1 SP/125 S.F. MAX. 1 SP/50 S.F. PARKING PROPOSED: INCLUDES HANDICAP SPACES BICYCLE PARKING: LONG TERM (2 OR 1/50 SEATS) SHORT TERM (4 OR 1/50 SEATS) LANDSCAPE DATA: V.U.A. I.L.A. REQUIRED (7.5%) I.L.A. PROPOSED TREE CANOPY: GROSS SITE AREA TREE CANOPY CATEGORY EXISTING TREE CANOPY EXISTING CANOPY TO BE PRESERVED PROPOSED NEW TREE CANOPY TOTAL TREE CANOPY PROVIDED	LOT 7 2.7± AC. RESTAURANT 11,970 S.F. 25± FT. 0.10 96 SPACES 239 SPACES 115 w/8 HC SPACES 2 SPACES 2 SPACES 56,432 S.F. 4,232 S.F. 8,167 S.F. 117,612± S.F. CLASS C 0 S.F. (0%) 0 23,522± S.F. (20%) 23,522± S.F. (20%)	LOT 10 2.9± AC. RESTAURANT 15,052± S.F. 25± FT. 0.09 120 SPACES 301 SPACES 180 w/8 HC SPACES 3 SPACES 3 SPACES 71,610 S.F. 5,371 S.F. 7,134 S.F. 128,324± S.F. CLASS C 0 S.F. (0%) 0 25,265± S.F. (20%) 25,265± S.F. (20%)
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DETENTION CALCULATIONS
2.3 (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. EXISTING BASIN VOLUME = 5.633 AC-FT.

PRELIMINARY APPROVAL
Condition of Approval:

Development Review
Date
GENERAL NOTES:
1. 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.
2. 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.
3. 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.
4. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
5. PROPOSED MONUMENT SIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 8, OF THE LDC.
6. 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 OR PERCEPTIBLE ON PUBLIC
STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED
PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM WITH 6"
INTEGRAL CURB.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE
PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION
TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. LOTS TO BE CREATED BY MINOR PLAT. (SEE PUBLIC WORKS NOTE #11)
14. STEEP SLOPES ARE LOCATED OFFSITE WITHIN EXISTING I-64/TUCKER STATION R/W.
15. A KARST TOPOGRAPHY SURVEY WAS PERFORMED ON 1/12/12 BY MSA AND SUBMITTED
TO P&DS STAFF FOR REVIEW.
16. BUILDING ELEVATIONS FOR BUILDINGS ON LOTS 7 & 10 SHALL BE SUBMITTED TO P&DS
STAFF FOR REVIEW AND APPROVAL OF COMPLIANCE WITH LDC CHAPTER 5.6, PRIOR TO
BUILDING PERMIT REVIEW OR REVISED DETAIL DEVELOPMENT PLAN SUBMITTAL WHICH
EVER SHALL COME FIRST.
17. IF TRANSIT SERVICE OPERATES ON TUCKER STATION ROAD AND/OR SYCAMORE STATION
PLACE THAT THE LOT OWNER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED
BASIS.
18. ADDITIONAL TREES SHALL BE PLANTED ALONG SOUTH BUILDING FACADE ON LOT 8 TO
ADDRESS LDC SECTION 5.6.1.B.1.i-iv.

PUBLIC WORKS AND KTC NOTES:
1. NO LANDSCAPING ON COMMERCIAL SIGNS SHALL BE PERMITTED METRO WORKS R/W.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR
LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON
TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE
"SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD
DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION, LATEST EDITION.
7. A CROSS OVER ACCESS AGREEMENT SHALL BE RECORDED WITH MINOR PLAT.
8. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO
PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
9. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED
ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING
CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES
AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS.
10. LONG TERM BIKE PARKING WILL BE PROVIDED WITHIN THE BUILDING'S INTERIOR OR
WITHIN AN EXTERIOR BIKE LOOKER.
11. A SHARED PARKING AND CROSS OVER ACCESS AGREEMENT FOR THE LOTS WITHIN
THIS DEVELOPMENT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL OF
INITIAL LOT AND/OR UPDATED WITH EACH MINOR PLAT AS THIS PROPERTY IS
DEVELOPED.

MSD NOTES:
1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT
BY PROPOSED SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY
TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
DETENTION TO BE PROVIDED OFF SITE IN BUSINESS PARK BASIN.
3. 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.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER
FEMA'S FIRM MAPPING, (21111C0128 E).
5. ALL THROUGH STORMWATER DRAINAGE SHALL BE PLACED IN A METROPOLITAN SEWER
DISTRICT 15' SEWER AND DRAINAGE EASEMENT.
6. ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S
WASTEWATER/STORMWATER DISCHARGE REGULATIONS AND MSD'S FOG POLICY.

ARCHITECTURAL WAIVERS:
1. TO WAIVE THE REQUIREMENT OF SECTION 5.6.1.C.1 FOR 50% OF THE WALL SURFACES AT
STREET-LEVEL TO CONSIST OF CLEAR WINDOWS AND DOORS.
2. TO WAIVE THE REQUIREMENT OF SECTION 5.6.1.B.1 TO ALLOW THE BUILDING FACADE TO
HAVE AN UNINTERRUPTED LENGTH GREATER THAN 100' FEET.

LOCATION MAP
NO SCALE

GENERAL SITE DATA
LAND AREA -TRACT 3 - ALL LOTS
EXISTING FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING USE
EXISTING TREE CANOPY

19.16± AC.
SWD
PEC
C2
VACANT
31,360 S.F.

PLAN VIEW CONDITIONS: Still need updated
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE BY: *Donny Nelson*
DATE: *5-8-14*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

RECEIVED
MAY 05 2014
PLANNING &
DESIGN SERVICES

GRAPHIC SCALE 1"=60'
0 15 30 60 120

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 12/22/11
Job Number: 2282
Sheet
1
of 1

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
351 Jefferson Boulevard Louisville, KY 40202
Phone (502) 582-0545 Fax (502) 582-0546 Email: mindel@msa-inc.com

MSA

OWNER/DEVELOPER
PINNACLE PARTNERS, LLC.
& T.S.F. PROPERTIES, LLC.
P.O. BOX 7368
LOUISVILLE, KY. 40257

GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER STATION I- TRACT 3
12400 SYCAMORE STATION PLACE
TAX BLOCK: 39 LOTS: 1086 & 1078
D.B.7498, PG. 25 & D.B. 8836, PG. 13

Revisions
1/2/12 PER AGENCY COMMENTS
3/7/14 PER AGENCY COMMENTS
4/7/14 PER AGENCY COMMENTS
4/7/14 PER AGENCY COMMENTS
5/5/14 MODIFIED THEATER BLDG. SF.

Case #16777
PREVIOUS CASE #09-68-00, 10-15-03,
09-34-03, 10-30-02
SUB WM # 1084