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# CASE # 16ZONE1083

1408 & 1412 Tucker Station Road  
Planning Commission Public Hearing  
February 15, 2018



## Project Team

**Marv Blomquist**

Blomquist Design Group  
Civil Engineer

**Mark Branaman**

Clover  
Vice President of Development

**Robert Sweet**

McBride Dale Clarion  
Zoning Consultant



## Planning Commission Request



2

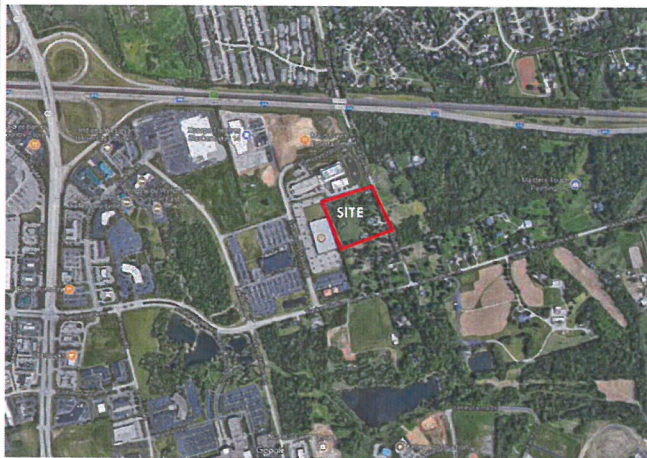
- Clover is requesting:
  - A recommendation from Planning Commission to allow a change in zoning from “PEC” Planned Employment Center to “OR-1” Office Residential.
  - Approval of a Detailed District Development Plan associated with the development.

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## Site Aerials



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# Site Photographs



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Looking northwest on Tucker Station Road



Looking southwest on Tucker Station Road

# Zoning Map



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### Current Zone and Form District:

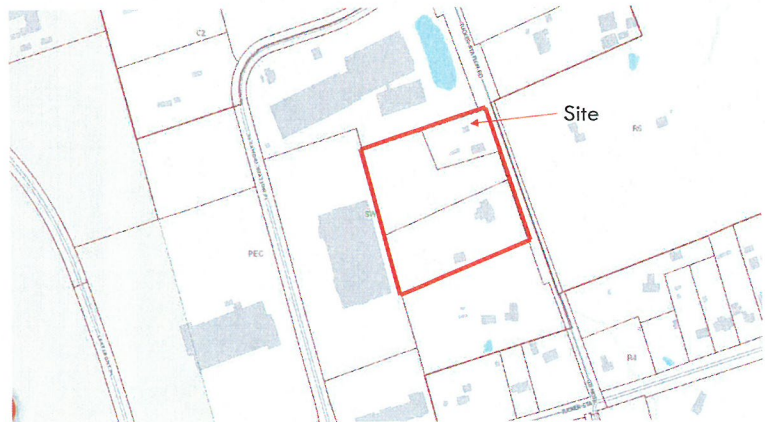
- "PEC" - Planned Employment Center
- "SW" - Suburban Workplace

### Proposed Zone:

- "OR-1" - Office Residential District

### Surrounding Zoning:

- "PEC" - North, West, & South
- "R-4" & "R-6" Residential District - East (New Apartments)



16 ZONE 1083



# Proposed Development



6

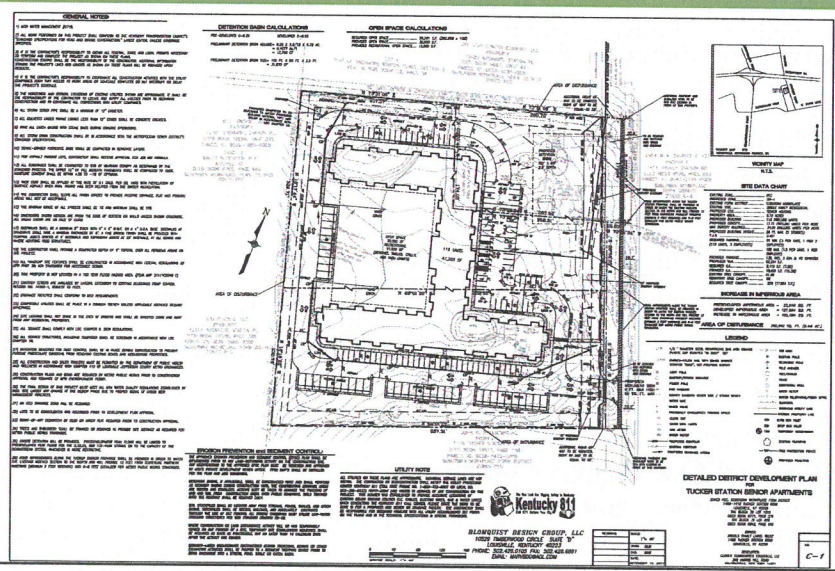
- Clover proposes to construct:
  - A 141,800+/- square foot building
  - 47,300+/- square feet per floor
  - 3 stories tall – Building height is 34'-6.5" to midpoint
  - 119 units – 17.71 units per acre
  - 135 parking spaces (1.1+/- spaces per unit)
  - Low traffic generator – Averages 24 to 30 trips per weekday peaks
  
- Previous Meetings:
  - Pre-Application: January 17, 2017
  - Neighborhood: January 26, 2017
  - Neighborhood: October 17, 2017
  - LD&T: January 11, 2018

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# Proposed Development Plan



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## Building Elevations

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WEST PERSPECTIVE



SOUTH ELEVATION



SOUTH ELEVATION WITH GARAGE

DATE:	12/15/17
PROJECT:	TUCKER STATION SENIOR HOUSING
LOCATION:	1000 W. 10TH ST. WASHINGTON, DC
CLIENT:	TRUST FOR SENIORS
ARCHITECT:	TRUST FOR SENIORS
DESIGNER:	TRUST FOR SENIORS
SCALE:	AS SHOWN
NOTES:	1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
	2. SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING FIXTURES.
	3. SEE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE PLANTINGS.

TUCKER STATION SENIOR HOUSING  
WASHINGTON, DC



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## Users



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- Market Rate Apartments for People 55+
- A typical Clover Resident is...
  - Average age 74 years old.
  - Folks who live independently.
  - Looking to downsize.
  - Typically come from a 5 mile radius.
- Clover is not:
  - A nursing home
  - Memory care center
  - Physical Therapy / Rehabilitation Center
  - A general apartment complex

## Comments Received at LD&T Meeting



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- Additional screening along the southern property line
- Sanitary connections to the adjoining property
- Improvements to Tucker Station Road
- Traffic signal contribution
- Demographics / Market Study
- Consistency with adjoining uses
- Historic structure concerns

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## Additional Screening



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- Elevation of property at southern property Line – Approximately 700'
- Finished floor area of building – Approximately 708'
- Estimated elevation of neighboring house – 696'
- Building setback 110' to 140' from southern property line.
- Garages setback 25' to 60' from southern property line.
- Distance between 1416 Tucker Station Road and Proposed Structure: 350'+/-
- Landscape Buffer (LBA):
  - Per Chapter 10 of LDC – 25' minimum LBA width (OR-1 to PEC Zoning)
  - Clover meets this requirement
- Neighbor requested additional plantings during neighborhood meeting



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## Sanitary Connection



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- Approximately 1,100' of 8" diameter gravity sewer to pump station at FBI building.
  - North of property
- 15' Easement across subject property.
  - Easement runs parallel with Tucker Station Road
- Manhole at extra depth to allow gravity sewer from southern property line.
- Sewer extension and connection to be constructed by adjacent owner
  - Now or in the future

## Tucker Station Road Improvements



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- Dedication of additional right-of-way for Tucker Station Road.
  - Dedication will provide a total right-of-way width of 50' from centerline
  - In front of the property
- Improvements along project frontage
  - 12' drive lane
  - 6' to 8' of shoulder
  - Sidewalk

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## Traffic Signal Contribution



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- Development is required to contribute to Tucker Station Road / Bluegrass Parkway intersection improvements.
- Formula Used (provided by MPW):
  - Highest AM + Highest PM peak traffic (per MPW count)
    - $310 + 535 = 845$  trips
  - Clover's highest AM & PM peak trips (per ITE Manual)
    - $24 + 30 = 54$  trips
  - Clover's peak traffic into overall peak traffic to determine percentage
    - $54 / 846 = 6\%$
  - Multiply percentage by \$120,000 (estimated cost of signal)
    - $\$120,000 \times 6\% = \mathbf{\$7,200}$  Contribution by Clover

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## Market Study



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- Detailed Market Study and Analysis has been performed
  - Takes into account demographics in Immediate Vicinity, 1 Mile Radius, 3 Mile Radius, and 5 Mile Radius
  - Takes into account amenities and current/future uses in area.
- Review of all relevant information in our Proprietary Model rates this location as an "A"

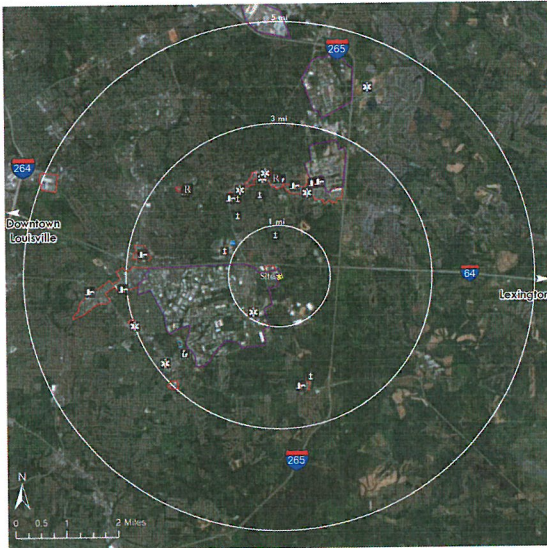


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# Vicinity Exhibit

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### Key

- Site
- 🏥 Medical (Hospital/Family Doctor)
- 📖 Library
- 💊 Pharmacy
- 🛒 Grocery
- ⛪ Church
- 🚗 Park and Ride
- 🏢 Major Commercial Center (Restaurants, Entertainment, Retail)
- 🏭 Employment Center
- 🏡 Community Center (Recreational Center and Senior Center)
- 📍 Site

# Use Consistency



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- ❑ Initially requested "R-6" Residential District
  - ❑ Staff determined "OR-1" is more appropriate for location
- ❑ "OR-1" allows office and residential uses

Uses Permitted	
OR-1	PEC (Allows uses from C-1 and M-1)
Artist Studios	Art Galleries
Barbers/Cosmetologists/Hairdressers/Manicurists	Barber Shops/Beauty Shops
Boarding & Lodging	Boarding & Lodging Houses and Bed & Breakfasts
Community Residences	Community Residences
Computer Programming Services	Computer Programming Services
Convents & Monastery Services	Convents & Monastery Services
Offices	Offices
Family Care Homes (Mini Homes)	Family Care Homes (Mini Homes)
Dwellings	Dwellings – Not Permitted

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## Consistency with 2020 Comprehensive Plan



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- Expands the mix of housing options in the area.
- Acts as a transition between single-family and multifamily uses on east side of Tucker Station Road.
- Compatible to the scale & design of adjacent buildings.
- Consistent with design of new apartment complex (across Tucker Station Road).
- Consistent with providing housing options for the elderly.
- Provides passive and active open space for the residents.
- Strives to preserve the natural character of the development.
- Proposes an easement to allow extension of sanitary sewers.
- Proposes to dedicate right-of-way for improvements to Tucker Station Road.
- Proposes a sidewalk installation and a connection to Tucker Station Road.

## Historical Structure Considerations



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- Staff suggested the homes on-site may be historically significant.
- Team reviewed the records and could not find anything.
- Understanding that one of the houses was used as a rental property.
- Home in disrepair and needs significant investment to make habitable.



## In Closing...



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- We respectfully request:
  - **A Recommendation for Approval** for a change in zoning from "PEC" Planned Employment Center to "OR-1" Office Residential.
  - **A Recommendation for Approval** of the associated District Development Plan.
  
- **We thank you for your time and are available to answer questions.**

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# CLOVER GROUP FACT SHEET

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## THE BASICS

- Market Rate, Senior (55+) Community that services the niche that does not want to have the expensive feature of having dining required to live in a retirement community.
- Our residents enjoy a full kitchen in their unit in addition to a full washer and dryer.
- Our residents typically come from a five mile radius around the Community. They prefer to stay in the area to be close to family and friends.
- Our developments allow for people to remain in the community that they grew up and raised their families in, to continue attending their place of worship, to enjoy their local restaurants and entertainment facilities, and to continue seeing their own doctors as they age which in turn contributes to the economic welfare of the community. The average age of our residents is 74 years old.

## WHO IS CLOVER?

- Clover was formed in 1987 by Michael Joseph.
- Clover develops, builds, owns, and internally manages our communities for the long term. We become a long term neighbor in the community.
- Clover has never converted a Senior Community to an All Age Community
- Clover has no HUD funded (i.e. Low Income) properties in its portfolio
- We own & manage over 10 million square feet of property. We currently have over 20 operating senior housing properties representing more than 2,000 units with more than 10 in development process throughout the East & Midwest.

## IMPORTANT FACTS

- **TRAFFIC:** We don't impact peak traffic. According to the Institute of Transportation Engineers (ITE), Peak Weekday traffic generation for a 119 unit Senior Apartment project is:
  - Weekday AM peak hr = 24 trips per hour (8 In & 16 Out)
  - Weekday PM peak hr = 30 trips per hour (16 In & 14 Out)We don't have dining or healthcare so we do not have employee traffic throughout the entire day and night.
- **PROPERTY TAXES:** We pay full property tax on our projects but have no impact at all on the school districts.
- **TRASH PICKUP:** We restrict trash pickup to normal work day hours.

## TYPICAL FEATURES AND AMENITIES INCLUDE:

- TV monitored and controlled building entry system
- Units are designed for the aged population including walk-in showers and pull cords in bedrooms and bathrooms.
- Full, Modern Kitchen with Breakfast Bar & Pantry in every unit
- Each unit has a private, covered patio or balcony
- Each unit individually controls heat and A/C
- Full fire protection with sprinklers in each apartment and throughout the common areas
- Elevator Service & Central, Indoor Mail System
- Two (2) Indoor Trash collection rooms are provided on each floor
- Our Projects have:
  - Community room with appliances for residents
  - Library
  - Patio with grills
  - Family Room
  - Exercise Room
  - Beauty Salon
  - Game Room
- Water, sewer, heat, cable, and trash are included in rent
- Planned activities such as day trips, Bible studies, Wii bowling league, movie night, bingo, group exercise, safety seminars, cards, holiday parties, etc.

Typical 1 Bedroom Unit



Typical 2 Bedroom Unit



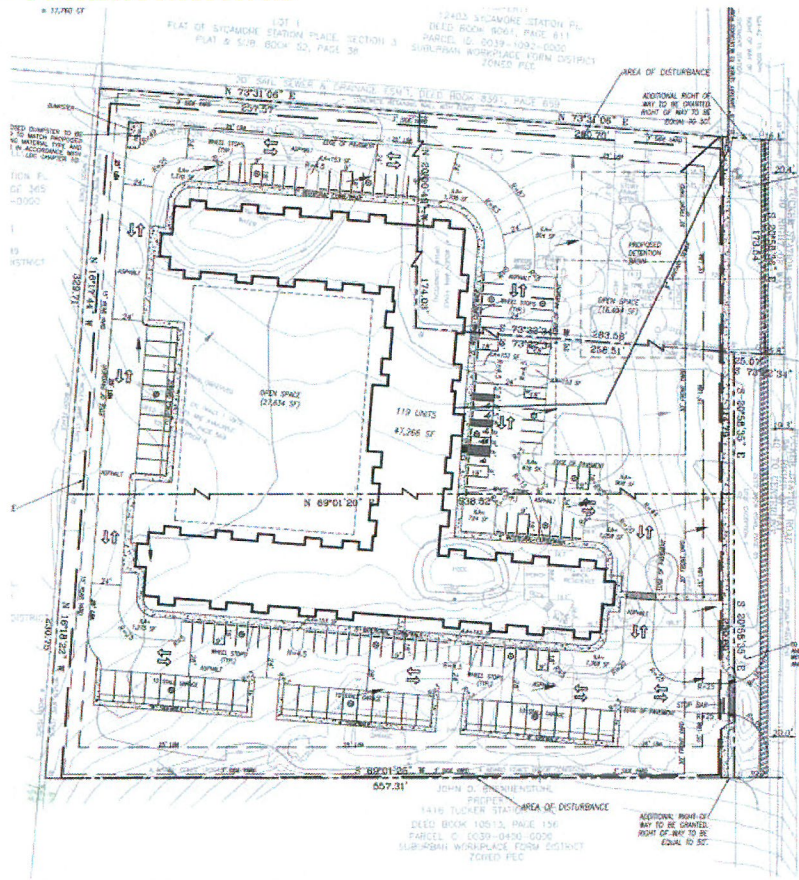
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# CLOVER GROUP FACT SHEET



## PRELIMINARY SITE PLAN - TUCKER STATION RD



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## PRELIMINARY BUILDING PERSPECTIVE - TUCKER STATION ROAD



*We look forward to being a part of your Community.  
More information on Clover and our properties can be found at  
[www.clovergroupinc.com](http://www.clovergroupinc.com)*



**GENERAL NOTES:**

- MSD WATER MANAGEMENT #9715.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ADJUTING RIGID STRUCTURES.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0049 E)
- SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION TO EXISTING BLUEGRASS PUMP STATION, RECORD NO. 14366-1, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- LOTS TO BE CONSOLIDATED AND RECORDED PRIOR TO DEVELOPMENT PLAN APPROVAL.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2,10,25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ROAD IMPROVEMENTS ALONG THE TUCKER STATION FRONTAGE SHALL BE PROVIDED IN ORDER TO MATCH THE EXISTING WIDENED SECTION TO THE NORTH AND WILL PROVIDE 12 FEET FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2 FOOT WIDENING) AND 6-8 FEET SHOULDER PER METRO PUBLIC WORKS STANDARDS.

**DETENTION BASIN CALCULATIONS**

PRE-DEVELOPED C=0.29      DEVELOPED C=0.55  
 PRELIMINARY DETENTION BASIN VOLUME= 0.26 X 2.8/12 X 6.72 AC.  
 = 0.4077 AC.FT  
 = 17,760 CF  
 PRELIMINARY DETENTION BASIN SIZE= 150 FT. X 85 FT. X 2.5 FT.  
 = 31,875 CF

**OPEN SPACE CALCULATIONS**

REQUIRED OPEN SPACE..... 29,261 S.F. (292,609 x 10%)  
 PROVIDED OPEN SPACE..... 30,000 S.F.  
 PROVIDED RECREATIONAL OPEN SPACE..... 15,000 S.F.

BTU FUNDING, LLC  
 PROPERTY  
 12101 SYCAMORE STATION PL.  
 DEED BOOK 10589, PAGE 365  
 PARCEL ID: 0039-1085-0000  
 TRACT 3  
 MINOR SUBDIVISION PLAT  
 ATTACHED TO  
 DEED BOOK 8795, PAGE 989  
 SUBURBAN WORKPLACE FORM DISTRICT  
 ZONED PEC

BTU FUNDING, LLC  
 PROPERTY  
 12101 SYCAMORE STATION PL.  
 DEED BOOK 10589, PAGE 365  
 PARCEL ID: 0039-1085-0000  
 SUBURBAN WORKPLACE FORM DISTRICT  
 ZONED PEC

**EROSION PREVENTION and SEDIMENT CONTROL:**

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 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 SEEDDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

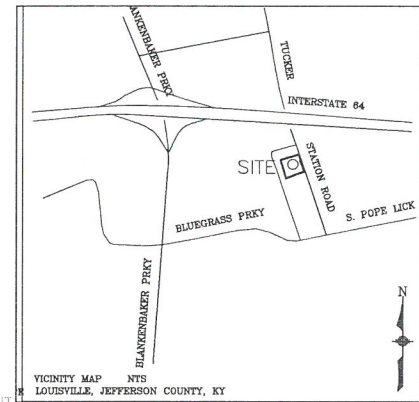
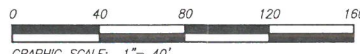
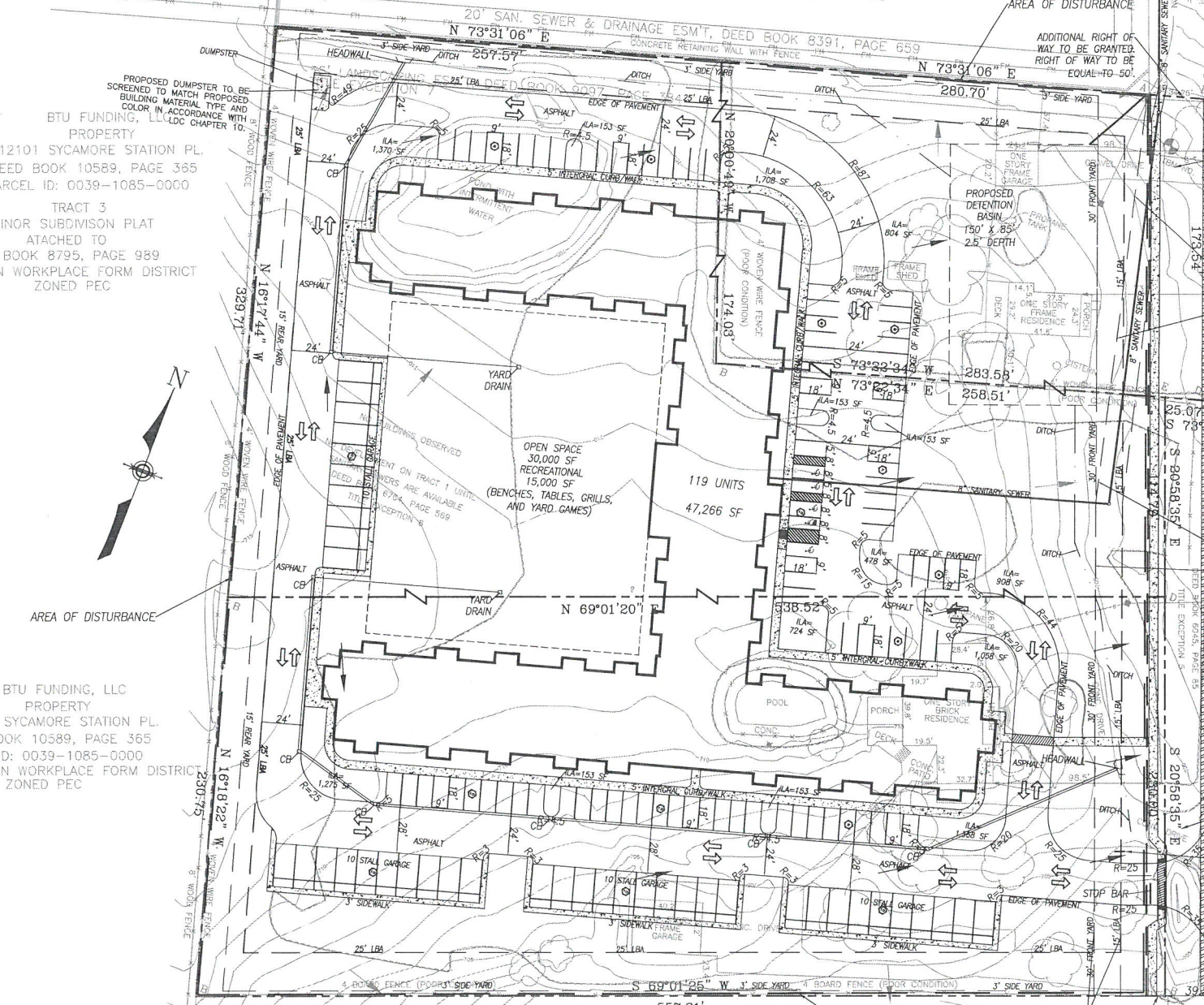
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

LYK DEVELOPMENT COMPANY, LLC  
 PROPERTY  
 12403 SYCAMORE STATION PL.  
 DEED BOOK 9061, PAGE 611  
 PARCEL ID: 0039-1092-0000  
 SUBURBAN WORKPLACE FORM DISTRICT  
 ZONED PEC



**VICINITY MAP**  
 N.T.S.

**SITE DATA CHART**

EXISTING ZONE.....	PEC
PROPOSED ZONE.....	OR-1
EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE
EXISTING USE.....	SINGLE FAMILY RESIDENTIAL
PROPOSED USE.....	SENIOR HOUSING
PROPERTY AREA.....	6.72 ACRES
PROPOSED DENSITY.....	119 DWELLING UNITS
MAX DENSITY ALLOWED.....	17.71 DWELLING UNITS PER ACRE
PROPOSED BUILDING HEIGHT.....	34.84 DWELLING UNITS PER ACRE
F.A.R.....	36 FT. MAX. (3 STORIES)
REQUIRED PARKING.....	0.451
PROVIDED PARKING.....	119 UNITS, 3 EMPLOYEES
PROPOSED VIA.....	182 MAX. (1.5 PER UNIT, 1 PER EMPLOYEE)
PROVIDED VIA.....	135, INCL. 5 ADA & 40 GARAGES
PROPOSED I.L.A.....	68,254 S.F.
PROVIDED I.L.A.....	5,119 S.F. (7.5%)
EXISTING TREE CANOPY.....	10,458 S.F. (15.3%)
REMAINING TREE CANOPY.....	61.3%
REQUIRED TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	25% (17,064 S.F.)

**INCREASE IN IMPERVIOUS AREA**

PREDEVELOPED IMPERVIOUS AREA = 23,910 SQ. FT.  
 DEVELOPED IMPERVIOUS AREA = 127,694 SQ. FT.  
 INCREASE IN IMPERVIOUS AREA = 103,784 SQ. FT.

AREA OF DISTURBANCE 280,640 SQ. FT. (6.44 AC.)

**LEGEND**

- IP 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET
- PKF PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY
- SANITARY/STORM MANHOLE
- POWER POLE
- FIRE HYDRANT
- GRAVITY SANITARY SEWER LINE / STORM SEWER
- WATER LINE
- WATER VALVE
- PHYSICALLY CHALLENGED PARKING SPACE
- CLEAN OUT
- CLF CHAIN LINK FENCE
- GM GAS METER
- WM WATER METER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- GM GAS MAIN
- EXISTING POLE
- TELEPHONE POLE
- POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC
- GUARDRAIL
- OVERHEAD UTILITY LINE
- INTERIOR PROPERTY LINE
- CBI CURB BOX INLET
- DBI DROP BOX INLET
- TBM TEMPORARY BENCHMARK
- EXISTING PLANTING
- PROPOSED PLANTING

**DETAILED DISTRICT DEVELOPMENT PLAN**  
 FOR  
**TUCKER STATION SENIOR APARTMENTS**

ZONED PEC, SUBURBAN WORKPLACE FORM DISTRICT  
 1408-1412 TUCKER STATION ROAD  
 LOUISVILLE, KY 40299  
 TAX BLOCK 39 LOT 1018  
 DEED BOOK 8771, PAGE 279  
 TAX BLOCK 39 LOT 406  
 DEED BOOK 8842, PAGE 666

OWNER:  
 ARNOLD FAMILY LIVING TRUST  
 1408 TUCKER STATION ROAD  
 LOUISVILLE, KY 40299

DEVELOPER:  
 CLOVER COMMUNITIES LOUISVILLE, LLC  
 348 HARRIS HILL ROAD  
 WILLIAMSVILLE, NEW YORK 14221

NO.  
**C-1**

**BLOMQUIST DESIGN GROUP, LLC**  
 10529 TIMBERWOOD CIRCLE SUITE "D"  
 LOUISVILLE, KENTUCKY 40223  
 PHONE: 502.429.0105 FAX: 502.429.6861  
 EMAIL: MARVBDG@AOL.COM



REVISIONS	SCALE:
	1" = 40'
	DRWN: K/LW
	CKD: MAB
	DATE:
	DECEMBER 15, 2017

**RECEIVED**  
 FEB 14 2018  
 PLANNING &  
 DESIGN SERVICES





WEST PERSPECTIVE

SCALE: NTS

RECEIVED  
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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION WITH GARAGE

SCALE: 1/8" = 1'-0"

LEGEND	
1.	2x4" VINYL SIDING MANUFACTURER: HEATHERPANEL SERIES: PARKVIEW COLOR: GENTRY BEIGE
2.	2x4" VINYL SIDING MANUFACTURER: HEATHERPANEL SERIES: PARKVIEW COLOR: PEARL
3.	STONE VENEER MANUFACTURER: BORAL VERSETTA STONE LEDGESTONE COLOR: PLUMB CREEK
4.	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURER: HERITAGE STYLE: 30-YEAR ARCHITECTURAL COLOR: OXFORD BLACK
TRIM NOTES: ALL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSO OR EQUAL, COLOR WHITE.	
SHUTTERS - 15x68" EP RAISED PANEL COLOR: BLACK	
LEGEND - LIGHT FIXTURES	
FIXTURE D	TRANS GLOBE 14" OUTDOOR LIGHT - WHITE
FIXTURE DI	TRANS GLOBE 30" COACH LANTERN - WHITE
FIXTURE E	TERON LIGHTING - CALIFITA-BRONZE

# TUCKER STATION SENIOR HOUSING

LOUISVILLE, KY

#216075  
 10-31-17



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**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

BOTTOM OF TRUSS  
 2'-4 3/4"  
 THIRD FLOOR  
 11'-0"  
 SECOND FLOOR  
 9'-4 1/2"  
 FIRST FLOOR  
 0'-0"



**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

BOTTOM OF TRUSS  
 2'-4 3/4"  
 THIRD FLOOR  
 11'-0"  
 SECOND FLOOR  
 9'-4 1/2"  
 FIRST FLOOR  
 0'-0"

CONT. RIDGE VENT, TYP.  
 ASPHALT SHINGLES OVER  
 SOLID BUILDING FELT



**2A WEST ELEVATION WITH GARAGE**  
 SCALE: 1/8" = 1'-0"

CONT. RIDGE VENT, TYP.  
 ASPHALT SHINGLES OVER  
 SOLID BUILDING FELT

LEGEND	
1.	044" VINYL SIDING MANUFACTURER: HEATHERPANEL SERIES: PARVYEN COLOR: COUNTRY BEIGE
2.	044" VINYL SIDING MANUFACTURER: HEATHERPANEL SERIES: PARVYEN COLOR: PEARL
3.	STONE VENEER MANUFACTURER: BORAL VERSETTA STONE LEDGESTONE COLOR: PLUMB CREEK
4.	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURER: HERITAGE STYLE: 50-YEAR ARCHITECTURAL COLOR: OXFORD BLACK
TRIM NOTES: ALL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSIDE OR EQUAL, COLOR WHITE.	
SHUTTERS - 15"x63" EP RAISED PANEL COLOR: BLACK	
LEGEND - LIGHT FIXTURES	
FIXTURE D	TRANG GLOBE 14" OUTDOOR LIGHT - WHITE
FIXTURE DI	TRANG GLOBE 30" COACH LANTERN - WHITE
FIXTURE E	TERON LIGHTING - CALCUITA-BRONZE



**3 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

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LOUISVILLE, KY

#216075  
 10-31-17

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