TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

PLAN VIEW

- ALTERNATE SIGN LOCATION (SIGNS CAN BE ATTACHED TO BUILDING)
- ACCESSIBLE PARKING SIGN (TYP.)
- WHEEL STOP (TYP.)
- BACK OF CURB (TYP.)
- 5% MAX. LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE
- TACTILE WARNING SURFACE (TYP.) (ARMOR-TILE OR APPROVED EQ.)
- ACCESSIBLE RAMP (TYP.) 1:12 MAX. SLOPE
- 2% MAX. CROSS SLOPE ON ACCESSIBLE ROUTE
- FACE OF CURB
- EDGE OF PAVEMENT
- CURB TAPER (TYP.)

RECEIVED
AUG 3 1 2018
PLANNING & DESIGN SERVICES

LOCATION MAP
NO SCALE

SITE

LEGEND

Symbol	Description
—XXX—	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE/DITCH
	EXISTING SANITARY MANHOLE
	EXISTING PROPERTY SERVICE CONNECTION
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE
	REVISED TREE LINE
C	CARPOOL SPACE
	TREE PRESERVATION AREA
	AMENITY AREA
	INTERIOR LANDSCAPING AREA

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	SINGLE FAMILY/VACANT
PROPOSED LAND USE	OFFICE
GROSS TOTAL LAND AREA	11.91± AC.
NET TOTAL LAND AREA	11.65± AC.
BUILDING AREA	180,000±S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.34
AMENITY AREA	
REQUIRED	4,500±S.F.
PROVIDED	10,287±S.F.
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	514 SPACES
MAXIMUM (1 SPACE/200 S.F.)	900 SPACES
PARKING PROVIDED	
CAR PARKING	772 SPACES
(INCLUDES 15 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	4 SPACES
LONG TERM	4 SPACES

LANDSCAPE DATA:

V.U.A.	255,433± S.F.
I.L.A. REQUIRED (7.5% VUA)	19,157± S.F.
I.L.A. PROVIDED	19,174± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	518,897± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	393,494± S.F. (75%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY TO BE PLANTED	129,724± S.F. (25%)
TOTAL TREE CANOPY REQUIRED	129,724± S.F. (25%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	5,227± S.F.
PROPOSED IMPERVIOUS AREA	300,433± S.F.

PUBLIC WORKS NOTES:

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER 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 RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FINAL SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE PROVIDED IN EXISTING LAKE. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
4. 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.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0065E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. ANY REQUIRED FLOODPLAIN COMPENSATION SHALL BE PROVIDED ON SITE.
8. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 658.1 AND LOWEST MACHINERY TO BE AT OR ABOVE 659.1.
9. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
10. ALIGNMENT OF THE PROPOSED PEDESTRIAN BRIDGE SHALL BE LOCATED AT A POINT TO MINIMIZE STREAM BUFFER IMPACTS. ALIGNMENT MODIFICATIONS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
11. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL UNLESS MSD'S FEMA MAP REVISION IS APPROVED ON LOT 1.
12. LOMR OR LOMA FOR BLANKENBAKER STATION II, LOT 1 SHALL BE SUBMITTED TO FEMA PRIOR TO CONSTRUCTION APPROVAL.

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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSTOWN FIRE DISTRICT.
6. SIGNAGE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. 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 PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE SHALL COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM AND SHALL COMPLY WITH 9.1.12.G OF THE LDC.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 7/27/18 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

Plan Annotations (site map labels)

- BLANKENBAKER STATION COMMUNITY ASSOCIATION TUCKER STATION ROAD, D.B. 3672 LOT 6, D.B. 11041, PG. 632, SWFD/PEC
- HOLLOWAY PROPERTY MAJOR-MINOR PLAT, 1601 TUCKER STATION ROAD, T.B. 3672 LOT 1, D.B. 8380 PG. 453, P.B. 50 PG. 24-25, SWFD/R4
- RESIDUAL TRACT, HOSTS DEVELOPMENT LLC, 1801 TUCKER STATION ROAD, D.B. 8500 PG. 889, SWFD/PEC
- HOSTS DEVELOPMENT LLC, 1717 TUCKER STATION ROAD, T.B. 39 LOT 255, D.B. 8526 PG. 551
- FEMA 100 YEAR FLOOD LIMIT TO BE REVISED WITH NEW MSD MODEL
- 25' LBA (W/TREE MULTIPLIER)
- AMENITY AREA 10,287±S.F.
- PROPOSED 30' PRIVATE ACCESS ESMT.
- 50' STREAM PROTECTION, WILDLIFE CORRIDOR, TPA
- 25' STREAM BUFFER
- 15' S&D ESMT.
- D.B. 8723 PG. 425
- 15' S&D ESMT.
- BENCH (TYP.)
- PEDESTRIAN BRIDGE (SEE MSD NOTE 10)
- PROPOSED 5' WALK
- PROPOSED 30' MONUMENT SIGN
- PROPOSED 12' HEIGHT ENTRANCE SIGNAGE WALL EASEMENT
- BIKE RACK
- PROPOSED BUILDING 4 STORY 45,000±S.F. FOOTPRINT GROSS AREA: 180,000±S.F.
- 40' SCENIC CORRIDOR SETBACK
- 25' SCENIC CORRIDOR BUFFER
- TUCKER STATION ROAD (PRIMARY COLLECTOR) VARIABLE RIGHT-OF-WAY
- AREA TO BE DEDICATED AS RIGHT-OF-WAY
- PROPOSED 20'x20' SIGNAGE WALL EASEMENT
- PROPOSED 12' HEIGHT MONUMENT SIGN
- LB UBS 2007 C2 LAKEFRONT, 12501 LAKEFRONT PLACE, T.B. 1831 LOT 84, D.B. 11131 PG. 424, SWFD/PEC
- PROPOSED 40'x40' SIGNAGE WALL EASEMENT
- PROPOSED 12' HEIGHT MONUMENT SIGN
- PROPOSED 5' WALK
- 25' SCENIC CORRIDOR BUFFER
- CITY OF JEFFERSONTOWN KENTUCKY, 12000 TIM OHEARN BLVD., T.B. 39 LOT 1029, D.B. 6979 PG. 111, SWFD/PEC
- TUCKER STATION ROAD VARIABLE RIGHT-OF-WAY (PRIMARY COLLECTOR & SCENIC CORRIDOR)

Revisions

Date	Description
8/20/18	PER AGENCY COMMENTS
8/22/18	UPDATE MSD & MPW NOTES & ADD
8/27/18	PEDESTRIAN BRIDGE
8/31/18	MPW COMMENTS
8/31/18	ADDED AMENITY AREA

Vertical Scale:	N/A
Horizontal Scale:	1"=50'
Date:	7/30/18
Job Number:	1567

Sheet
1
of 1

GRAPHIC SCALE 1"=50'
0 25 50 100

CASE # 18DEVPLAN1130
MSD WM # 9006