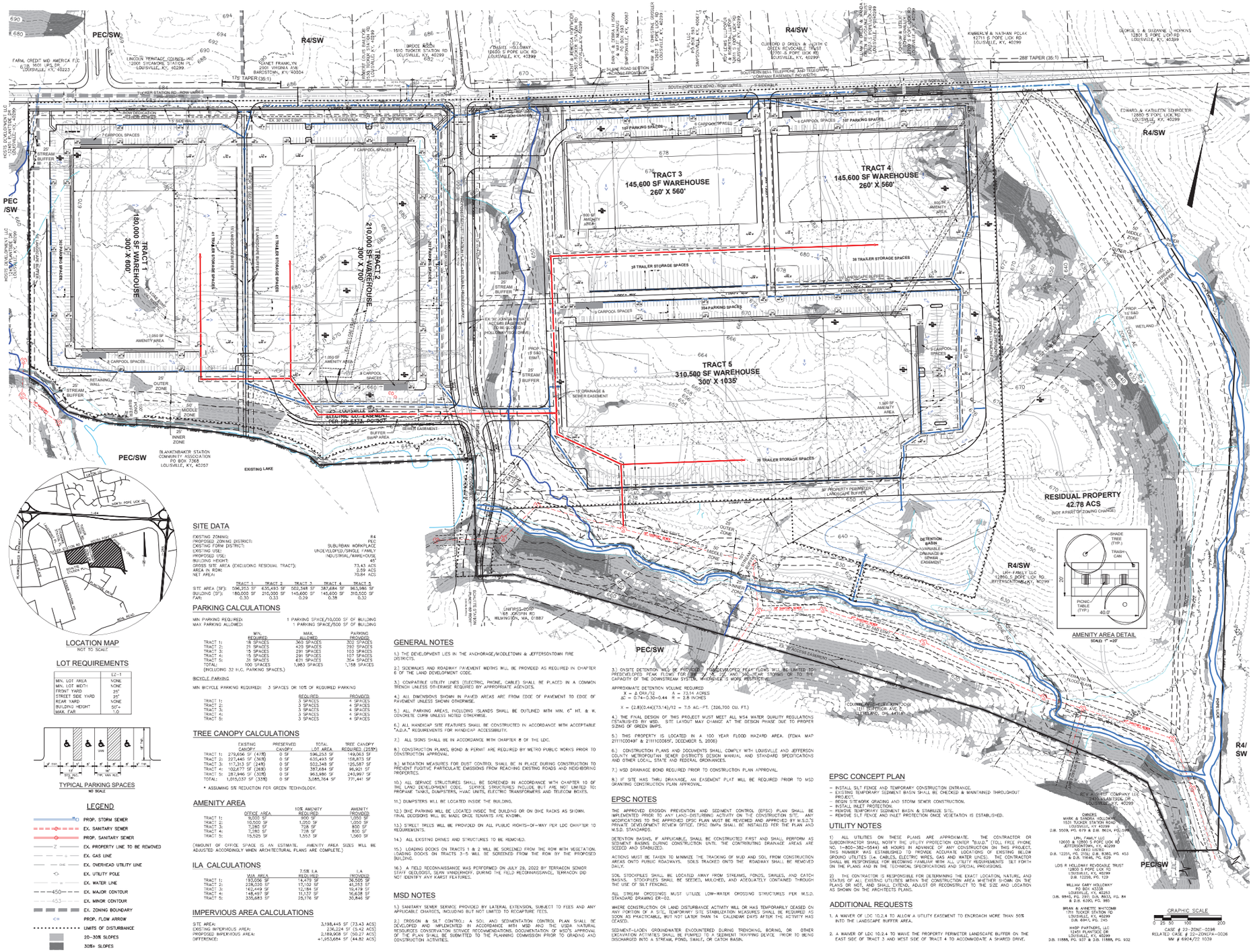

LOCATION MAP
NOT TO SCALE

LOT REQUIREMENTS

	E2-1
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
FRONT YARD	25'
STREET SIDE YARD	25'
REAR YARD	NONE
BUILDING HEIGHT	50'
MAX. FAR	1.0

TYPICAL PARKING SPACES
NO SCALE

LEGEND

- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- 450 EX. MAJOR CONTOUR
- 453 EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- PROP. FLOW ARROW
- LIMITS OF DISTURBANCE
- 20-30% SLOPES
- 30%+ SLOPES

SITE DATA

EXISTING ZONING:	R4
PROPOSED ZONING DISTRICT:	PEC
EXISTING FORM DISTRICTS:	SUBURBAN WORKPLACE
EXISTING USE:	UNDEVELOPED /SINGLE FAMILY
PROPOSED USE:	INDUSTRIAL/WAREHOUSING
BUILDING HEIGHT:	45'
GROSS SITE AREA (EXCLUDING RESIDUAL TRACT):	73.43 ACS
AREA IN ROW:	2.59 ACS
NET AREA:	70.84 ACS

	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5
SITE AREA (SF):	596,253 SF	635,493 SF	502,348 SF	387,684 SF	963,986 SF
BUILDING (SF):	180,000 SF	210,000 SF	145,600 SF	145,600 SF	310,500 SF
FAR:	0.30	0.33	0.29	0.38	0.32

PARKING CALCULATIONS

MIN PARKING REQUIRED: 1 PARKING SPACE/10,000 SF OF BUILDING
MAX PARKING ALLOWED: 1 PARKING SPACE/500 SF OF BUILDING

	MIN. REQUIRED:	MAX. ALLOWED	PARKING PROVIDED
TRACT 1:	18 SPACES	360 SPACES	302 SPACES
TRACT 2:	21 SPACES	420 SPACES	292 SPACES
TRACT 3:	15 SPACES	291 SPACES	103 SPACES
TRACT 4:	15 SPACES	291 SPACES	107 SPACES
TRACT 5:	31 SPACES	631 SPACES	354 SPACES
TOTAL:	100 SPACES	1,983 SPACES	1,158 SPACES
(INCLUDING 32 H.C. PARKING SPACES.)			

BICYCLE PARKING

MIN BICYCLE PARKING REQUIRED: 3 SPACES OR 10% OF REQUIRED PARKING

	REQUIRED:	PROVIDED:
TRACT 1:	3 SPACES	4 SPACES
TRACT 2:	3 SPACES	4 SPACES
TRACT 3:	3 SPACES	4 SPACES
TRACT 4:	3 SPACES	4 SPACES
TRACT 5:	3 SPACES	4 SPACES

TREE CANOPY CALCULATIONS

	EXISTING CANOPY:	PRESERVED CANOPY:	TOTAL LOT AREA	TREE CANOPY REQUIRED (25%*)
TRACT 1:	279,656 SF (47%)	0 SF	596,253 SF	149,063 SF
TRACT 2:	227,445 SF (36%)	0 SF	635,493 SF	158,873 SF
TRACT 3:	117,313 SF (24%)	0 SF	502,348 SF	125,587 SF
TRACT 4:	102,677 SF (26%)	0 SF	387,684 SF	96,921 SF
TRACT 5:	287,946 SF (30%)	0 SF	963,986 SF	240,997 SF
TOTAL:	1,015,037 SF (33%)	0 SF	3,085,764 SF	771,441 SF

* ASSUMING 5% REDUCTION FOR GREEN TECHNOLOGY.

AMENITY AREA

	OFFICE AREA	10% AMENITY REQUIRED	AMENITY PROVIDED
TRACT 1:	9,000 SF	900 SF	1,050 SF
TRACT 2:	10,500 SF	1,050 SF	1,050 SF
TRACT 3:	7,280 SF	728 SF	800 SF
TRACT 4:	7,280 SF	728 SF	800 SF
TRACT 5:	15,525 SF	1,553 SF	1,560 SF

(AMOUNT OF OFFICE SPACE IS AN ESTIMATE. AMENITY AREA SIZES WILL BE ADJUSTED ACCORDINGLY WHEN ARCHITECTURAL PLANS ARE COMPLETE.)

ILA CALCULATIONS

	VUA AREA	7.5% I.L.A. REQUIRED	I.L.A. PROVIDED
TRACT 1:	193,556 SF	14,517 SF	36,600 SF
TRACT 2:	228,030 SF	17,102 SF	41,053 SF
TRACT 3:	162,449 SF	12,184 SF	19,419 SF
TRACT 4:	148,497 SF	11,137 SF	16,638 SF
TRACT 5:	330,683 SF	25,176 SF	30,846 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	3,198,445 SF (73.43 ACS)
EXISTING IMPERVIOUS AREA:	236,224 SF (5.42 ACS)
PROPOSED IMPERVIOUS AREA:	2,180,808 SF (50.07 ACS)
DIFFERENCE:	1,953,684 SF (44.82 ACS)

GENERAL NOTES

1.) THE DEVELOPMENT LIES IN THE ANCHORAGE/MIDDLETOWN & JEFFERSONTOWN FIRE DISTRICTS.

2.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

3.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

4.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

5.) ALL PARKING AREAS, INCLUDING ISLANDS SHALL BE OUTLINED WITH MIN. 6" HT. & W. CONCRETE CURB UNLESS NOTED OTHERWISE.

6.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

7.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.

8.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

9.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

10.) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.

11.) DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING.

12.) BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING OR ON BIKE RACKS AS SHOWN. FINAL DECISIONS WILL BE MADE ONCE TENANTS ARE KNOWN.

13.) STREET TREES WILL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LDC CHAPTER 10 REQUIREMENTS.

14.) ALL EXISTING DRIVES AND STRUCTURES TO BE REMOVED.

15.) LOADING DOCKS ON TRACTS 1 & 2 WILL BE SCREENED FROM THE ROW WITH VEGETATION. LOADING DOCKS ON TRACTS 3-5 WILL BE SCREENED FROM THE ROW BY THE PROPOSED BUILDING.

16.) A FIELD RECONNAISSANCE WAS PERFORMED ON JULY 29, 2022 BY TERRACON SENIOR STAFF GEOLOGIST, SEAN VANDERHOFF, DURING THE FIELD RECONNAISSANCE, TERRACON DID NOT IDENTIFY ANY KARST FEATURES.

MSD NOTES

1.) SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES, INCLUDING BUT NOT LIMITED TO RECAPTURE FEES.

2.) 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.

3.) ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED 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.

APPROXIMATE DETENTION VOLUME REQUIRED
X = Δ CRA/12 A = 73.14 ACRES
ΔC = 0.74-0.30=0.44 R = 2.8 INCHES

X = (2.8)(0.44)(73.14)/12 = 7.5 AC.-FT. (326,700 CU. FT.)

4.) 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 BMPS.

5.) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0049F & 21111C0065F, DECEMBER 5, 2006)

6.) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

7.) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

8.) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

EPSC NOTES

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTES

1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "DIAL 8" (TOLL FREE PHONE NO. 1-800-382-5544) 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 AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

ADDITIONAL REQUESTS

1. A WAIVER OF LDC 10.2.4 TO ALLOW A UTILITY EASEMENT TO ENCROACH MORE THAN 50% INTO THE LANDSCAPE BUFFER AREA.

2. A WAIVER OF LDC 10.2.4 TO WAIVE THE PROPERTY PERIMETER LANDSCAPE BUFFER ON THE EAST SIDE OF TRACT 3 AND WEST SIDE OF TRACT 4 TO ACCOMMODATE A SHARED DRIVE.

GRAPHIC SCALE
0 25 50 100 200

CASE # 22-ZONE-0098
RELATED CASE # 22-ZONEPA-0026
MW # 6914/22 1039

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
616 A. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6911

NO.	REVISION	DATE
1	TRAVEL FLOW	07/26/23
2	REVISED PER AGENCY COMMENTS	09/12/23
3	REVISED PER AGENCY COMMENTS	11/07/23
4	REVISED PER AGENCY COMMENTS	12/12/23
5	REVISED PER LD&T COMMENTS	01/11/24

SHEET TITLE: DETAILED DEVELOPMENT & MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: XEBEC TUCKER STATION
1505, 1531, 1601, 1701, 1705 & 1711 TUCKER STATION ROAD; 12600, 12604, 12800, 12850 & 1704 S. POPE LICK ROAD; & HOLLOWAY'S ROW DRIVE
TAX BLOCK 3972, LOTS 1, 3, & 7; TAX BLOCK 39, LOTS 205, 292, 419, 438 & 471; TAX BLOCK 40, LOTS 306, 303, 364, & 365
DEVELOPER: XEBEC PURSUITS LLC
2100 ROSS AVENUE, SUITE 695, DALLAS, TX 75201

JOB NO: 5294
SCALE: 1"=100'
DATE: 06/03/2023
DRAWING NO: DDP
SHEET 1 OF 1

K:\JOBS\5294\Planning\DDP\5294-DDP REV. 30X42. Kell Jones, 2/13/2023

Received Feb. 13, 2023 Planning & Design 22-ZONE-0098