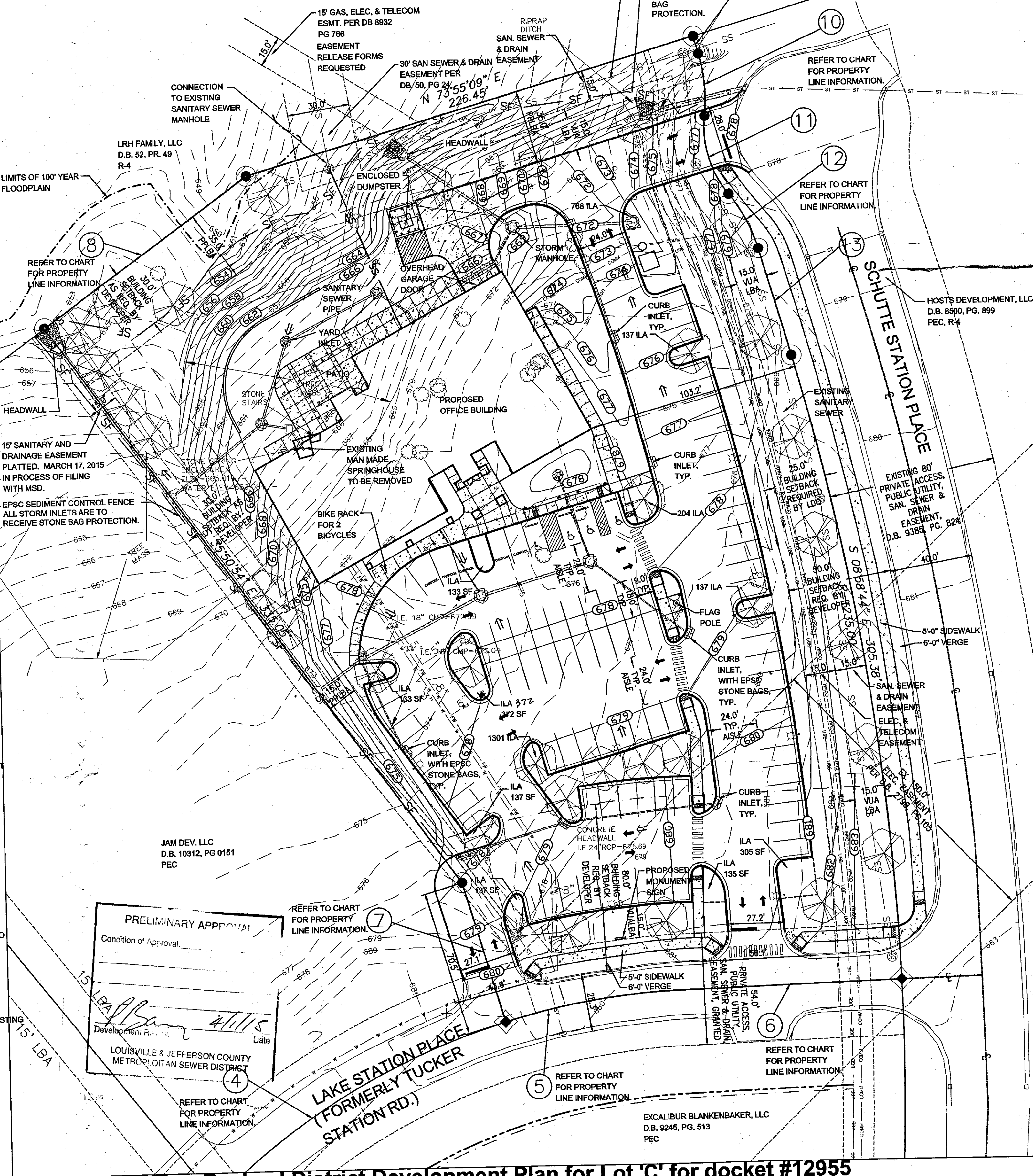


**BICYCLE PARKING CALCULATIONS:**

PROVIDE TWO SHORT TERM BICYCLE PARKING SPACES AND TWO LONG TERM BICYCLE PARKING SPACES, OR 1 SPACE FOR EACH TYPE/ 50,000SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER.

SHORT TERM BICYCLE PARKING SPACES REQUIRED= 2  
SHORT TERM BICYCLE PARKING SPACES PROVIDED= 2  
BIKE RACK LOCATED UNDER FRONT ENTRANCE CANOPY.

LONG TERM BICYCLE PARKING SPACES REQUIRED= 2  
LONG TERM BICYCLE PARKING SPACES PROVIDED= 2  
LOCATED INTERIOR TO BUILDING



**SITE DATA:**

DEVELOPER: DONAN SURVEYOR, LLC  
11321 PLANTSIDE DR.  
LOUISVILLE, KY 40299

OWNER: DONAN SURVEYOR, LLC  
11321 PLANTSIDE DR.  
LOUISVILLE, KY 40299

SITE ADDRESS: 12450 LAKE STATION PLACE  
LOUISVILLE, KY 40299  
(FORMERLY 1529 TUCKER STATION RD.)

D.B., PG.: 52-049

PARCEL ID: 003911250000  
TAX BLOCK: 039  
LOT NO. 1125

GROSS ACREAGE: 2.7 AC.  
NET ACREAGE: 2.7 AC.

EXISTING ZONING: PEC  
PROPOSED ZONING: PEC, R4  
ADJACENT ZONING: PEC, R4

FORM DISTRICT: SUBURBAN WORKPLACE

EXISTING USE: VACANT  
PROPOSED USE: OFFICE

PROPOSED GROSS BUILDING FOOTPRINT AREA: 11,300 SF  
PROPOSED GROSS BUILDING FLOOR AREA: 36,062 SF (3221 SF OF WHICH UNFINISHED BASEMENT STORAGE GARAGE)

PROPOSED BUILDING HEIGHT: 25'

REQUIRED SETBACK: 25'

COUNCIL DISTRICT: 20  
FIRE DISTRICT: JEFFERSONTOWN

PARKING CALCULATIONS: MINIMUM REQUIREMENT: 1 SPACE/ 350 SF.  
BUILDING SF = 36,062 SF  
MAXIMUM REQUIREMENT: 1 SPACE/ 200 SF.  
- 3221 SF UNFINISHED BASEMENT STORAGE GARAGE  
= 32,841 SF TOWARDS PARKING CALCULATION  
32,841 SF / 350 = 94 SPACES MIN.  
32,841 SF / 200 = 164 SPACES MAX.  
TOTAL SPACES PROVIDED = 94 SPACES  
CARPOOL SPACES PROVIDED = 5 SPACES

**PREVIOUSLY APPROVED WAIVERS AND RELATED**

LANDSCAPE WAIVER CASE # 11215  
LANDSCAPE WAIVER GRANTED ON NOV. 19, 2008, OF LDC SECTION 10.2.4 TO ALLOW EASEMENT TO OVERLAP A LANDSCAPE BUFFER AREA BY MORE THAN 50%.

DDP DOCKET #12955- APPROVED ON SEPT. 16, 2009 FOR BLANKENBAKER STATION

**TREE CANOPY REQ :**

TOTAL AREA= 2.7 AC  
117,599 SF

OFFICE LAND USE IN A SUBURBAN WORKPLACE FORM DISTRICT = CLASS C.

EXISTING TREE CANOPY COVERAGE= 38%  
BASED ON SURVEY TREE MASSING OUTLINE AND AERIAL ANALYSIS.

EXISTING TREE CANOPY TO REMAIN COUNTING TOWARDS REQUIREMENTS= 0

TOTAL REQUIRED TREE CANOPY = 20% = 23,520 SF  
TOTAL TREE CANOPY PROVIDED= 33 'TYPE A' TREES  
33 'TYPE A' TREES AT 720 SF 23,760 SF

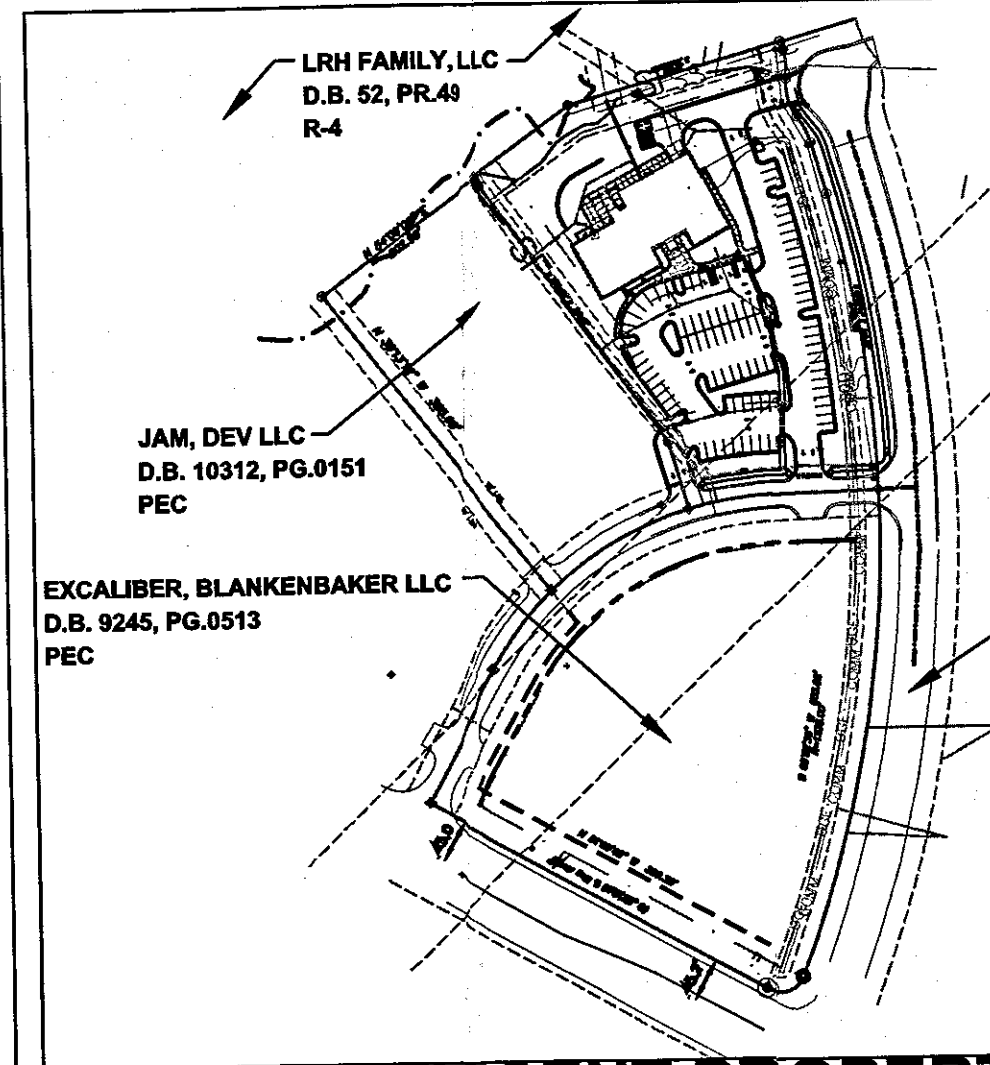
**ILA/ VUA CALCULATIONS :**

TOTAL VUA AREA= 43,216 SF  
REQUIRED ILA AREA = 7.5% = 3241 SF  
ILA AREA PROVIDED = 3699 SF

REQUIRED ILA TREES = 1 MED. OR LG. TREE / 4000 SF  
43,216 / 4000 = 11 TREES  
ILA TREES PROVIDED = 11 TREES

VUA ADJACENT TO ROADWAY TO HAVE 1 'TYPE A' TREE / 50 LINEAR FEET, AND 3'-0" CONTINUOUS SCREEN AT LOCATIONS UNLESS 50' FEET FROM A ROADWAY.

VUA ADJACENT TO R-4 ZONE TO HAVE 3' CONTINUOUS SCREEN PROPERTY PERIMETER BUFFER TO HAVE 1 TREE/ 75'. PER 10.2.4.B.



**ADJACENT PROPERTY**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 100' 200' 400'

SCALE: 1" = 200'

**Revised District Development Plan for Lot 'C' for docket #12955**  
**14 DEVPLAN 1077**



GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 15' 30' 60'

SCALE: 1" = 30'