

GENERAL NOTES

1. THE SUBJECT PROPERTY LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
2. THE SUBJECT PROPERTY IS LOCATED IN FEMA FIRM PANEL 21111C0065E AND IS NOT CONSIDERED TO BE IN FLOOD PRONE REVIEW ZONE.
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
6. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. RIGHT OF WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
9. ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. ALL RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
12. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT TO TUCKER STATION ROAD.
13. A KARST SURVEY WAS PERFORMED BY DOUG SCHULTZ, PLA ON JUNE 3, 2020. NO KARST TERRAIN WAS ENCOUNTERED OR OBSERVED ON THE SITE.
14. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
15. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
16. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
17. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 6.2.3
18. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT OF WAY FOR BOTH STREETS INSIDE THE DEVELOPMENT. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
19. THE MINIMUM LENGTH OF RESIDENTIAL DRIVEWAYS IS 25 FEET FROM GARAGE OR BUILDING FACADE TO BACK OF SIDEWALK.
20. SIDEWALK EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL. EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER THE INS AVAILABLE SOUTH OF DOMINION WAY ALONG TUCKER STATION ROAD. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
4. ON-SITE 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 DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. EXISTING DOWNSYSTEM SYSTEM IS NOT A DEFINED PUBLIC OUTLET, OFFSITE EASEMENTS AND IMPROVEMENTS REQUIRED TO THE CULVERT UNDER TUCKER STATION RD.
5. DRAINAGE / STORMWATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

APPROXIMATE DETENTION VOLUME REQUIRED:
 $7.39 \text{ Ac.} \times (62 - 0.30) \times (2.9/12) = 0.68 \text{ Ac-Ft}$
 APPROXIMATE DETENTION VOLUME PROVIDED:
 $(10,000 \text{ SF} \times 3 \text{ Ft Avg. Depth}) / 43,560 \text{ SF/Ac.} = 0.68 \text{ Ac-Ft}$

SWPP 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 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 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.

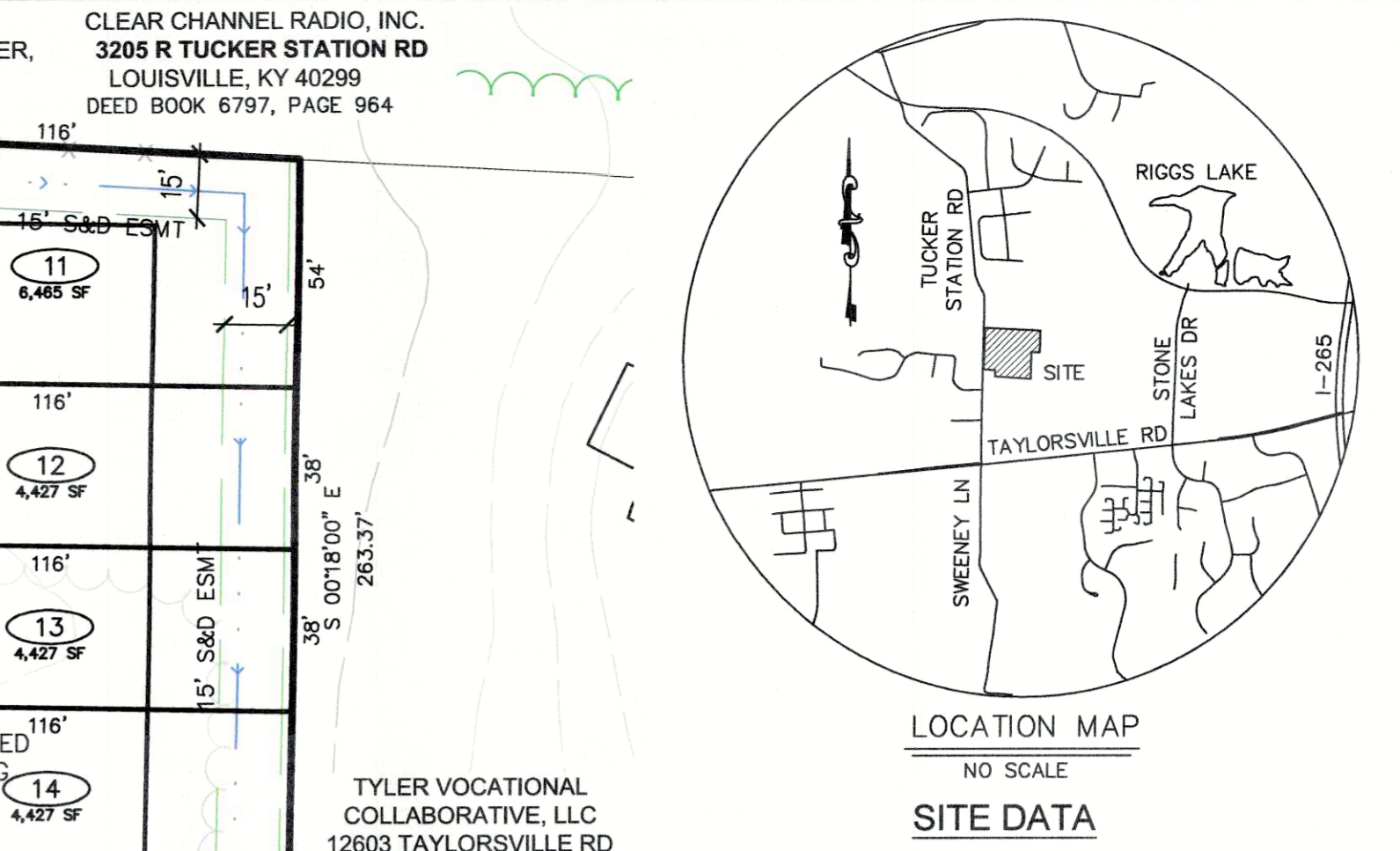
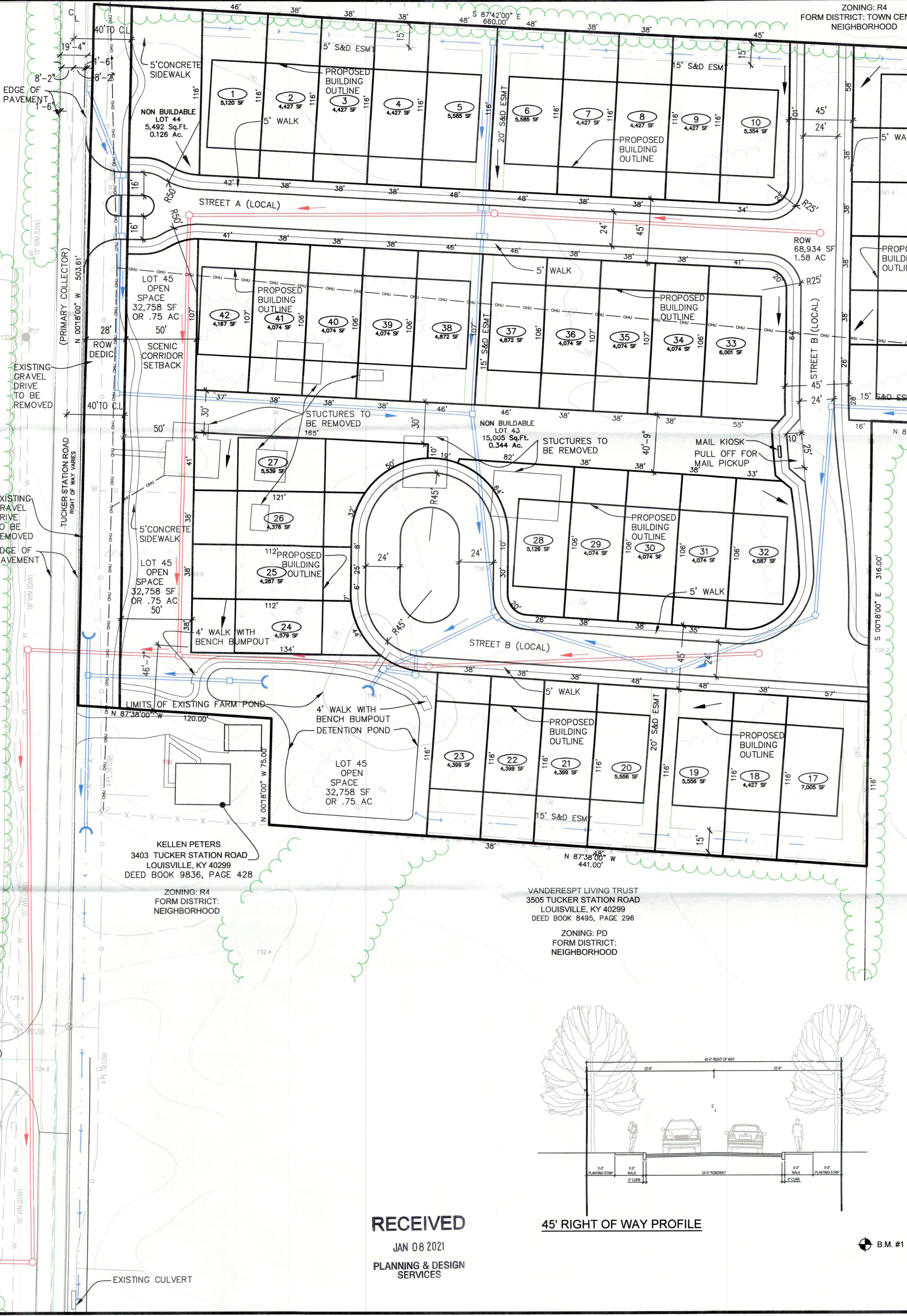
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY-EIGHT 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 WATERLINES. WHEN CONTACTING THE "B.U.D." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



NET SITE BREAKDOWN:

42 ATTACHED TOWNHOUSE LOTS	322,039 SF OR 7.39 AC
42 INTERNAL R.O.W	199,543 SF OR 4.58 AC
TOTAL OPEN SPACE - LOT 45	69,241 SF OR 1.59 AC
COMMUNAL HOA - LOTS 43/44	32,758 SF OR .75 AC
TOTAL OPEN SPACE	20,497 SF OR .47 AC

SETBACKS

MINIMUM LOT AREA - END UNITS	3,000 SF
PROVIDED LOT AREA - END UNITS	4,000 SF +
MINIMUM LOT AREA - INTERIOR UNITS	2,000 SF
PROVIDED LOT AREA - INTERIOR UNITS	5,000 SF +
MINIMUM FRONT YARD SETBACK:	15 FT.
PROVIDED FRONT YARD SETBACK:	15 FT.
MINIMUM LOT WIDTH:	18 FT.
PROVIDED MINIMUM LOT WIDTH:	38.5 FT.
MINIMUM SIDE YARD SETBACK:	0 FT.
PROVIDED SIDE YARD SETBACK:	0 FT.
MINIMUM REAR YARD SETBACK:	25 FT.
PROVIDED REAR YARD SETBACK:	25 FT.
MAXIMUM CONTIGUOUS UNITS:	4
REQUESTED CONTIGUOUS UNITS (WAIVER REQUESTED)	6
TUCKER STATION SCENIC CORRIDOR SETBACK:	50 FT.
PROVIDED TUCKER STATION SCENIC CORRIDOR SETBACK:	50 FT.

- WAIVER REQUESTS:**
- 1) INCREASE MAXIMUM NUMBER OF CONTIGUOUS UNITS FROM 4 TO 6 (PER 5.3.1.0.1.b-v)
 - 2) PROVIDE MORE THAN FIFTEEN PERCENT (15%) OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT (PER 7.3.3.0.E)

OPEN SPACE CALCULATION PER 2.7.3.G.5.a

LOT #	LOT SF	DIFFERENCE IN EACH LOT AREA AND 6,000 SF	50% OF THE DIFFERENCE
1	5,120 SF	880 SF	440 SF
2	4,427 SF	1,573 SF	787 SF
3	4,427 SF	1,573 SF	787 SF
4	4,427 SF	1,573 SF	787 SF
5	5,585 SF	415 SF	208 SF
6	5,585 SF	415 SF	208 SF
7	4,427 SF	1,573 SF	787 SF
8	4,427 SF	1,573 SF	787 SF
9	4,427 SF	1,573 SF	787 SF
10	5,354 SF	646 SF	323 SF
11	6,465 SF	(465) SF	(233) SF
12	4,427 SF	1,573 SF	787 SF
13	4,427 SF	1,573 SF	787 SF
14	4,427 SF	1,573 SF	787 SF
15	4,427 SF	1,573 SF	787 SF
16	6,349 SF	(349) SF	(175) SF
17	7,005 SF	(1,005) SF	(503) SF
18	4,427 SF	1,573 SF	787 SF
19	5,556 SF	444 SF	222 SF
20	5,556 SF	444 SF	222 SF
21	4,399 SF	1,601 SF	801 SF
22	4,399 SF	1,601 SF	801 SF
23	4,399 SF	1,601 SF	801 SF
24	4,579 SF	1,421 SF	711 SF
25	4,287 SF	1,713 SF	857 SF
26	4,376 SF	1,624 SF	812 SF
27	5,539 SF	461 SF	231 SF
28	5,128 SF	872 SF	436 SF
29	4,074 SF	1,926 SF	963 SF
30	4,074 SF	1,926 SF	963 SF
31	4,074 SF	1,926 SF	963 SF
32	4,587 SF	1,413 SF	707 SF
33	6,001 SF	(1) SF	(1) SF
34	4,074 SF	1,926 SF	963 SF
35	4,074 SF	1,926 SF	963 SF
36	4,074 SF	1,926 SF	963 SF
37	4,872 SF	1,128 SF	564 SF
38	4,872 SF	1,128 SF	564 SF
39	4,074 SF	1,926 SF	963 SF
40	4,074 SF	1,926 SF	963 SF
41	4,074 SF	1,926 SF	963 SF
42	4,167 SF	1,833 SF	917 SF
OPEN SPACE REQUIRED			26,229 SF
OPEN SPACE PROVIDED			32,758 SF

OPEN SPACE FOR OUTDOOR RECREATION

REQUIRED OPEN SPACE (SEE TABLE TO LEFT)	26,229 SF OR .60 AC
PROVIDED OPEN SPACE	32,758 SF OR .75 AC

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 335,938 SF OR 7.71 AC
 EXISTING TREE CANOPY: 68,802 SF OR 1.58 AC (20%)
 TREE CANOPY TO BE PRESERVED: 0 SF OR 0 AC (0%)
 TOTAL TREE CANOPY REQUIRED: 134,375 SF OR 3.08 AC (40%)

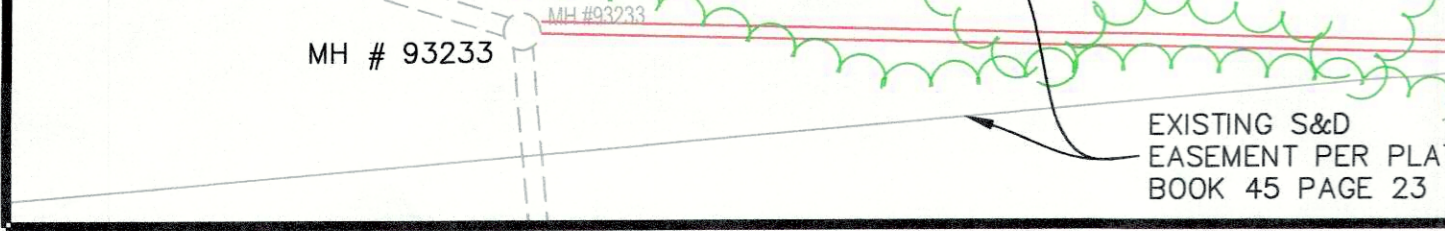
LEGEND

- EXISTING CONTOUR / TOPOGRAPHY
- FENCE
- EXISTING WATER LINE / MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING SANITARY
- EXISTING FIRE HYDRANT
- PROPOSED CONTOUR / TOPOGRAPHY
- FLOW ARROW
- SCHEMATIC STORM SEWER
- SEWER DIRECTIONAL FLOW ARROWS
- HEADWALL
- DRAINAGE SWALE
- SCHEMATIC SANITARY SEWER
- SANITARY DIRECTIONAL FLOW ARROWS
- EXISTING TREE CANOPY TO REMAIN
- EXISTING TREE CANOPY TO BE REMOVED

CASE # 20-ZONEPA-0043
 WM # 12154
 TAX BLOCK 0047
 PARCEL ID: 004700040000

OWNER
 LORI F AND CHRISTOPHER D JONES
 991 CRUMBAUGH ROAD
 GEORGETOWN, KY 40324
 D.B. 11623 PG. 493

DEVELOPER
 TUCKER STATION DEVELOPMENT, LLC
 906 LILY CREEK ROAD STE 202
 LOUISVILLE, KY 40243



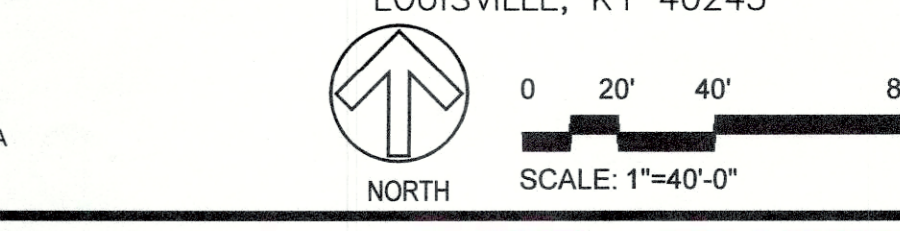
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 JAN 08 2021
 PLANNING & DESIGN SERVICES

45' RIGHT OF WAY PROFILE

BENCHMARKS

B.M. #1 ELEVATION 740.17' (NAVD 1988), BM #1 IS A RAILROAD SPIKE IN A UTILITY POLE LOCATED ALONG THE EAST SIDE OF TUCKER STATION ROAD APPROXIMATELY 22' EAST OF THE EDGE OF PAVEMENT AND 67' SOUTHWEST OF SOUTHWEST CORNER OF EXISTING FRAME HOUSE.

NOTE: ALL ELEVATIONS ON THIS SURVEY WERE BASED ON A PREVIOUS SURVEY AND WERE VERIFIED BY GPS METHODS, UTILIZING THE KYTO CORS NETWORK.



SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY CENTER
 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
 (502) 984-6271

STATE OF KENTUCKY
 REGISTERED PROFESSIONAL ARCHITECT
 DOUGLAS J. SCHULTZ
 533

DATE: 11/07/24
 REVISION: 1
 ROADWAY PROFILE: REVISION

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION
 PROJECT TITLE: TUCKER STATION DEVELOPMENT
 3311 TUCKER STATION ROAD
 LOUISVILLE, KY 40299
 DEVELOPER: TUCKER STATION DEVELOPMENT, LLC

JOB NO. 3205
 SCALE: 1"=40'
 DATE: 11/11/20
 DRAWING NO. **MPS**