

LEGEND

---	EXISTING CONTOUR
---x---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED STORM MANHOLE W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED 6" PROPERTY SERVICE CONNECTION
---	PROPOSED DRAINAGE ARROW
---	REVISED TREE LINE

SITE DATA: TRACT 1

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	MULTI-FAMILY
GROSS LAND AREA	39.50± AC. (1,720,588±S.F.)
NET LAND AREA	38.75± AC. (1,687,898±S.F.)
NO. OF DWELLING UNITS	370
BUILDING HEIGHT (MAX. ALLOWED 50')	48±
TOTAL BUILDING AREA	492,505± S.F.
F.A.R. (MAX. ALLOWED 0.75)	0.29
DENSITY (MAX. ALLOWED 17.42)	9.37 D.U./AC.
OPEN SPACE REQUIRED	253,185 S.F. (15%)
OPEN SPACE PROVIDED	967,827± S.F.
REC. OPEN SPACE REQUIRED	126,593 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	309,660± S.F.
PARKING REQUIRED	555-1,110 SPACES
MIN. 1.5 SPACES/DU	555 SPACES
MAX. 3 SPACES/DU	1,110 SPACES
PARKING PROVIDED	660 SPACES
210 GARAGE SP.	
378 SURFACE SP.	
(INCLUDES 14 HDOP. SP.)	
PARKING AREA RATIO	1.8 SP./UNIT

LANDSCAPE DATA:

V.U.A.	254,111± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.)	19,059 S.F.
I.L.A. PROVIDED	18,602± S.F.

TREE CANOPY DATA:

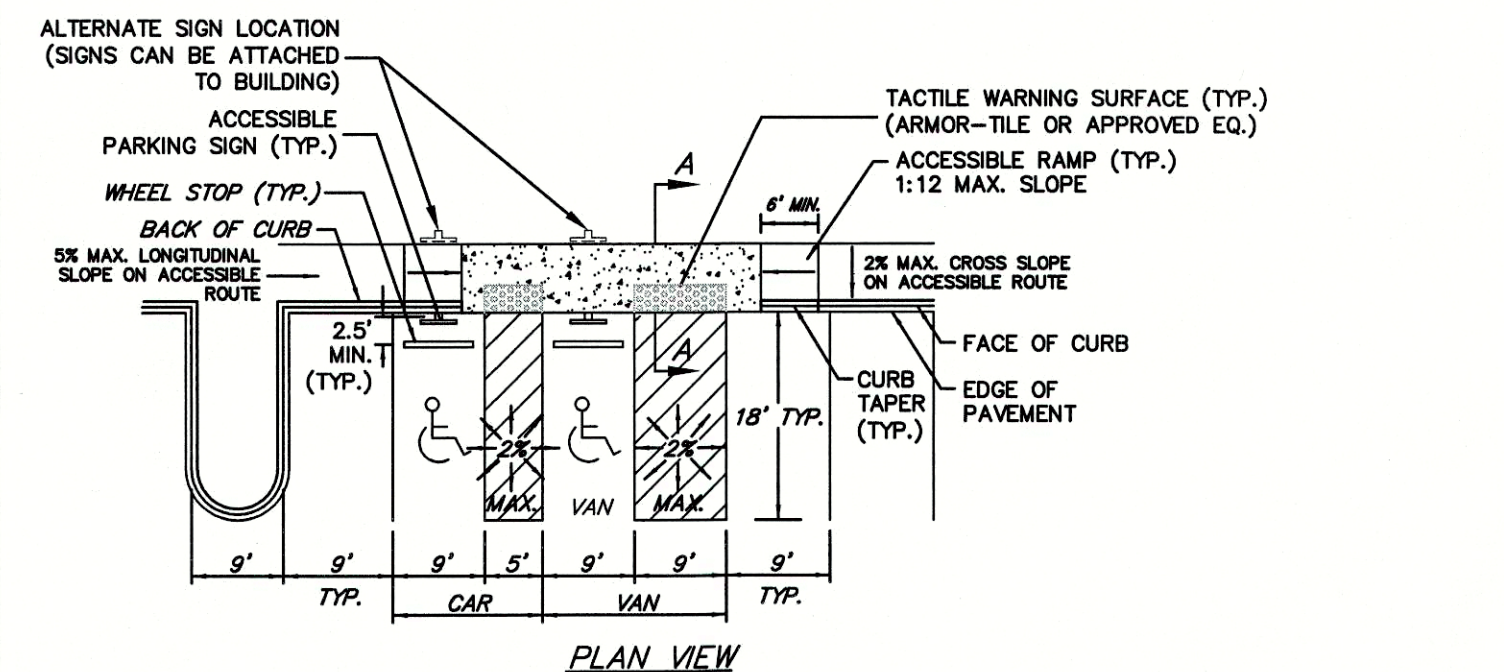
GROSS SITE AREA	1,720,588± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,179,026± S.F. (69%)
TREE CANOPY TO BE PRESERVED	540,397± S.F. (30%)
TREE CANOPY TO BE PLANTED	0± S.F. (0%)
TREE CANOPY REQUIRED	258,088± S.F. (15%)
TOTAL TREE CANOPY PROVIDED	540,397± S.F. (30%)

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

SITE DATA: TRACT 2

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R4
PROPOSED ZONING	PEC
EXISTING LAND USE	SINGLE-FAMILY
GROSS LAND AREA	6.24± AC. (271,613±S.F.)

- GENERAL NOTES:**
- 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.
 - 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.
 - 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.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
 - SIGNATURE 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.
 - ALL LUMINAIRES SHALL BE ARMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE, CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC. BUILDING HEIGHT AND STRUCTURE SETBACKS SHALL COMPLY WITH 5.3.4.0.4 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON MARCH 30, 2017, AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINHOLES ON THE SUBJECT PROPERTY.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - IF DURING CONSTRUCTION ANY ARCHEOLOGICAL DISCOVERIES ARE EXPOSED, THEY SHOULD BE REFERRED TO THE LANDMARKS COMMISSION. EXAMPLES INCLUDE NATIVE AMERICAN SPEAR POINTS AND TOOLS, HISTORIC TRASH PITS/DUMPS, PRIVIES, CISTERN WELLS & FOUNDATIONS.
 - DEVELOPER AGREES TO PROVIDE A FUTURE BUS STOP (10'x20' PAD) NEAR THE DEVELOPMENTS TUCKER STATION ROAD MAIN ENTRANCE SHOULD A TARC ROUTE BE EXTENDED ACROSS ITS FRONTAGE.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

LINE TABLE

LINE	BEARING	MEASURED DISTANCE
L1	S 86°39'28" E	51.44'
L2	S 85°53'46" E	98.29'
L3	S 84°53'46" E	98.29'
L4	S 83°53'46" E	98.29'
L5	S 82°53'46" E	98.29'
L6	S 82°09'28" E	46.85'
L7	N 70°50'50" E	51.91'

BY: *Tom Kelly*
DATE: 5/17/17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

- WASTEWATER:**
SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY AND OFFSITE LATERAL EXTENSION TO BE APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR THIS DEVELOPMENT. NO CERTIFICATE OF OCCUPANCY UNTIL OFFSITE LATERAL EXTENSION IS COMPLETED AND RELEASED TO MSD.
- DRAINAGE/STORMWATER DETENTION:**
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 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.
- 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C049E).**
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.**
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.**
- RESIDUAL TRACT 2 SHALL HAVE A PLAN TO PUT THRU DRAINAGE INTO A PROPOSED SYSTEM AND PROPOSED EASEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY FOR THIS TRACT.**
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.**

- STORMWATER POLLUTION PREVENTION PLAN NOTE:**
THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDS AND STABILIZED.**
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.**
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.**
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.**
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.**
- WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.**

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - 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.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - 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.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.

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DETAILED DISTRICT DEVELOPMENT PLAN
TUCKER STATION APARTMENTS
1411 TUCKER STATION ROAD
LOUISVILLE, KENTUCKY 40299
TAX BLOCK: 40 LOT: 116
D.B.: 8176 PG. 893

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 02/27/17
Job Number: 3276
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