GENERAL NOTES:

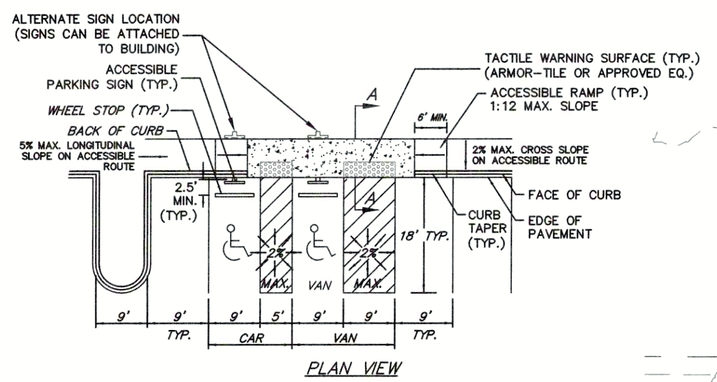
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S 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 JEFFERSONTOWN FIRE DISTRICT.
6. 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 (IE. 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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/10/20 AND ONE POTENTIAL KARST FEATURE WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATIONS OF MEDIUM KARST POTENTIAL AND NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY. AT CONSTRUCTION A GEOTECHNICAL CONSULTANT SHOULD BE CONTACTED FOR REMEDIATION GUIDANCE SHOULD A KARST FEATURE BE ENCOUNTERED.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. MSD HAS CONDITIONALLY APPROVED THE REQUEST FOR CAPACITY FOR THIS PROJECT WITH THE UNDERSTANDING THAT UNTIL SUCH TIME AS THE MARIAN PUMP STATION ELIMINATION PROJECT HAS BEEN CONSTRUCTED TO THE POINT WHERE SUFFICIENT FLOW HAS BEEN DIVERTED OFF THE SANITARY SYSTEM, THIS DEVELOPMENT WILL NOT BE PERMITTED TO GENERATE OR DISCHARGE FLOWS TO THE EXISTING SANITARY SEWER SYSTEM. MSD WILL ALLOW THE DEVELOPER'S PLANNING AND CONSTRUCTION TO PROCEED PRIOR TO COMPLETION OF THE MARIAN PUMP STATION'S ELIMINATION WITH THE DEVELOPER'S UNDERSTANDING THAT ANY SUCH ACTIONS ARE BEING PERFORMED AT THEIR OWN RISK. MSD CANNOT PROVIDE ANY GUARANTEE WITH RESPECT TO THE PROJECT'S ULTIMATE TIMEFRAME, ONLY KEEP THE DEVELOPER APPRISED OF ITS PROGRESS.
3. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
4. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS, OR 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.
5. 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.
6. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 63E).
7. 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.
8. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. SITE IS SUBJECT TO MSD PLAN REVIEW FEES.
10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
11. DEVELOPER WILL VERIFY THAT THE DOWNSTREAM STORM SEWER IS FUNCTIONING PROPERLY PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS NOTES:

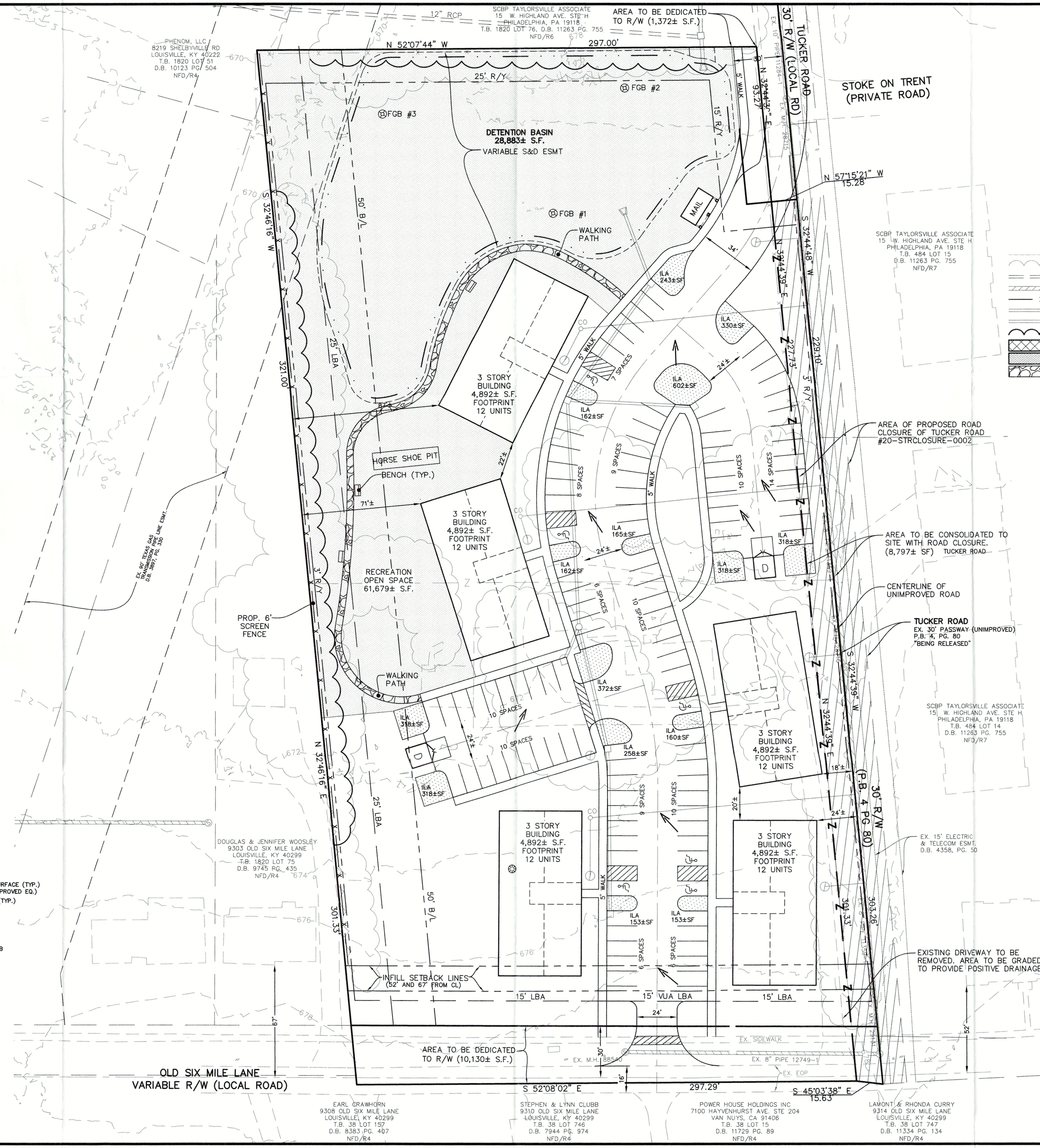
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO 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 PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. 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.
10. DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF THE EXISTING OLD SIX MILE LANE SIDEWALK, IF NEEDED, AS DETERMINED BY JEFFERSONTOWN METRO WORKS.
11. DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENT OF OLD SIX MILE LANE ACROSS THE SITES FRONTAGE TO PROVIDE ADDITIONAL PAVEMENT WIDTH AS DETERMINED BY JEFFERSONTOWN METRO WORKS.
12. FINAL SURFACE OF PROPOSED WALKING PATH TO BE ADA ACCESSIBLE.
13. THE FINAL LOCATION OF THE ACCESSIBLE PARKING SPACES TO BE DETERMINED AT TIME OF CONSTRUCTION.

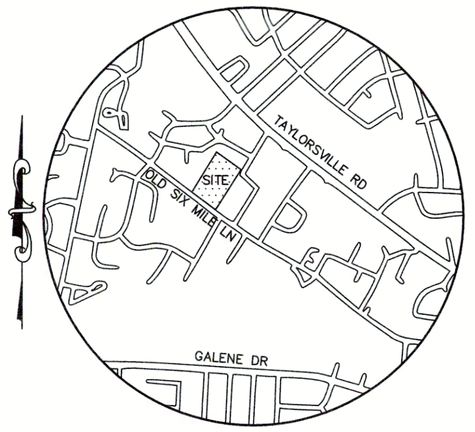


PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE





LOCATION MAP

NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED FENCE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- REVISED TREE LINE
- PROPOSED TREE CANOPY CREDIT AREA
- RECREATION OPEN SPACE
- WALKING PATH
- PROPOSED DRAINAGE ARROW
- 6" PROPERTY SERVICE CONNECTION
- CLEAN OUT
- FRISBEE GOLF BASKET
- POTENTIAL SINKHOLE

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY HOUSING
GROSS LAND AREA	4.23± AC.
NET LAND AREA	4.17± AC.
OPEN SPACE REQUIRED	27,228± S.F. (15%)
OPEN SPACE PROVIDED	73,498± S.F. (40%)
RECREATION OPEN SPACE REQUIRED	13,614± S.F. (7.5%)
RECREATION OPEN SPACE PROVIDED	61,679± S.F. (34%)
BUILDING AREA	73,380 S.F.
FLOOR AREA RATIO (MAX. 0.75)	0.40
DWELLING UNITS	60
BUILDING HT (MAX 35')	35'
DENSITY (MAX. ALLOWED 17.42 DU/AC)	14.38 DU/AC
PARKING REQUIRED	
MINIMUM (1.5 SPACE/DU)	90 SPACES
MAXIMUM (3 SPACE/DU)	180 SPACES
PARKING PROVIDED (INCLUDES 6 ACCESSIBLE SPACES)	115 SPACES

LANDSCAPE DATA:

V.U.A.	41,356± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,102± S.F.
I.L.A. PROVIDED	3,789± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	181,519± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	48,484± S.F. (27%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PROPOSED	36,804± S.F. (20%)

*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	15,963± S.F.
PROPOSED IMPERVIOUS AREA	72,287± S.F.
NET INCREASE	56,324± S.F.

DETENTION CALCULATIONS

2.9/12 (0.53-0.25) (4.22) = 0.29 AC-FT
1.50' DEPTH

City of Jeffersontown
DEVELOPMENT APPROVAL
Docket No. 20-0019
Approval Type Zoning & DDDP (development or construction)
Conditions/Comments: See Ordinance No. 1413, Series 2021 for Binding Elements.
Approval Date 3/16/21
Approval Signature Stephen Reese

RECEIVED NOV 18 2020

CASE # 20-ZONE-0010
19-ZONEPA-0083
RELATED CASE #20-STRCLOSURE-0002
J-TOWN #20-0019 (#19-0035)
MSD WM # 9188

20-0019

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
RAMAGE COMPANY
900 EAST JEFFERSON ST.
LOUISVILLE, KY 40206

OWNER
19311 OLD SIX MILE LANE, LLC
1580 PARSONS PLACE
LOUISVILLE, KY 40205

DETAILED DISTRICT DEVELOPMENT PLAN

TUCKER CREEK APARTMENTS

9311 OLD SIX MILE LANE & TUCKER ROAD
LOUISVILLE, KY 40299
TAX BLOCK 38, LOT 37 & 863
DEED BOOK 11755, PG 467

Revisions
2/24/20 PER AGENCY REVIEW
3/16/20 PER AGENCY REVIEW
9/4/20 REVISED LAYOUT, NEW OWNER
10/27/20 CORRECTED ROAD CLOSURE AREA
11/12/20 ADDED MSD NOTE

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 01/27/20

Job Number: 3650

Sheet 1 of 1

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