

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE 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 THROUGHOUT THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO 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.

STORMWATER NOTES:

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS SURFACE (PRE-DEMOLITION)	68,770 SQ.FT.
PROPOSED IMPERVIOUS SURFACE	68,750 SQ.FT.
TOTAL AREA OF SITE	141,233 SQ.FT.
PROJECT AREA DISTURBED	141,233 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

REQUESTED VARIANCE:

A VARIANCE IS BEING REQUESTED FROM THE LDC FOR 5.2.2.C.2 TO ALLOW THE PROPOSED BUILDING TO BE SETBACK 52.9' FROM BICKNELL AVE. RESULTING IN A 57.5' VARIANCE AND TO BE SETBACK 52.9' FROM PROPOSED TUSCARORA WAY RESULTING IN A 27.9' VARIANCE.

APCD NOTE:

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

MSD NOTES:

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.

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 BEST MANAGEMENT PRACTICES.

SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.

MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 452.67'.

AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAINS THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.

UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

NOTES:

COMPATIBLE UTILITIES TO BE PLACED IN COMMON TRENCH.

ALL EXISTING SIDEWALKS ALONG BICKNELL AVE. MUST BE BROUGHT UP TO CURRENT ADA AND METRO STANDARDS.

ALL PROPOSED NEW SIDEWALKS THAT ARE LOCATED OUTSIDE OF THE RIGHT OF WAY FOR EITHER BICKNELL AVE. OR PROPOSED TUSCARORA WAY ARE REQUIRED TO BE IN AN EASEMENT. AN EASEMENT DOCUMENT FOR THE SIDEWALKS WILL NEED TO BE APPROVED BY LMPW PRIOR TO CONSTRUCTION APPROVAL.

STORMWATER DETENTION NOTES:

EXISTING 10-YR "Q"	±10.7 CFS
PROPOSED 100-YR "Q" (UNMITIGATED)	±18.5 CFS
PROPOSED 100-YR "Q" (TARGET)	10.5 CFS
REQUIRED VOLUME (APPROXIMATE)	8,700 CUFT (0.20 AC-FI)

UNDERGROUND DETENTION SYSTEM:

APPROXIMATELY 1,000 LF OF 42" HDPE	
PROVIDED VOLUME	9,700 CUFT (0.22 AC-FI)



UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-298-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA	141,233 SQ.FT./3.24 AC.
REQUIRED OPEN SPACE (60 d.u./3.24AC = 185)	14,505 SQ.FT. (10%)
PROVIDED OPEN SPACE	14,505 SQ.FT. (10%)
REQUIRED RECREATIONAL OPEN SPACE (50% OF PROVIDED OPEN SPACE)	7,252 SQ.FT. (5.1%)
PROVIDED RECREATIONAL OPEN SPACE	9,004 SQ.FT. (6.4%)
VEHICULAR USE AREA	31,880 SQ.FT.
REQUIRED INTERIOR LANDSCAPING	2,391 SQ.FT. (1.7%)
PROVIDED INTERIOR LANDSCAPING	5,918 SQ.FT. (4.2%)

TREE CANOPY CALCULATION:

TOTAL PROJECT AREA	141,233 SQ.FT./3.24 AC.
STREET TREES REQUIRED (1 TYPE A PER 50 LF):	
459.87 LF OF FRONTAGE = 9 TREES (BICKNELL AVE.)	
**THERE ARE CURRENTLY 4 TYPE A TREES, 24" OR LARGER, ALONG BICKNELL AVE. THAT WE ARE TRYING TO UTILIZE. THEY WILL BE REFLECTED ON THE LANDSCAPE PLAN.	
337.94 LF OF FRONTAGE = 7 TREES (PROPOSED TUSCARORA WAY)	

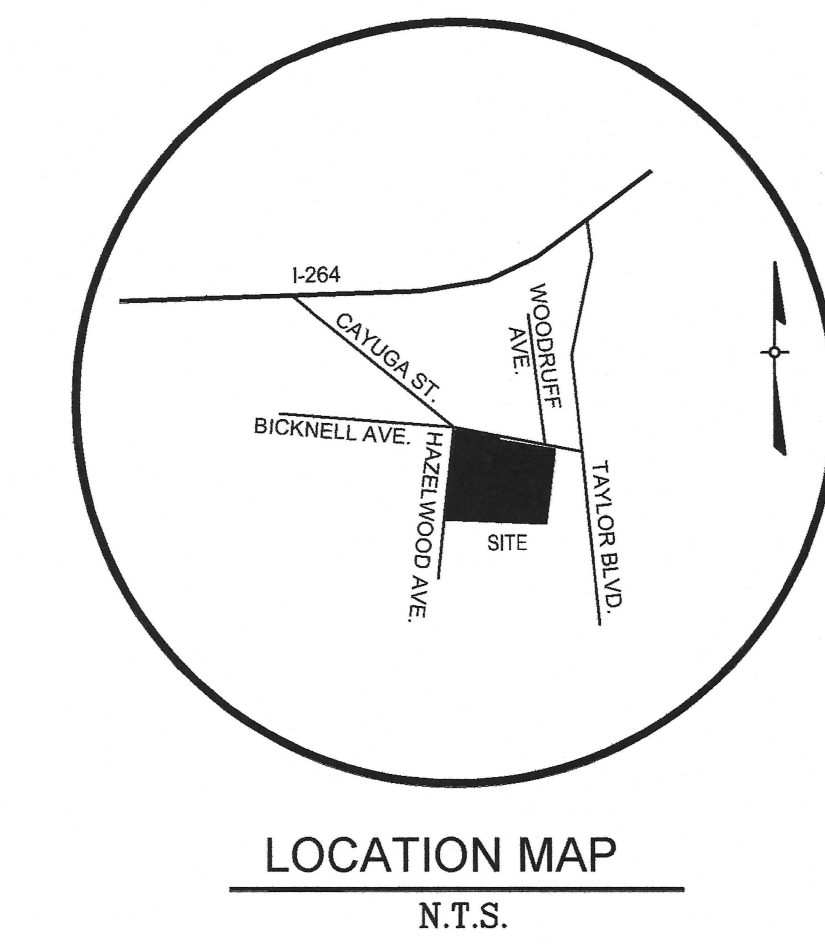
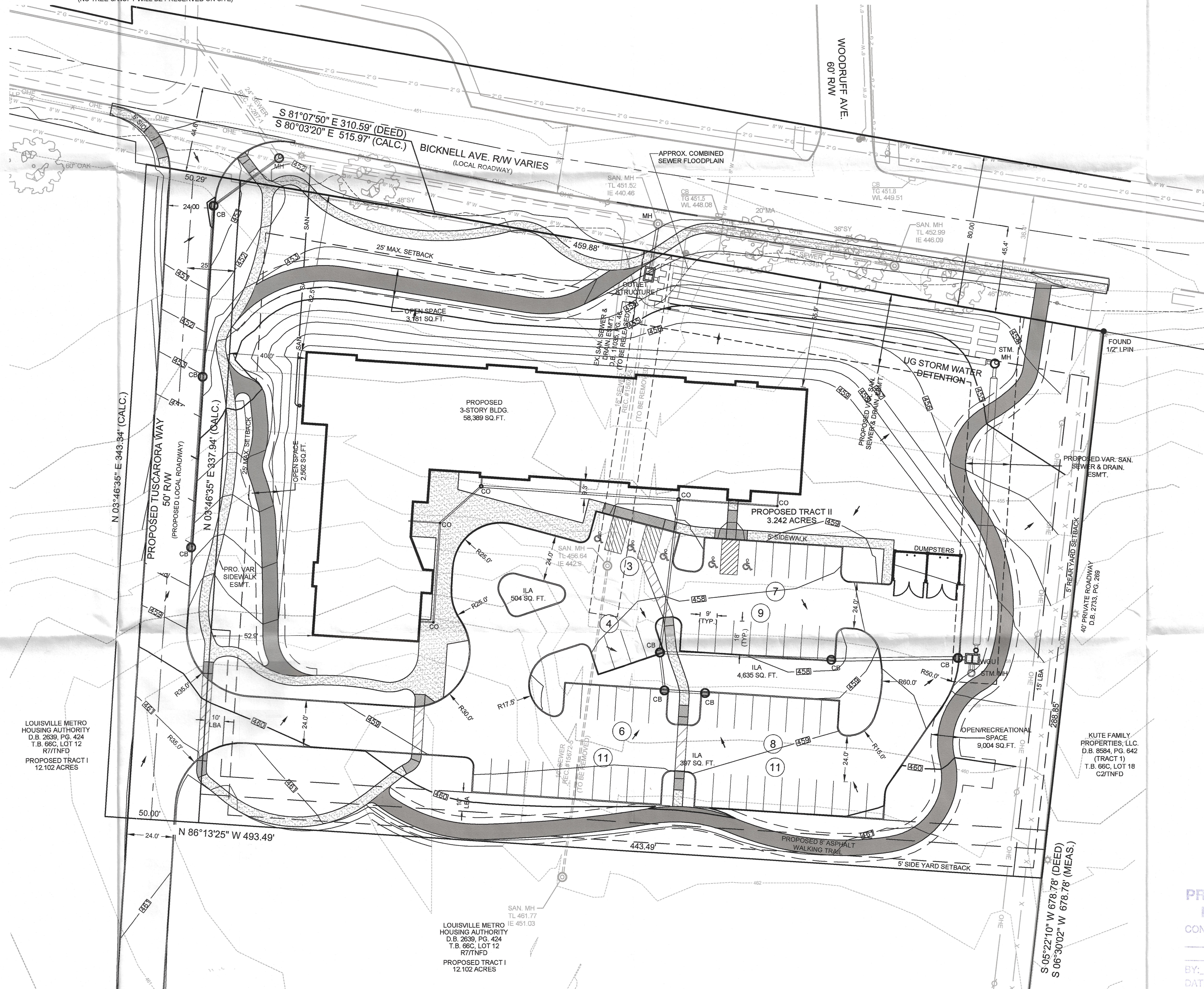
REQUIRED TREE CANOPY	49,432 SQ.FT. (35%)
42 TYPE A TREES REQUIRED: 1200 X 42 = 50,400 SQ.FT. (35.6%)	
(NO TREE CANOPY WILL BE PRESERVED ON SITE)	

PARKING SUMMARY:

MULTI-FAMILY - TRADITIONAL NEIGHBORHOOD FORM DISTRICT	
MIN. PARKING SPACES REQUIRED	NOT APPLICABLE
MAX. PARKING SPACES ALLOWED (2 SP. FOR EACH DU = 60 DWELLING UNITS)	120
PARKING SPACES PROVIDED	59 SPACES (INCL. 5 HC SPACES)

SITE DATA

ADDRESS: 1400 BICKNELL AVE.
LOUISVILLE, KY 40215
D.B. 2639, PG. 424
TAX BLOCK 66C, LOT 12
GROSS ACREAGE: 141,233 SQ. FT. (3.242 AC.)
NET ACREAGE: 141,233 SQ. FT. (3.242 AC.)
ZONED R-1
TRADITIONAL NEIGHBORHOOD FORM DISTRICT
HEIGHT: 45' (MAX.)
EXISTING BUILDING AREA: 58,389 SQ. FT. (19,520 FLOOR)
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY
FAR = 0.41
D.U./AC. = 18.5
COUNCIL DISTRICT: 15
FIRE DISTRICT: LOUISVILLE #3



LOCATION MAP
N.T.S.

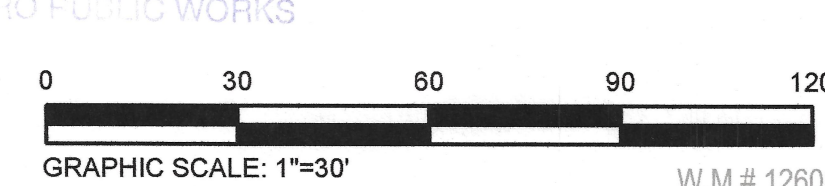
LEGEND

- SMH STMMH EX. SANITARY/STORM SEWER
- 440 EXISTING CONTOURS
- EXISTING FENCELINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING L.W.G. WATERLINE
- EXISTING L.G.&E. GAS
- SMH STMMH EXISTING SANITARY/STORM MANHOLE
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING PIPE POST/BOLLARD
- EXISTING TREE
- 440 PROPOSED CONTOURS
- PROPOSED SIDEWALK
- PROPOSED WALKING TRAIL
- PROPOSED DRAINAGE ARROW

PRELIMINARY APPROVAL
Condition of Approval:

Maddox for K. 7-26-23
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
RECEIVED
JUL 24 2023
PLANNING & DESIGN SERVICES
BY: *Jessie W. Paul*
DATE: 7/26/23



NO.	DATE	DESCRIPTION	BY

9400 Burnside Parkway, Suite 150
Louisville, KY 40220
502.671.0060
CDI
CIVIL DESIGN, INC.
WBE | DBE
Civil Engineering
www.cdidesigninc.com

DATE
SIGNATURE

IROQUOIS SENIOR LIVING COMMUNITY
OWNER
LOUISVILLE METRO HOUSING AUTHORITY
427 S. 8TH ST.
LOUISVILLE, KENTUCKY 40203

DRWN BY: MJL	CHKD BY: AD
DATE: JULY 10, 2023	
DRAWING: CAT 3	
SCALE: 1"=30'	
SHEET 1 of 1	