

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- IF REQUIRED A 15' SEWER AND DRAINAGE EASEMENT SHALL BE PROVIDED FOR THE EXISTING ONSITE SANITARY SEWERS.

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 MODIFICATIONS 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 SEEDED 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 SEED, 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.

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 PRACTICAL, 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.

FLOOD NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 2111C0073E

LIMITS OF DISTURBANCE

--- = LIMITS OF DISTURBANCE = 43,404 SF (0.996 AC)

IMPERVIOUS SURFACE CALCULATIONS

PRE-DEVELOPMENT IMPERVIOUS SURFACE = 42,151 SF
 POST-DEVELOPMENT IMPERVIOUS SURFACE = 59,831 SF
 NET INCREASE OF IMPERVIOUS SURFACE = 17,680 SF

PROJECT SUMMARY

EXISTING ZONE	R7
EXISTING FORM DISTRICT	TN
EXISTING USE	FARM
PROPOSED USE	URBAN FARM
EXISTING BUILDING S.F.	0 S.F.
PROPOSED BUILDING S.F.	6,270 S.F.
TOTAL BUILDING S.F.	15,750 S.F.
SITE ACREAGE	15.75 ACRES
VIA	36,774 SF
ILA REQUIRED (7.5%)	2,758 SF
ILA PROVIDED	3,905 SF
NUMBER OF EMPLOYEES	6
FAR	0.009

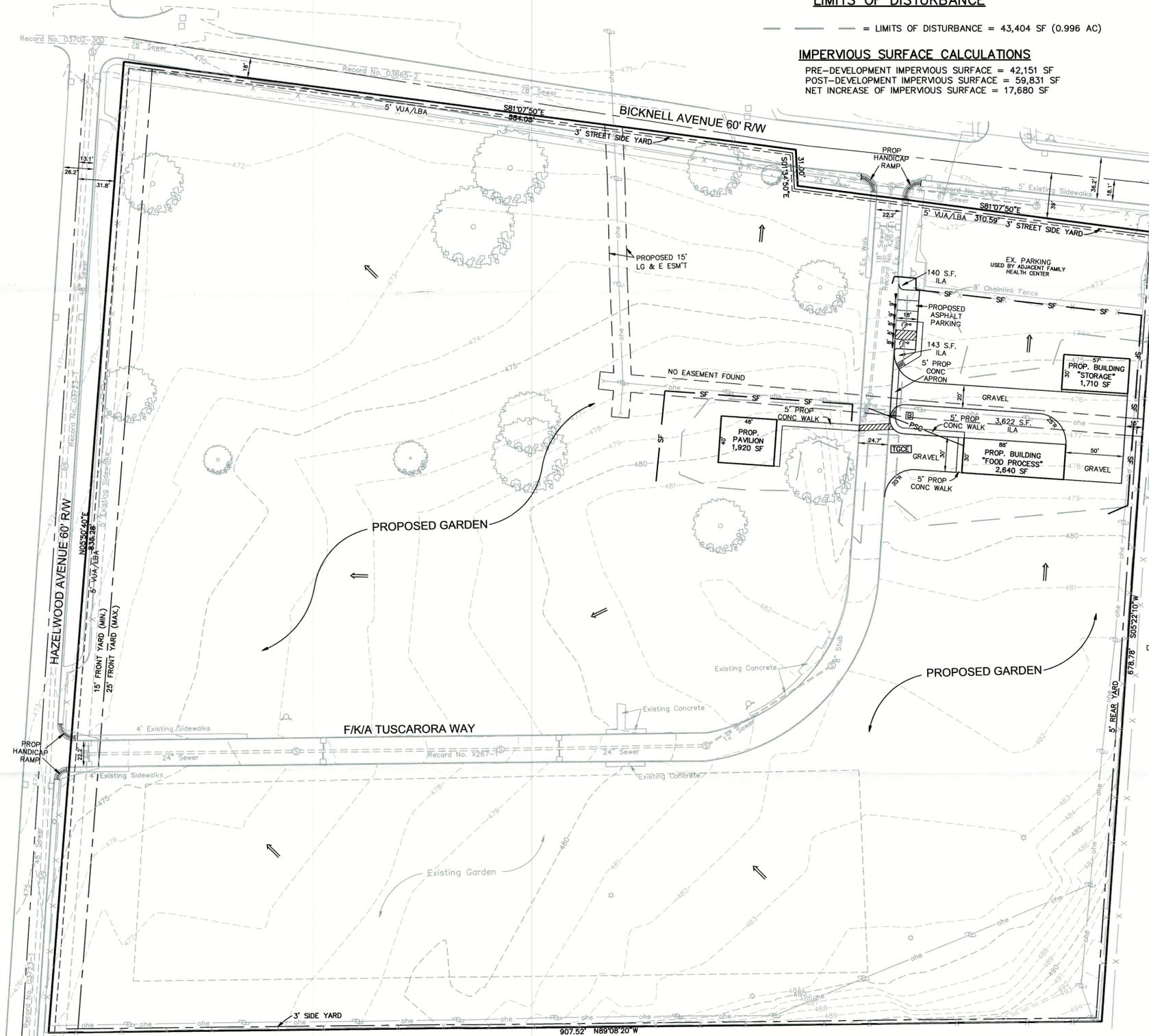
PARKING SUMMARY

URBAN FARM - PARKING REQUIRED	
MIN. (1 SPACE PER 1.5 EMPLOYEE)	4 SPACES
MAX. (1 SPACE PER EMPLOYEE)	6 SPACES

TOTAL PARKING PROVIDED	
STANDARD PARKING	3 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	5 SPACES

BIKE RACK CALCULATIONS

REQUIRED:	(2) LONG-TERM	(2) SHORT TERM
PROPOSED:	(2) LONG-TERM	(2) SHORT TERM



LEGEND

- = EXISTING BOLLARD
- = EXISTING SEWER LINES
- = EXISTING CATCH BASIN
- ⊙ = EXISTING DRAINAGE MANHOLE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = UTILITY POLE
- 498- = CONTOUR
- ohe- = OVERHEAD ELECTRIC
- = EXISTING FENCE
- ⊙ = HANDICAPPED (HC) SPACE
- ⊙ = GUY ANCHOR
- ⊙ = FIRE HYDRANT
- ⊙ = PROPOSED HANDICAP RAMP
- TBR = TO BE REMOVED
- ⊙ = PROPOSED BIKE RACK
- = DIRECTION OF DRAINAGE FLOW
- ITGCE = TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- SF = PROPOSED SILT FENCE
- PSC = PROPOSED PROPERTY SERVICE CONNECTION
- ⊙ = EXISTING TREE

KUTE FAMILY PROPERTIES LLC
 D.B. 8584 PG. 642
 FD: TN
 Z: C2



Case # 16DEVPLAN1186
 COMMUNITY FACILITY REVIEW PLAN
IROQUOIS URBAN FARM PROJECT
 1400 BICKNELL AVENUE
 LOUISVILLE, KENTUCKY 40215

FOR
 OWNER:
 LOUISVILLE MUNICIPAL HOUSING COMMISSION
 420 S. 8TH STREET
 LOUISVILLE, KENTUCKY 40203
 D.B. 2639, PG. 424
 T.B. 066C, LOT 0012

RECEIVED
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 PLANNING & DESIGN SERVICES



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 Louisville, Ky 40223
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IROQUOIS URBAN FARM PROJECT
 1400 BICKNELL AVENUE

DATE: 8/24/16
 DRAWN BY: T.D.I.
 CHECKED BY: J.M.M.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
△	10/3/16 AGENCY COMMENTS
△	10/24/16 AGENCY COMMENTS
△	
△	
△	

CFR PLAN

JOB NUMBER
16069

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 OF
 1

WM#11496

16069dev.dwg