

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 SEEDDED, 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.

INCREASED RUNOFF CALCULATIONS


C_{pre} = 0.23
C_{post} = 0.59
AREA = 1.96 ACRES
INCREASED RUNOFF = (0.59-0.23) x 2.8/12 x 1.96 = 0.164 AC-FT.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 2,397 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 43,268 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 40,871 S.F.

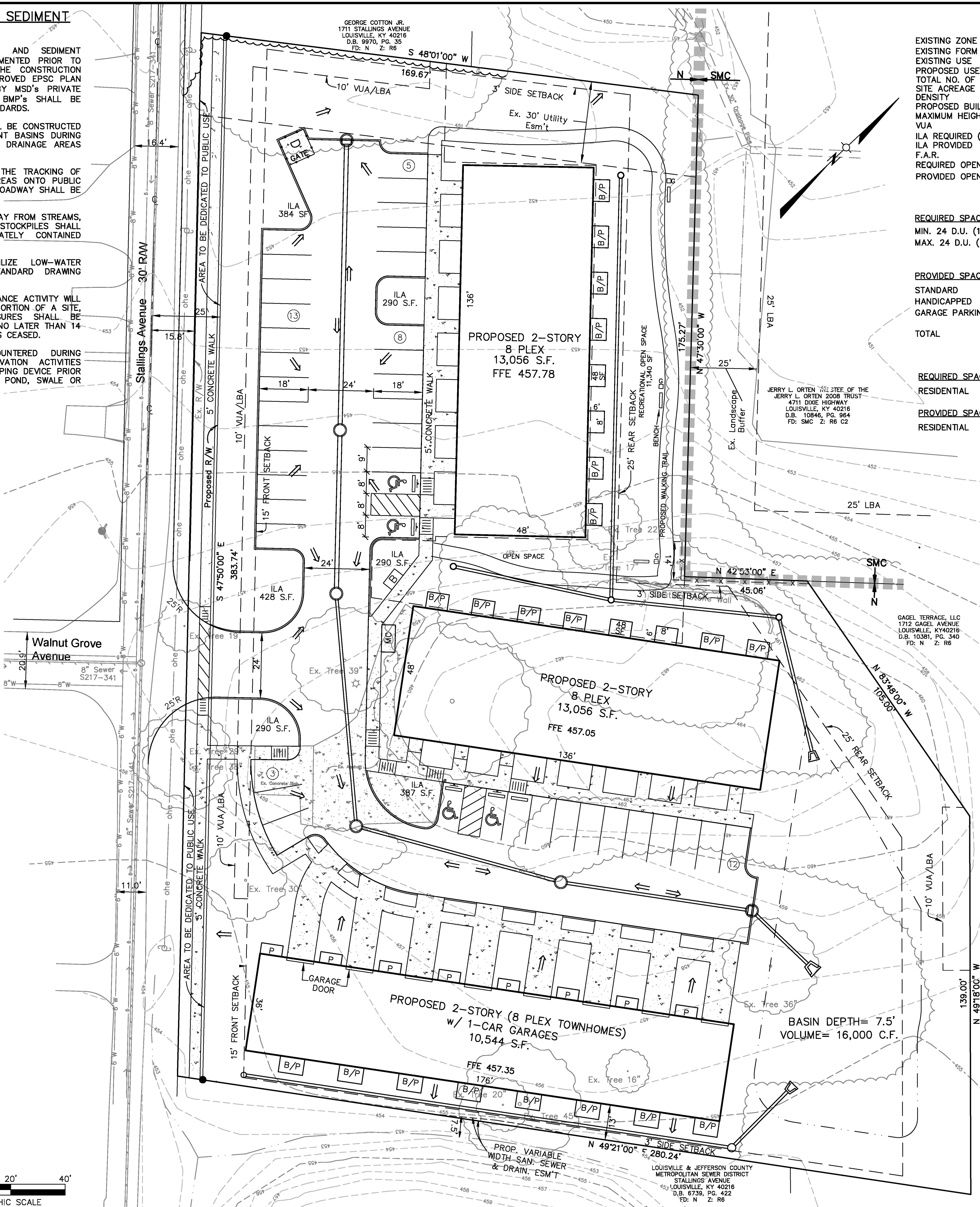
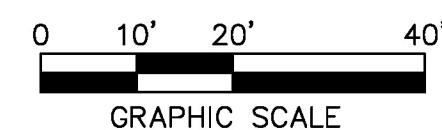
LIMITS OF DISTURBANCE = 1.96 AC.

GENERAL NOTES:

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- 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 (I.E. 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.
- 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 PUBLIC 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.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- CITY OF SHIVELY APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO MSD PLAN REVIEW FEES.
- ALL SIGNS SHALL CONFORM TO CHAPTER 8 OF THE SHIVELY, KY LAND DEVELOPMENT CODE.
- THE PAVEMENT OF STALLINGS AVENUE SHALL BE WIDENED TO A MINIMUM PAVEMENT WIDTH OF 18 FEET FROM WALNUT GROVE AVENUE TOWARDS DIXIE HWY. ANY STOPPING WHEN THE PAVEMENT REACHES 18 FEET IN WIDTH, AND SUBJECT TO APPROVAL OF THE CITY OF SHIVELY.
- DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICHEVER IS MORE RESTRICTIVE.
- DOWNSTREAM SANITARY IMPROVEMENTS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- A LANDSCAPING PLAN WILL BE SUBMITTED PRIOR TO OBTAINING BUILDING PERMITS.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF TWENTY-FIVE FEET IN DEPTH TO AVOID BLOCKING THE SIDEWALK.
- PER MSD REQUIREMENTS FOR SITES UTILIZING INFILTRATION AS THEIR PRIMARY DRAINAGE OUTLET, THE ABOVE GROUND BASIN SHOWN ON THE PLANS HAS BEEN SIZED TO CONTAIN THE ENTIRE 100-YEAR RUNOFF HYDROGRAPH FOR THE CONTRIBUTING AREA WITHOUT THE BENEFIT OF RELIEF VIA INFILTRATION. A SPILLWAY IS PROVIDED ALONG THE SOUTHEAST EDGE OF THE BASIN BERM THAT WOULD OVERFLOW INTO AN EXISTING MSD DRAINAGE EASEMENT SHOULD THE POND ELEVATION EVER RISE ABOVE THE BLOCKED 100-YEAR CONDITION.
- A GEOTECHNICAL REPORT AND SUPPLEMENTAL INFILTRATION TEST RESULT LETTER FOR THE PROPERTY IN QUESTION, PREPARED BY GREENBAUM ASSOCIATES, INC., WILL BE PROVIDED TO MSD FOR THEIR REVIEW AND USE IN EVALUATING INFILTRATION RATES AND SUBSURFACE CAPACITIES PRIOR TO RECEIVING CONSTRUCTION PLAN APPROVAL.

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. 21111C0072E



PROJECT SUMMARY

EXISTING ZONE	R6
EXISTING FORM DISTRICT	N
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF D.U.	24
SITE ACREAGE	1.96 ACRES
DENSITY	14.29 D.U./AC.
PROPOSED BUILDING S.F.	36,656 S.F.
MAXIMUM HEIGHT	35'
VUA	17,505 S.F.
ILA REQUIRED (7.5%)	1,313 S.F.
ILA PROVIDED	2,069 S.F.
F.A.R.	0.42
REQUIRED OPEN SPACE (15%)	13,123 S.F.
PROVIDED OPEN SPACE	13,644 S.F.

PARKING SUMMARY

REQUIRED SPACES		
MIN. 24 D.U. (1.5 SPACES)	36 SPACES	
MAX. 24 D.U. (3 SPACES)	72 SPACES	

PROVIDED SPACES		
STANDARD	37 SPACES	
HANDICAPPED	4 SPACES	
GARAGE PARKING	8 SPACES	
TOTAL	49 SPACES	






















BICYCLE PARKING

REQUIRED SPACES		
RESIDENTIAL	2	
PROVIDED SPACES		
RESIDENTIAL	2 LONG TERM SPACES	

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
SITE AREA: 1.96 AC (85,378 SF)
EXISTING TREE CANOPY: 30,376 SF (36% COVERAGE)
EXISTING TREES PRESERVED: 0 SF (0%)
REQUIRED NEW TREE CANOPY: 17,076 SF (20%)
WITH REDUCTION PER SHIVELY LDC 10.1-4.8.2.b 33%: 11,441 SF
REQUIRED TOTAL TREE CANOPY: 11,441

LEGEND

-  = EXISTING UTILITY POLE
-  = EXISTING CONTOUR
-  = EXISTING OVERHEAD ELECTRIC
-  = EXISTING OVERHEAD CABLE
-  = EXISTING GAS VALVE
-  = EXISTING WATER METER
-  = PROPOSED DRAINAGE FLOW
-  = TO BE REMOVED
-  = PROPOSED CONCRETE
-  = POINT OF BEGINNING
-  = EXISTING TREE
-  = PROPOSED SHORT & LONG-TERM BIKE PARKING
-  = EXISTING FLAGPOLE
-  = EXISTING STOP SIGN
-  = PROPOSED MAIL CENTER
-  = PROPOSED CATCH BASIN
-  = EXISTING FIRE HYDRANT
-  = PROPOSED BALCONY OVER PORCH
-  = EXISTING FORM DISTRICT BOUNDARY
-  = PROPOSED HDOP. RAMP
-  = PROPOSED GRILL

CASE #20-CAT3-0012

CATEGORY 3 DEVELOPMENT PLAN

1701 STALLINGS AVENUE
LOUISVILLE, KY 40216
D.B. 10950 PG. 276
T.B. 1020 LOT 0560

FOR
OWNER/DEVELOPER
THE 5101 GEMMA WAY LAND TRUST
5101 GEMMA WAY
LOUISVILLE, KY 40219

WM# 11714






17065.dev.dwg



108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

1701 STALLINGS AVENUE

DATE: 7/6/2020
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
	AGENCY CMNTS 8/24/20
	
	
	
	

CATEGORY 3 DEVELOPMENT PLAN

JOB NUMBER 17065

1 OF 1