

MSD NOTES

- 1) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2) DRAINAGE / STORM WATER DETENTION: 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.
- 3) EROSION & 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.
- 4) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M54 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMPs.
- 5) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0059F E, FEBRUARY 26, 2021)
- 6) 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.
- 7) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 8) KDDW AND USACE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9) ONSITE RUNOFF VOLUME COMPENSATION WILL BE PROVIDED. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5:1.

GENERAL NOTES

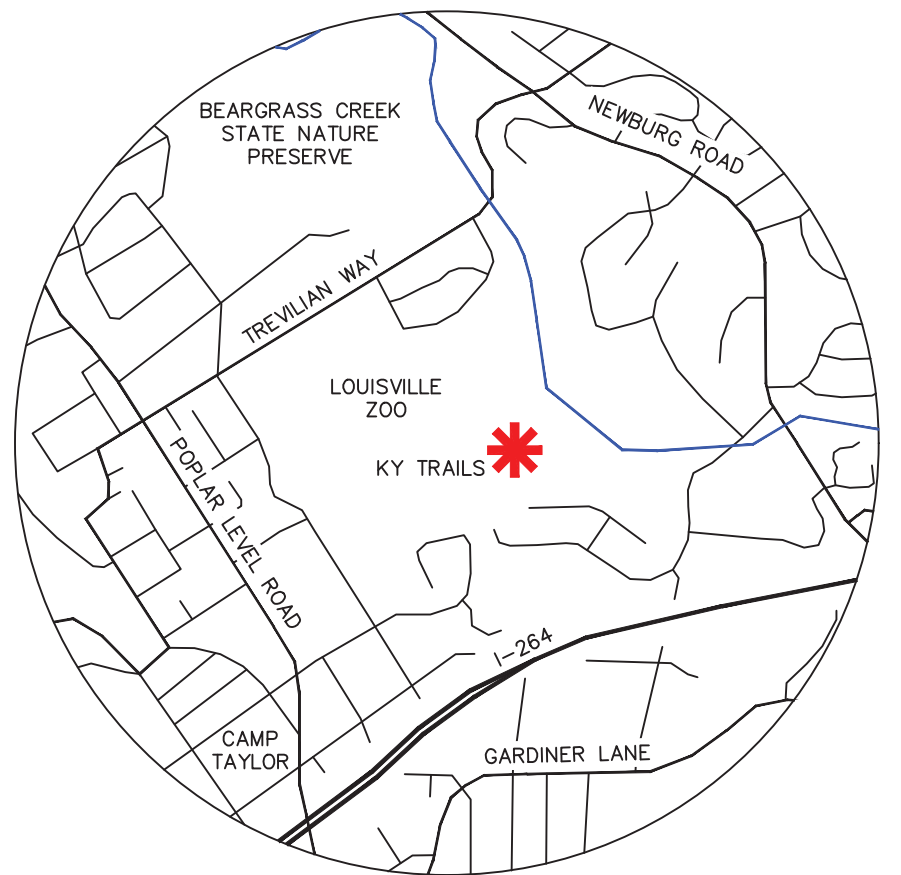
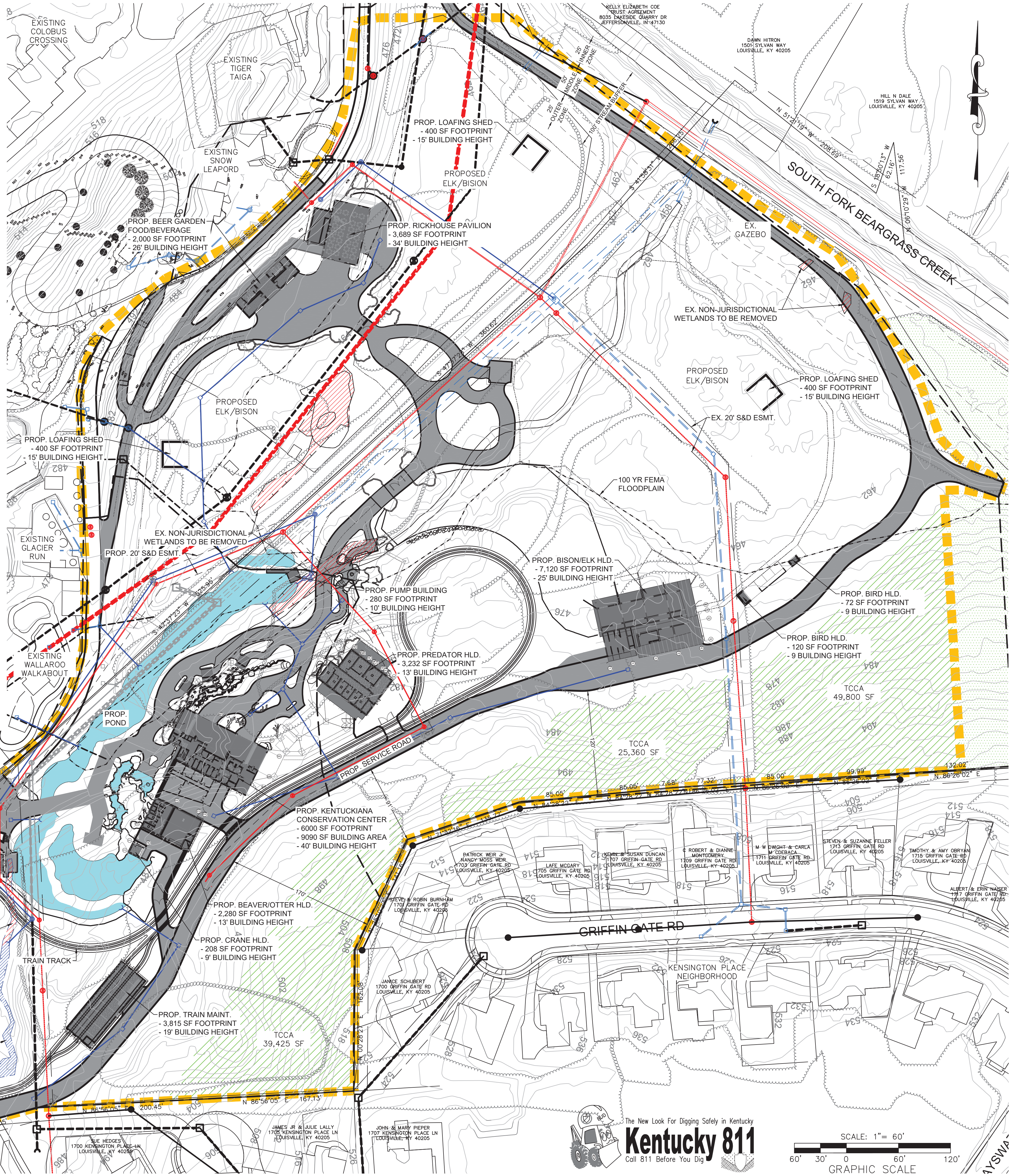
- 1) THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- 2) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 3) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 4) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 PRACTICABLE, BUT NOT 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.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE, HEADWALL AND INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK, GRADING, UTILITY AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION ON ALL NEW STRUCTURES IMMEDIATELY UPON INSTALLATION.
- REMOVE ALL EROSION CONTROL MEASURES ONCE VEGETATION IS ESTABLISHED.



LOCATION MAP
NO SCALE
SITE DATA

PROJECT AREA:	18.47 ACRES
FORM DISTRICT:	NEIGHBORHOOD
ZONING DISTRICT:	R5
EXISTING USE:	200
PROPOSED USE:	200
TOTAL BUILDING FOOTPRINT:	30,930 SF
TOTAL BUILDING AREA:	34,020 SF
FAR:	0.04
PROP. BUILDING HEIGHT:	40'

YARD REQUIREMENTS

FRONT/STREET SIDE SETBACK:	10'
MAX FRONT/STREET SIDE SETBACK:	150'
NON RES. TO RES SETBACK (NO LOADING):	50'
NON RES. TO RES SETBACK (WITH LOADING):	75'
MAX. BUILDING HEIGHT:	35'

PARKING CALCULATIONS

PARKING REQUIRED:	TO BE DETERMINED BY THE DIRECTOR
MAX. PARKING ALLOWED:	25% OVER MINIMUM
PARKING PROVIDED:	NO NEW PARKING PROVIDED

TREE CANOPY CALCULATIONS

PROJECT AREA:	938,176 SF
EXISTING TREE CANOPY:	583,544 SF (62%)
CANOPY PRESERVATION REQUIRED:	187,635 SF (20%)
TOTAL TREE CANOPY REQUIRED:	328,362 SF (35%)
EXISTING TREE CANOPY TO REMAIN (114,585x2):	229,170 SF (24%)

UTILITY NOTES

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "811" (TOLL FREE PHONE NO. 1-800-382-5544) 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 AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

- Prop. Storm Sewer W/ Basin
- Prop. Sanitary Sewer W/ Manhole
- Ex. Storm Sewer W/ Basin
- Ex. Sanitary Sewer W/ Manhole
- Ex. Major Contour
- Ex. Minor Contour
- Proposed Project Area
- Tree Canopy Credit Area (TCCA)
- Tree Canopy to Remain Outside Project Area

CASE # 24-CFR-
TAX BLOCK 86F, LOTS 28, 79, & 104 & TAX BLOCK 86E, LOT 1
D.B. 5842, PG. 373 & D.B. 10315, PG. 949
(OTHER DEEDS UNLISTED)

DEVELOPER
THE LOUISVILLE ZOO
1100 TREVILIAN WAY, LOUISVILLE, KY 40213

OWNER
LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
527 W. JEFFERSON ST.
LOUISVILLE, KY 40202

WM# ?????



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Produced KAJ

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#	Revision	Date
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1100 TREVILIAN WAY
LOUISVILLE, KY 40213

Louisville Zoo

KENTUCKY
TRAILS

COMMUNITY
FACILITIES REVIEW

CFR