

STORMWATER NOTES:

Table with 2 columns: Description and Area. Includes rows for Impervious Area, Existing Impervious Surface Tract 4, Proposed Impervious Surface Tract 4, etc.

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

LANDSCAPING SUMMARY:

Table with 2 columns: Tract and Landscaping Details. Includes rows for Tract 4, Tract 15, Total Vehicular Use Area, etc.

APPROVED: LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT

DATE November 5, 2018 BY [Signature]

PARKING SUMMARY:

THERE IS NO MINIMUM OR MAXIMUM PARKING REQUIREMENTS FOR DOWNTOWN FORM DISTRICT.

TRACT 4: 43 SPACES INCLUDING 2 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

TRACT 15: 36 SPACES INCLUDING 2 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

94 ON STREET PARKING SPACES ARE PROVIDED

TREE CANOPY CALCULATIONS:

Table with 2 columns: Tract and Tree Canopy Calculations. Includes rows for Tract 4, Tract 15, Total Project Area, Class Canopy, etc.

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VARIANCES REQUESTED:

- 1. VARIANCE FROM LDC SECTION 5.2.1.C.2 TO NOT PROVIDE MAINTAIN A STREET WALL...
2. VARIANCE FROM LDC SECTION 5.2.1.C.3 TO ALLOW THE PROPOSED BUILDING SETBACK TO EXCEED 15 FEET...
3. VARIANCE FROM LDC SECTION 5.2.1.C.6 TO ALLOW A CORNER LOT WITHIN THE DOWNTOWN FORM DISTRICT...
4. VARIANCE FROM LDC SECTION 5.2.1.C.1 SECTION 5.2.2 FOR A C-2 ZONED RESIDENTIAL LOT...

WAIVERS REQUESTED:

- 1. WAIVER FROM FROM LDC SECTION 5.8.1.C.1.b TO NOT PROVIDE SIDEWALKS AT LEAST 84 INCHES WIDE AND NOT BE CONSTRUCTED FROM THE BUILDING FACADE TO THE FACE OF THE CURB ALONG W. JEFFERSON ST., S. 10TH ST., S. 11TH ST., S. 11TH ST., LIBERTY COURT (PROPOSED) AND W. LIBERTY STREET (PROPOSED).

APCD NOTE:

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

MSD NOTES:

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN 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.
3. SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE.
4. 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.
5. VERIFICATION OF THE DOWNSIDE STREAM WATER CAPACITY REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DOWNSIDE MODIFICATIONS OR DETENTION MAY BE REQUIRED IF CAPACITY DOES NOT EXIST DOWNSIDE.

PUBLIC WORKS NOTES:

- 1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS (TABLE B-2).
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESURFACING OR REPAIRING OF THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10% (6.2.3).
8. ALL CURBS AND SIDEWALKS SHALL BE PLACED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION (6.2.5.C).
9. TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.

PRELIMINARY APPROVAL Condition of Approval:

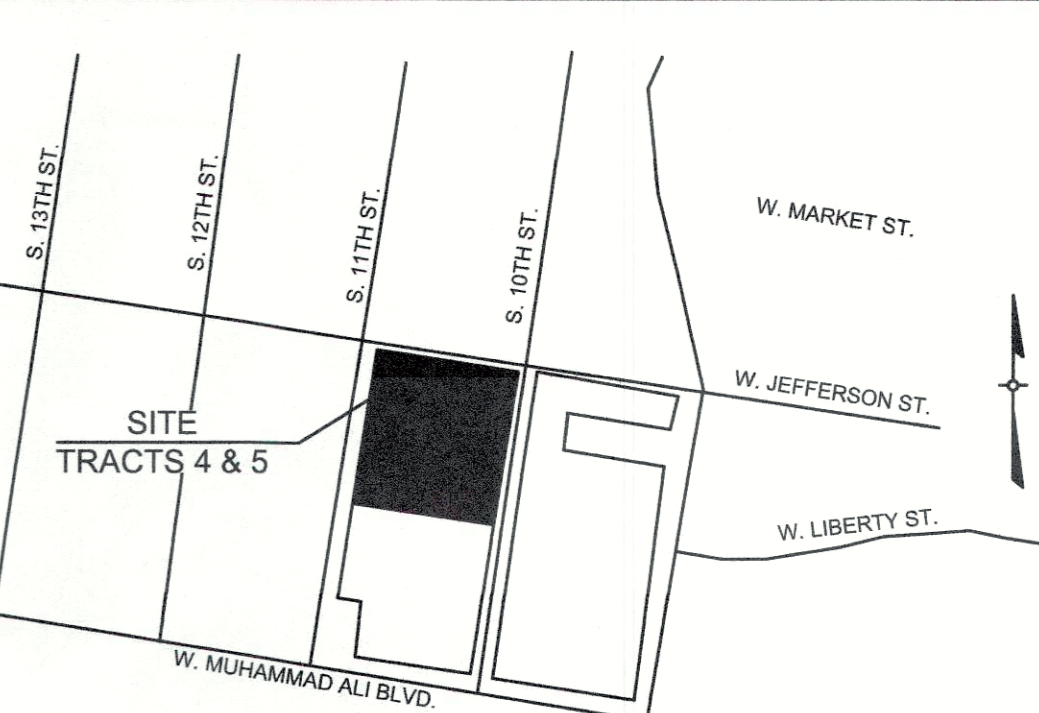
[Signature] Date 10-27-18

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. 1-800-724-8007 OR LOCAL NO. 502-565-0293) 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.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: BY: [Signature] DATE: 10/25/18 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LOCATION MAP

N.T.S.

SITE DATA

1000 W. JEFFERSON ST. LOUISVILLE, KY 40203 D.B. 1690, PG. 639 PART OF TAX BLOCK 144, LOT 7 TRACTS 4 THRU 15 - 17RECORDPLAT1025 GROSS ACREAGE: 1.732(T4); 1.507(T15); 0.544(T4-T14) NET ACREAGE: 1.732(T4); 1.507(T15); 0.544(T4-T14) ZONED C-2 DOWNTOWN FORM DISTRICT HEIGHT: 45 (MAX) TRACT 4 BUILDING AREA: 57,554 SQ.FT. TRACT 4 UNIT DENSITY: (800)U/1.732 AC. = 34.64D/AC. TRACT 4 BEDROOM DENSITY = 35.75D/AC TRACT 4 FAR = 0.78 TRACT 15 BUILDING AREA: 47,302 SQ.FT. TRACT 15 UNIT DENSITY: (800)U/1.507 AC. = 39.81D/AC. TRACT 15 BEDROOM DENSITY = 27.86 D/AC (6-1BR)/1.507 AC. = 3.98D/AC (3BR-2 OR MORE BR)/1.507 AC. = 23.88D/AC EXISTING USE: MULTI-FAMILY PROPOSED USE: MULTI-FAMILY SINGLE FAMILY COUNCIL DISTRICT: 4 FIRE DISTRICT: #2

GENERAL NOTES:

- MECHANICAL AND UTILITY EQUIPMENT SHALL MEET LDC 5.6.2.F REQUIREMENTS.
ROOF SHALL MEET LDC 5.6.3.D.1, 2, 3 & 4 REQUIREMENTS.
STRUCTURE SCREENING SHALL MEET LDC 10.2.6.A, B, C, D & E.
ALL AWNINGS/CANOPIES SHALL MEET LDC 5.6.2.D.1, 2 & 3 REQUIREMENTS.
PER LDC 5.11.A.3 - DEVELOPMENT SITES THAT ARE LOCATED IN TRADITIONAL FORM DISTRICTS AND ARE WITHIN 1,000 FEET OF A PUBLIC PARK SHALL NOT BE REQUIRED TO PROVIDE COMMON OPEN SPACE. THIS SITE IS ADJACENT TO BAXTER SQUARE PARK.
TRACTS 5 THRU 14 SHALL MEET RESIDENTIAL DESIGN STANDARDS OF LDC 5.6.2.
TRACTS 4 & 14 SHALL MEET MULTI-FAMILY DESIGN STANDARDS PER LDC 5.6.3.
THERE SHALL BE A COMMON TRENCH FOR UTILITIES.
STREET TREES WILL BE PROVIDED IN THE VERGE ALONG W. JEFFERSON ST., S. 10TH ST. AND S. 11TH ST. AS REQUIRED BY LDC 10.2.6.A.

BUILDING BREAKDOWN

Table with columns: BLDG, FLOORS, HEIGHT, UNITS, 1ST FL. SQ.FT., 2ND FL. SQ.FT., 3RD FL. SQ.FT., TOTAL FL. SQ.FT., BEDROOMS. Lists details for buildings B-1 through B-15.

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 PRIOR.
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.

RECEIVED SEP 20 2018 PLANNING & DESIGN SERVICES

LEGEND:

- CONCRETE WALKS
CONCRETE DRIVES
PROPOSED DRAINAGE FLOW ARROW
PROPOSED SIDEWALK EASEMENT
PROPOSED TREE WELL

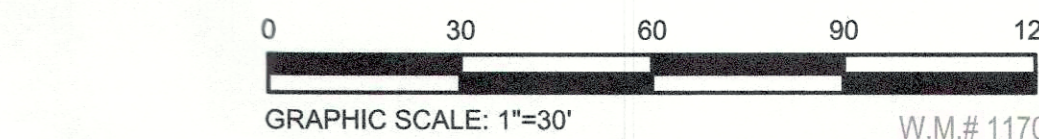


Table with columns: NO, DATE, DESCRIPTION, REVISIONS. Lists revision history for the plan.

CIVIL DESIGN, INC. 3404 STONY SPRING CIRCLE LOUISVILLE, KENTUCKY, 40220 PH: 671-0060 FAX: 671-0311

CIVIL DESIGN, INC. Louisville, Kentucky 40203 W.K. Labe Land Surveying Corp. Permit No. 840 Engineering Corp. Permit No. 3274

DATE SIGNATURE

CATEGORY 3 PLAN - BEECHER TERRACE - PHASE II OWNER/DEVELOPER LOUISVILLE METRO HOUSING AUTHORITY 420 S. 8TH ST. LOUISVILLE, KENTUCKY 40203 PH: (502) 569-3400 TRACTS 4 & 5/17RECORDPLAT1025

DRAWN BY: M.L. CHKD BY: A.D. DATE: JUNE 25, 2018 DRAWINGS: CAT. 3 SCALE: 1"=30' SHEET 1 OF 1