

STORMWATER NOTES:

Table with 2 columns: 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 1-502-540-4220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

LANDSCAPING SUMMARY:

Table with 2 columns: TRACT 4, TRACT 15, VEHICULAR USE AREA, REQUIRED INTERIOR LANDSCAPING, PROVIDED INTERIOR LANDSCAPING, etc.

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.

TREE CANOPY CALCULATIONS:

Table with 2 columns: TRACT 4, TRACT 15, TOTAL PROJECT AREA, CLASS CANOPY, NEW TREE CANOPY COVERAGE AREA REQD., etc.

VARIANCES REQUESTED:

THE FOLLOWING VARIANCES ARE BEING REQUESTED FOR THE SITE: 1. VARIANCE FROM LDC SECTION 5.2.1.C.2 TO NOT PROVIDE MAINTAIN A STREET WALL AT LEAST 3 STORES IN HEIGHT...

WAIVERS REQUESTED:

THE FOLLOWING WAIVER IS BEING REQUESTED FOR THE SITE: 1. WAIVER 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...

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:

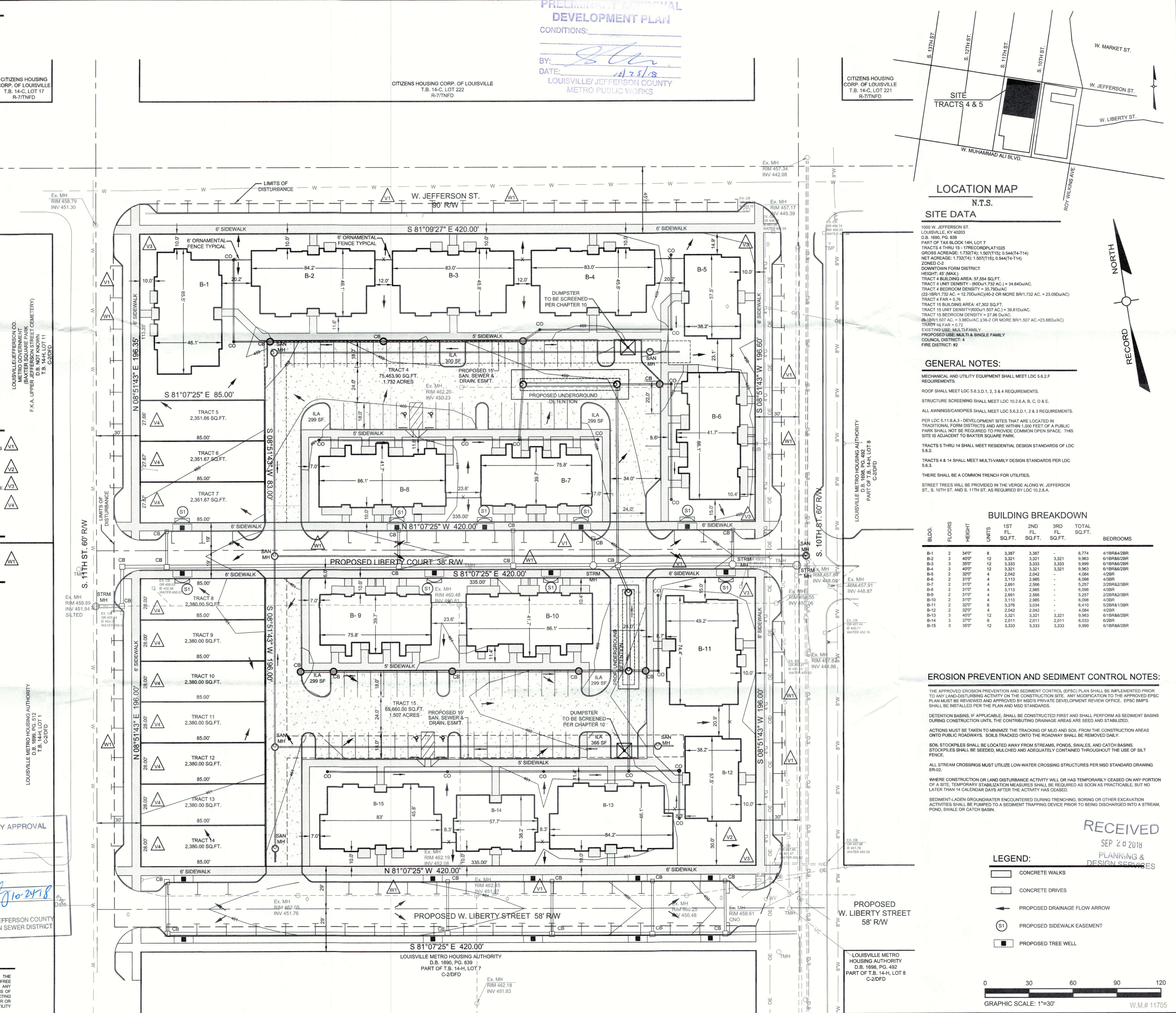
- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

PUBLIC WORKS NOTES:

- 1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

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. 1-800-532-8807 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT...



PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

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

LOCATION MAP

N.T.S. SITE DATA

1033 W. JEFFERSON ST. LOUISVILLE, KY 40203 D.B. 1690, PG. 639 PART OF TAX BLOCK 141, LOT 7 TRACTS 4 THRU 15 - 17 RECORDED PLAT 1025 GROSS ACREAGE: 1.732(74) / 1.507(115) / 0.544(4-14) NET ACREAGE: 1.732(74) / 1.507(115) / 0.544(4-14) ZONED C-2 DOWNTOWN FORM DISTRICT HEIGHT: 45' (MAX.) TRACT 4 BUILDING AREA: 57,554 SQ.FT. TRACT 4 UNIT DENSITY: (800x)1,732 AC = 34.640x/AC. TRACT 4 BEDROOM DENSITY = 35.790x/AC. TRACT 4 FAR = 0.76 TRACT 15 BUILDING AREA: 47,302 SQ.FT. TRACT 15 UNIT DENSITY (800x)1,507 AC = 38.810x/AC. TRACT 15 BEDROOM DENSITY = 27.96 x/AC. TRACT 15 FAR = 0.72 EXISTING USE: MULTIFAMILY PROPOSED USE: MULTI & SINGLE FAMILY COUNCIL DISTRICT: #2 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/CANOPES SHALL MEET LDC 5.6.2.D.1, 2 & 3 REQUIREMENTS. PER LDC 5.11.9.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.

BUILDING BREAKDOWN

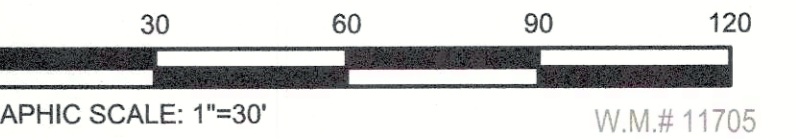
Table with columns: BLDG., FLOORS, HEIGHT, UNITS, 1ST FL. SQ.FT., 2ND FL. SQ.FT., 3RD FL. SQ.FT., TOTAL FL. SQ.FT., BEDROOMS. Rows include B-1 through B-15.

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.

LEGEND:

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



REVISIONS table with columns: NO., DATE, DESCRIPTION, BY. Includes revisions 1 through 4.

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

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

