

STORMWATER NOTES:

Table with 2 columns: Description and Value. Includes IMPERVIOUS AREA, EXISTING IMPERVIOUS SURFACE TRACT 5, PROPOSED IMPERVIOUS SURFACE TRACT 5, etc.

LANDSCAPING SUMMARY:

Table with 2 columns: Description and Value. Includes TRACT 5 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 5 40 SPACES INCLUDING 8 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

TRACT 6 40 SPACES INCLUDING 8 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

TREE CANOPY CALCULATIONS:

Table with 2 columns: Description and Value. Includes TRACT 5 TOTAL PROJECT AREA, CLASS CANOPY, NEW TREE CANOPY COVERAGE AREA REQD., etc.

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APPROVED VARIANCES:

THE FOLLOWING VARIANCES WERE APPROVED AT BOZA ON NOVEMBER 5, 2016, CASE NO. 18DEVPLAN1111:

AN APPROVED VARIANCE FROM LDC SECTION 5.2.1.C.2 TO NOT PROVIDE MAINTAIN A STREET WALL AT LEAST 3 STORES IN HEIGHT, FOR THE LENGTHS OF THE LOT FRONTAGE(S) AS FOUND ALONG W. JEFFERSON ST., S. 10TH ST., S. 11TH ST., LIBERTY COURT (PROPOSED) AND W. LIBERTY STREET (PROPOSED).

AN APPROVED VARIANCE FROM LDC SECTION 5.2.1.C.3 TO ALLOW THE PROPOSED BUILDING SETBACK TO EXCEED 15 FEET AS MEASURED FROM THE RIGHT AWAY ALONG W. LIBERTY STREET (PROPOSED), BUILDING #12.

AN APPROVED VARIANCE FROM LDC SECTION 5.2.1.C.6 TO ALLOW A CORNER LOT WITHIN THE DOWNTOWN FORM DISTRICT TO NOT MAINTAIN A ZERO FOOT SETBACK FROM THE STREET WALL FOR AT LEAST 60 FEET FROM THE INTERSECTION ALONG EACH STREET, OR THE WIDTH OF THE LOT, WHICHEVER IS LESS.

AN APPROVED VARIANCE FROM LDC 5.2.1.C.1/SECTION 5.2.2 FOR A C-2 ZONED RESIDENTIAL LOT IN THE DOWNTOWN FORM DISTRICT TO HAVE A MINIMUM FRONT SETBACK OF ZERO FEET AND A MAXIMUM FRONT SETBACK OF 15 FEET. THIS VARIANCE NO LONGER APPLIES BASED ON THE CURRENT SITE LAYOUT AND ELIMINATION OF THE SINGLE FAMILY LOTS.

AN APPROVED VARIANCE FROM LDC SECTION 5.8.1.C.1 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., LIBERTY COURT (PROPOSED) AND W. LIBERTY STREET (PROPOSED).

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PLAN REVISIONS:

- THE ORIGINAL CATEGORY 3 PLAN WAS APPROVED AT BOZA ON NOVEMBER 5, 2016, CASE NO. 18DEVPLAN1111. REVISIONS FROM THE ORIGINAL PLAN INCLUDE: ELIMINATED THE 10 SINGLE FAMILY LOTS LOCATED ON S. 11TH STREET (TRACTS 5 THRU 15); VARIANCE 5.2.1.C.1/SECTION 5.2.2 IS NO LONGER NEEDED DUE TO THE ELIMINATION OF THE SINGLE-FAMILY LOTS; MOVED BUILDING 14 FROM THE SOUTH TRACT TO THE SOUTHWEST CORNER OF THE NORTH TRACT; ELIMINATED THE ENTRANCE ONTO PROPOSED W. LIBERTY STREET; NEW PROPOSED TRACT 7, WHICH IS THE WESTERN PORTION OF THE SOUTH TRACT, WILL BE PART OF A FUTURE PHASE; PROPOSED TRACT 5 WAS PREVIOUSLY SHOWN AS TRACT 6, AND PROPOSED TRACT 6 WAS PREVIOUSLY SHOWN AS TRACT 15; ADDITIONAL PARKING HAS BEEN ADDED TO BOTH TRACTS; TOT LOTS (PLAYGROUNDS) HAVE BEEN ADDED TO BOTH TRACTS.

CITIZENS HOUSING CORP. OF LOUISVILLE T.B. 14-C, LOT 222 R-7/TNFD

CITIZENS HOUSING CORP. OF LOUISVILLE T.B. 14-C, LOT 221 R-7/TNFD

LOCATION MAP

N.T.S.

SITE DATA

1000 W. JEFFERSON ST. LOUISVILLE, KY 40203 D.B. 11252, PG. 108 PART OF TAX BLOCK 14H, LOT 7 TRACTS 5 THRU 7 - 1980CORPORAT1002 GROSS ACREAGE: 1.894(82,518.90 SF)(15); 1.426(82,123.72 SF)(16) NET ACREAGE: 1.894(82,518.90 SF)(15); 1.426(82,123.72 SF)(16) ZONED C-2 DOWNTOWN FORM DISTRICT TRACT 5 BUILDING AREA: 65,089 SQ.FT. TRACT 5 UNIT DENSITY - (860U/1.894 AC.) = 34.85U/AC. TRACT 5 BEDROOM DENSITY = 34.85U/AC. (22-1BR/1.894 AC. = 11.82U/AC; 44-2 OR MORE BR/1.894 AC. = 23.23U/AC.) TRACT 6 BUILDING AREA: 42,357 SQ.FT. TRACT 6 UNIT DENSITY (420U/1.426 AC.) = 29.45U/AC. TRACT 6 BEDROOM DENSITY = 29.45U/AC. (12-1BR/1.426 AC. = 8.42U/AC; 30-2 OR MORE BR/1.507 AC. = 21.03U/AC.) TRACT 6 FAR - 0 BR EXISTING USE: MULTI-FAMILY PROPOSED USE: MULTI & 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 5.6.3.0.1, 2, 3 & 4 REQUIREMENTS. STRUCTURE SCREENING SHALL MEET LDC 10.2.6.A, B, C, D & E. ALL AWNINGSCANOPIES 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. TRACTS 5 THRU 7 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 10.2.8.A.

BUILDING BREAKDOWN

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

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 DAILY. 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 DIRT 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.

LEGEND:

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

GRAPHIC SCALE: 1"=30'

W.M.# 17105

Table with columns: NO., DATE, DESCRIPTION, AGENCY COMMENTS, BY, M.I.L. Includes revision 1 on 3-7-19.

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

CDJ CIVIL DESIGN, INC. 3404 STONEY 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/RECORDPLAT-1025

RECEIVED MAR 11 2019 PLANNING & DESIGN SERVICES DRWN BY: M.J.L. CHKD BY: AD DATE: FEB. 18, 2019 DRAWING: CAT. 3 SCALE: 1"=30' SHEET 1 of 1



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. 1-800-792-9007) OR LOCAL NO. 502-266-0320 FORTY-EIGHT (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.