

STORMWATER NOTES:

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS SURFACE TRACT 2	35,670 SQ.FT.
PROPOSED IMPERVIOUS SURFACE TRACT 2	57,004 SQ.FT.
TOTAL AREA OF TRACT 2	79,833 SQ.FT.
EXISTING IMPERVIOUS SURFACE TRACT 7	9,816 SQ.FT.
PROPOSED IMPERVIOUS SURFACE TRACT 7	9,812 SQ.FT.
TOTAL AREA OF TRACT 7	20,196 SQ.FT.
EXISTING IMPERVIOUS SURFACE TRACT 8	34,391 SQ.FT.
PROPOSED IMPERVIOUS SURFACE TRACT 8	33,247 SQ.FT.
TOTAL AREA OF TRACT 8	82,330 SQ.FT.
EXISTING IMPERVIOUS SURFACE TRACT 11	36,662 SQ.FT.
PROPOSED IMPERVIOUS SURFACE TRACT 11	52,974 SQ.FT.
TOTAL AREA OF TRACT 11	82,319 SQ.FT.

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

LANDSCAPING SUMMARY:

TRACT 2	
VEHICULAR USE AREA	22,236 SF
REQUIRED INTERIOR LANDSCAPING	1,112 SF (5%)
REQUIRED PROVIDED INTERIOR LANDSCAPING	1,516 SF (6.8%)
TOTAL INTERIOR LANDSCAPING	2,018 SF
TRACT 7	
VEHICULAR USE AREA	1,432 SF
REQUIRED INTERIOR LANDSCAPING	72 SF (5%)
REQUIRED PROVIDED INTERIOR LANDSCAPING	313 SF (21.8%)
TRACTS 8 & 7 COMBINED	
VEHICULAR USE AREA	19,213 SF
REQUIRED INTERIOR LANDSCAPING	661 SF (3%)
REQUIRED PROVIDED INTERIOR LANDSCAPING	1,258 SF (6.5%)
TRACT 8	
VEHICULAR USE AREA	18,060 SF
REQUIRED INTERIOR LANDSCAPING	965 SF (5%)
REQUIRED PROVIDED INTERIOR LANDSCAPING	2,007 SF (10.5%)
TOTAL INTERIOR LANDSCAPING	2,335 SF
PROPOSED TRACT 11	
VEHICULAR USE AREA	18,975 SF
REQUIRED INTERIOR LANDSCAPING	948 SF (5%)
REQUIRED PROVIDED INTERIOR LANDSCAPING	1,767 SF (9.3%)
TOTAL INTERIOR LANDSCAPING	2,653 SF
PROJECT TOTALS	
TOTAL VEHICULAR USE AREA	79,514 SF
REQUIRED INTERIOR LANDSCAPING	3,976 SF(5%)
REQUIRED PROVIDED INTERIOR LANDSCAPING	7,564 SF(9.5%)

REQUESTED VARIANCES:

THE FOLLOWING VARIANCES ARE BEING REQUESTED FOR THE SITE:

VARIANCE FROM LDC SECTION 5.2.1.C.2 TO ALLOW A SETBACK OF 20 FT. FROM WILBERFORCE STREET TO EXCEED THE REQUIRED 15 FT. MAXIMUM SETBACK FOR BUILDING 20.

VARIANCE FROM LDC SECTION 5.2.1.C.2 TO ALLOW STRUCTURES ON A CORNER LOT WITHIN THE DOWNTOWN FORM DISTRICT TO EXCEED THE 0.0001 MAXIMUM SETBACK WITHIN 50 FEET OF AN INTERSECTION, APPLICABLE ON ALL CORNERS, VARIANCE UP TO 20 FEET AS SHOWN ON THE DEVELOPMENT PLAN.

REQUESTED WAIVERS:

THE FOLLOWING WAIVERS ARE BEING REQUESTED FOR THE SITE:

A WAIVER FROM LDC SECTION 5.2.1.C.2 TO NOT MAINTAIN A MINIMUM 3-STORY STREET WALL ALONG ALL FRONTAGES WITHIN THE DEVELOPMENT.

A WAIVER FROM LDC SECTION 5.8.1.1.2 TO NOT PROVIDE SIDEWALKS AT LEAST 84 INCHES WIDE IN THE DOWNTOWN FORM DISTRICT. APPLICABLE TO ALL SIDEWALKS WITHIN THE DEVELOPMENT.

TREE CANOPY CALCULATIONS:

TRACT 2	
TOTAL PROJECT AREA	79,832 SF
CLASS CANOPY	A
NEW TREE CANOPY COVERAGE AREA REQ'D.	7,983 SF (10%)
DEVELOPMENT DENSITY (160U/1,835 AC.)	35.97D/AC.
TREE CANOPY REDUCTION	66% (-5,275 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	2,718 SF
NUMBER OF ILA TREES REQ'D (22,236/4000)	6
TOTAL TREE CANOPY TO BE PROVIDED	4,320 SF (5.4%)
(6 TYPE A TREES X 720 SF)	

TRACT 7	
TOTAL PROJECT AREA	20,196.28
CLASS CANOPY	A
NEW TREE CANOPY COVERAGE AREA REQ'D.	2,020 SF (10%)
DEVELOPMENT DENSITY (100U/0.464 AC.)	21.55D/AC.
TREE CANOPY REDUCTION	66% (-1,333 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	687 SF
NUMBER OF ILA TREES REQ'D (22,236/4000)	1
TOTAL TREE CANOPY TO BE PROVIDED	720SF (3.5%)
(1 TYPE A TREE X 720 SF)	

TRACT 8	
TOTAL PROJECT AREA	82,320.00
CLASS CANOPY	A
NEW TREE CANOPY COVERAGE AREA REQ'D.	8,232 SF (10%)
DEVELOPMENT DENSITY (570U/1,890 AC.)	30.16D/AC.
TREE CANOPY REDUCTION	66% (-5,433 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	2,799 SF
NUMBER OF ILA TREES REQ'D (19,090/4000)	5
TOTAL TREE CANOPY TO BE PROVIDED	3,600 SF (4.4%)
(5 TYPE A TREES X 720 SF)	

PROPOSED TRACT 11	
TOTAL PROJECT AREA	82,319.02
CLASS CANOPY	A
NEW TREE CANOPY COVERAGE AREA REQ'D.	8,232 SF (10%)
DEVELOPMENT DENSITY (520U/1,890 AC.)	27.51D/AC.
TREE CANOPY REDUCTION	66% (-5,433 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	2,799 SF
NUMBER OF ILA TREES REQ'D (18,975/4000)	5
TOTAL TREE CANOPY TO BE PROVIDED	3,600 SF (4.4%)
(5 TYPE A TREES X 720 SF)	

SITE DATA

TRACT 2
S. 10TH ST.
LOUISVILLE, KY 40203
D.B. 11252, PG. 100
TAX BLOCK 14H, LOT 14
GROSS ACREAGE: 1.890/82,320.00 SF
NET ACREAGE: 1.830/79,832.82 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 60' (MAX.)
TRACT 2 BUILDING AREA: 63,491 SQ.FT.
TRACT 2 UNIT DENSITY = (160U/1,835 AC.) = 35.97D/AC.
TRACT 2 BEDROOM DENSITY = 35.97D/AC.
(38-18U/1,835 AC. = 20.71D/AC.) (28-2 OR MORE BR/1,835 AC. = 15.26D/AC.)
TRACT 2 FAR = 0.73

TRACT 7
D.B. 11552, PG. 210
TAX BLOCK 14H, LOT 18
GROSS ACREAGE: 0.464/20,196.28 SF
NET ACREAGE: 0.464/20,196.28 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 45' (MAX.)
TRACT 7 BUILDING AREA: 12,936 SQ.FT.
TRACT 7 UNIT DENSITY = (100U/0.464 AC.) = 21.55D/AC.
TRACT 7 BEDROOM DENSITY = 21.55D/AC.
(6-18U/1,890 AC. = 3.17D/AC.) (4-2 OR MORE BR/1,890 AC. = 2.43D/AC.)
TRACT 7 FAR = 0.64

EXISTING USE: MULTI-FAMILY
PROPOSED USE: MULTI & SINGLE FAMILY
COUNCIL DISTRICT: 4
FIRE DISTRICT: #2

PARKING SUMMARY:

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

TRACT 2:
54 SPACES INCLUDING 8 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

TRACTS 8 & 7 COMBINED:
47 SPACES INCLUDING 8 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

TRACT 8:
45 SPACES INCLUDING 10 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

PROPOSED TRACT 11:
44 SPACES INCLUDING 12 HANDICAP SPACES ARE BEING PROVIDED ON SITE.

177 ON STREET PARKING SPACES ARE PROVIDED

SITE DATA

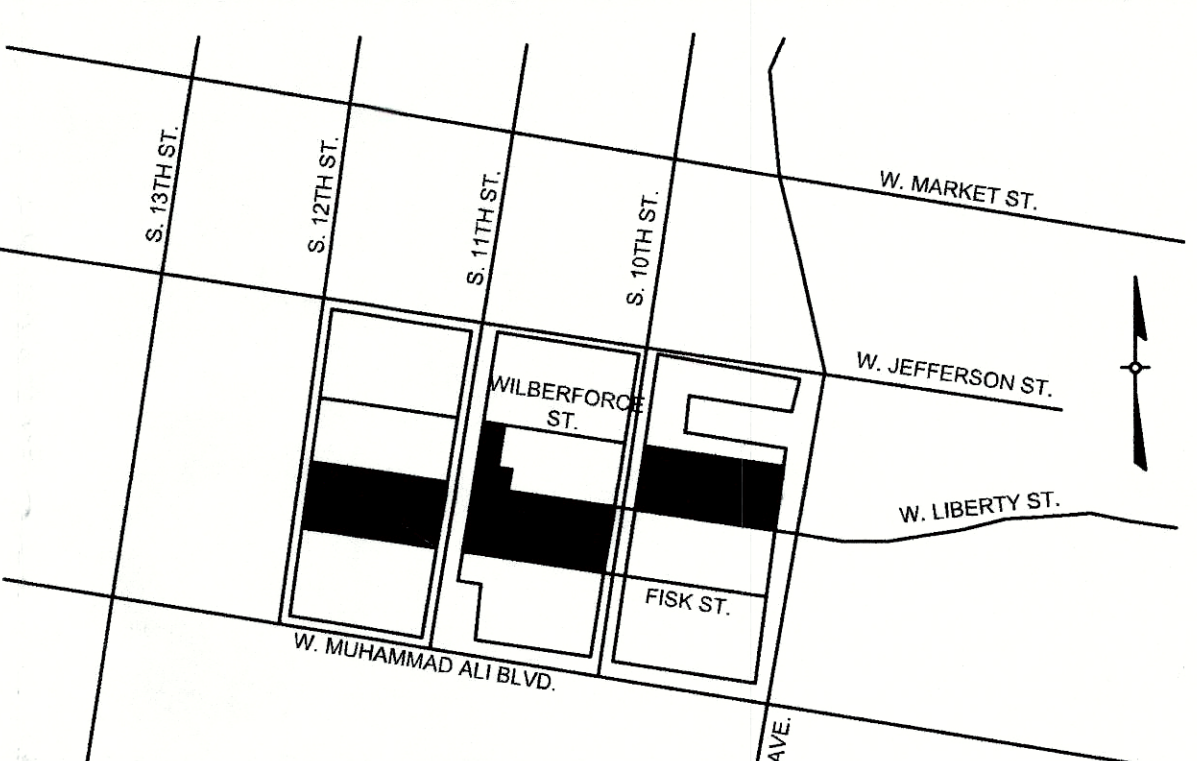
TRACT 8
D.B. 11252, PG. 108
TAX BLOCK 14H, LOT 17
GROSS ACREAGE: 1.890/82,320.00 SF
NET ACREAGE: 1.890/82,320.00 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 45' (MAX.)
TRACT 8 BUILDING AREA: 56,582 SQ.FT.
TRACT 8 UNIT DENSITY = (570U/1,890 AC.) = 30.16D/AC.
TRACT 8 BEDROOM DENSITY = 30.16D/AC.
(12-18U/1,890 AC. = 6.35D/AC.) (4-2 OR MORE BR/1,890 AC. = 2.43D/AC.)
TRACT 8 FAR = 0.73

PROPOSED TRACT 11
1100 CEDAR CT.
LOUISVILLE, KY 40203
D.B. 11552, PG. 210
PART OF TAX BLOCK 14H, LOT 1
GROSS ACREAGE: 0.464/20,196.28 SF
NET ACREAGE: 0.464/20,196.28 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 45' (MAX.)
TRACT 11 BUILDING AREA: 56,582 SQ.FT.
TRACT 11 UNIT DENSITY = (520U/1,890 AC.) = 27.51D/AC.
TRACT 11 BEDROOM DENSITY = 27.51D/AC.
(6-18U/1,890 AC. = 3.17D/AC.) (4-2 OR MORE BR/1,890 AC. = 2.43D/AC.)
TRACT 11 FAR = 0.69

EXISTING USE: MULTI-FAMILY
PROPOSED USE: MULTI & SINGLE FAMILY
COUNCIL DISTRICT: 4
FIRE DISTRICT: #2

BUILDING BREAKDOWN

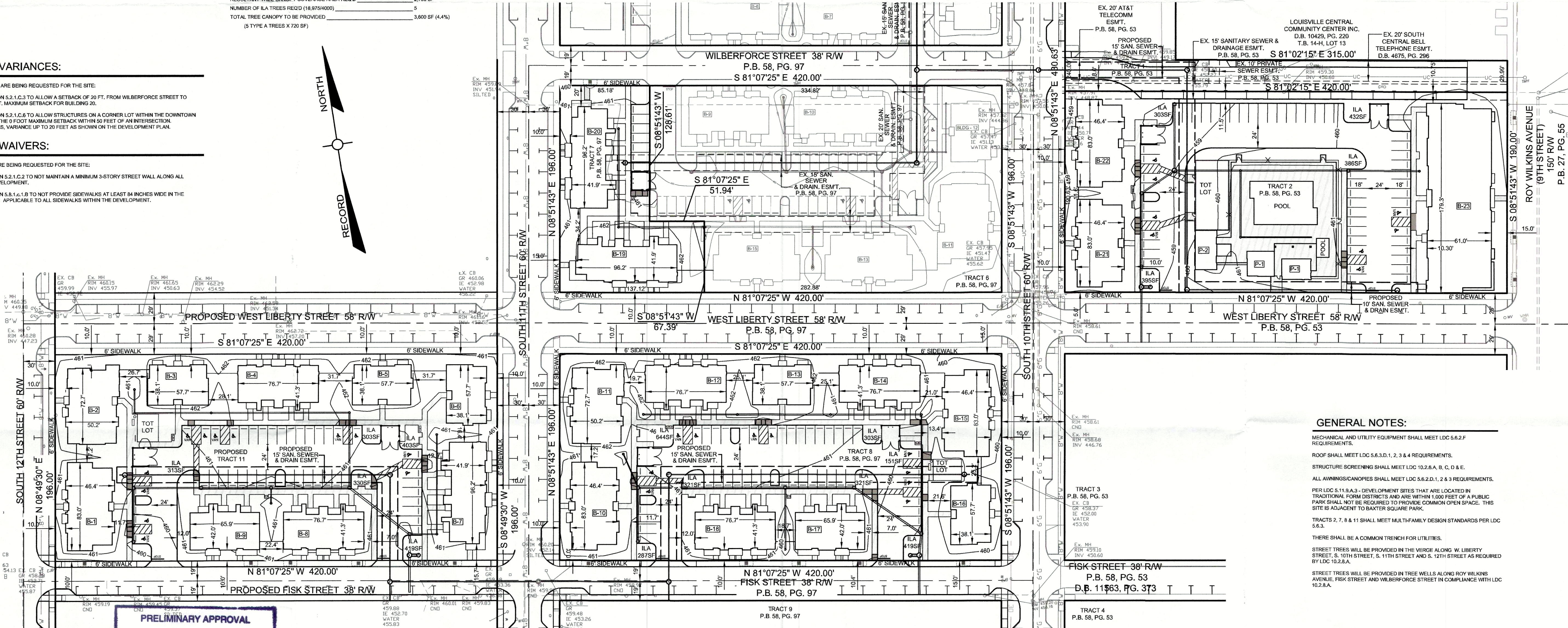
BUG	FLOORS	HEIGHT	UNITS	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	TOTAL SQ.FT.	BEDROOMS
B-1	3	30'7"	12	3,373	3,373	3,333	-	10,079	61BR/62BR
B-2	2	28'8"	6	3,428	3,053	-	-	6,481	52BR/513BR
B-3	3	36'9"	6	2,079	2,068	2,060	-	6,216	62BR
B-4	3	32'1"	4	2,737	2,610	-	-	5,347	22BR/233BR
B-5	3	36'7"	6	2,045	2,028	2,028	-	6,101	62BR
B-6	3	36'9"	6	2,045	2,028	2,028	-	6,101	62BR
B-7	2	32'1"	5	3,320	3,148	-	-	6,468	32BR/233BR
B-8	2	32'1"	4	2,737	2,610	-	-	5,347	22BR/233BR
B-9	2	31'7"	3	2,405	2,307	-	-	4,712	33BR
B-10	3	39'10"	12	3,361	3,353	3,353	-	10,067	61BR/62BR
B-11	2	28'8"	6	3,428	3,053	-	-	6,481	52BR/513BR
B-12	2	32'1"	4	2,737	2,610	-	-	5,347	22BR/233BR
B-13	3	36'9"	6	2,045	2,028	2,028	-	6,101	62BR
B-14	2	32'1"	4	2,737	2,610	-	-	5,347	22BR/233BR
B-15	3	36'7"	6	3,373	3,373	3,333	-	10,079	61BR/62BR
B-16	3	36'9"	6	2,045	2,028	2,028	-	6,101	62BR
B-17	2	31'7"	3	2,405	2,307	-	-	4,712	33BR
B-18	2	32'1"	4	2,737	2,610	-	-	5,347	22BR/233BR
B-19	2	32'1"	5	3,320	3,148	-	-	6,468	32BR/233BR
B-20	2	32'1"	5	3,320	3,148	-	-	6,468	32BR/233BR
B-21	3	39'10"	12	3,361	3,353	3,353	-	10,067	61BR/62BR
B-22	3	36'7"	12	3,373	3,373	3,333	-	10,079	61BR/62BR
B-23	4	60'0"	42	10,418	10,335	10,335	10,334	41,823	261BR/162BR
P-1	1	16'2"							
P-2	1	15'8"							
TOTALS			185					191,339	561BR/1052BR/2433BR



LOCATION MAP

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *James W. Smith*
DATE: *3/23/20*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



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 5.11.8.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 2, 7, 8 & 11 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. LIBERTY STREET, S. 10TH STREET, S. 11TH STREET AND S. 12TH STREET AS REQUIRED BY LDC 10.2.8.A.

STREET TREES WILL BE PROVIDED IN TREE WELLS ALONG ROY WILKINS AVENUE, FISK STREET AND WILBERFORCE STREET IN COMPLIANCE WITH LDC 10.2.8.A.

LEGEND:

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

0 50 100 150 200
GRAPHIC SCALE: 1"=50'
W.M.# 11705

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:

- 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.
- MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAINS 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.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE.
- 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.
- VERIFICATION OF THE DOWNSIDE STORM WATER CAPACITY REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DOWNSIDE STORM WATER MODIFICATIONS OR DETENTION MAY BE REQUIRED IF CAPACITY DOES NOT EXIST DOWNSIDE.

PUBLIC WORKS NOTES:

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS (TABLE 6.2.1).
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- 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 RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10% (6.2.3).
- ALL CURB, GRADINGS AND BUILT-UP PAVEMENT WIDTHS, RADIUS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION (6.2.5.2).
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.

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 SEED, 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 ACTIVITY SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.



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. 1-800-752-6007 OR LOCAL NO. 502-266-5123 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 (E.G. 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.

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

CIVIL DESIGN, INC.
WBE / DBE
Louisville, Kentucky
Engineering Corp. Permit No. 540

DATE

SIGNATURE

CATEGORY 3 PLAN - BEECHER TERRACE - PHASE III
OWNER/DEVELOPER
METRO HOUSING AUTHORITY
420 S. 8TH STREET
LOUISVILLE, KENTUCKY 40203
PH: (502) 569-3400

DRWN BY: M.J.L.
CHKD BY: A.D.
DATE: FEB. 5, 2020
DRAWING: CAT. 3
SCALE: 1"= 50'
SHEET 1 OF 1