

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	79,933 SQ.FT.
EXISTING IMPERVIOUS SURFACE TRACT 7	9,616 SQ.FT.
PROPOSED IMPERVIOUS SURFACE TRACT 7	9,612 SQ.FT.
TOTAL AREA OF TRACT 7	20,186 SQ.FT.
EXISTING IMPERVIOUS SURFACE TRACT 8	34,391 SQ.FT.
PROPOSED IMPERVIOUS SURFACE TRACT 8	53,247 SQ.FT.
TOTAL AREA OF TRACT 8	82,320 SQ.FT.
EXISTING IMPERVIOUS SURFACE TRACT 11	36,862 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 WATEREDD 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	1,433 SF
REQUIRED INTERIOR LANDSCAPING	72 SF (5%)
PROVIDED INTERIOR LANDSCAPING	133 SF (21.8%)

TRACTS 8 & 7 COMBINED	
VEHICULAR USE AREA	19,213 SF
REQUIRED INTERIOR LANDSCAPING	961 SF (5%)
PROVIDED INTERIOR LANDSCAPING	1,258 SF (6.5%)

TRACT 8	
VEHICULAR USE AREA	19,090 SF
REQUIRED INTERIOR LANDSCAPING	955 SF (5%)
PROVIDED INTERIOR LANDSCAPING	2,007 SF (10.5%)
TOTAL INTERIOR LANDSCAPING	2,238 SF

PROPOSED TRACT 11	
VEHICULAR USE AREA	18,875 SF
REQUIRED INTERIOR LANDSCAPING	948 SF (5%)
PROVIDED INTERIOR LANDSCAPING	1,707 SF (9.0%)
TOTAL INTERIOR LANDSCAPING	2,053 SF

PROJECT TOTALS	
TOTAL VEHICULAR USE AREA	79,514 SF
REQUIRED INTERIOR LANDSCAPING	3,976 SF(5%)
PROVIDED INTERIOR LANDSCAPING	7,564 SF(9.5%)

TREE CANOPY CALCULATIONS:

TRACT 2	
TOTAL PROJECT AREA	79,932.82 SF
CLASS CANOPY	A
NEW TREE CANOPY COVERAGE AREA REQ'D.	7,893 SF (10%)
DEVELOPMENT DENSITY (660U/1,835 AC.)	35.970U/AC.
TREE CANOPY REDUCTION	66% (-5,275 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	2,718 SF
NUMBER OF ILA TREES REQ'D (1,432/4000)	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.)	21.550U/AC.
TREE CANOPY REDUCTION	66% (-1,333 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	687 SF
NUMBER OF ILA TREES REQ'D (1,432/4000)	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 (670U/1,890 AC.)	30.160U/AC.
TREE CANOPY REDUCTION	66% (-5,433 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	2,799 SF
NUMBER OF ILA TREES REQ'D (18,875/4000)	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 (670U/1,890 AC.)	27.510U/AC.
TREE CANOPY REDUCTION	66% (-5,433 SF)
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	2,799 SF
NUMBER OF ILA TREES REQ'D (18,875/4000)	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. 109
TAX BLOCK 14H, LOT 14
GROSS ACREAGE: 1.800/2,320.00 SF
NET ACREAGE: 1.83579,932.82 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 60' (MAX.)
TRACT 2 BUILDING AREA: 63,461 SQ.FT.
TRACT 2 UNIT DENSITY: (660U/1,835 AC.) = 35.970U/AC.
TRACT 2 BEDROOM DENSITY = 35.970U/AC.
35-180U/1,835 AC. = 20.710U/AC(28-2 OR MORE BR/1,835 AC. = 15.260U/AC.)
TRACT 2 FAR = 0.79

TRACT 7
D.B. 11252, PG. 108
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: 12,636 SQ.FT.
TRACT 7 UNIT DENSITY: (100U/0,464 AC.) = 21.550U/AC.
TRACT 7 BEDROOM DENSITY = 21.550U/AC.
(15-180U/890 AC. = 3.170U/AC(45-2 OR MORE BR/0,464 AC. = 21.550U/AC.)
TRACT 7 FAR = 0.64

EXISTING USE: MULTI-FAMILY
PROPOSED USE: MULTI-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 6 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

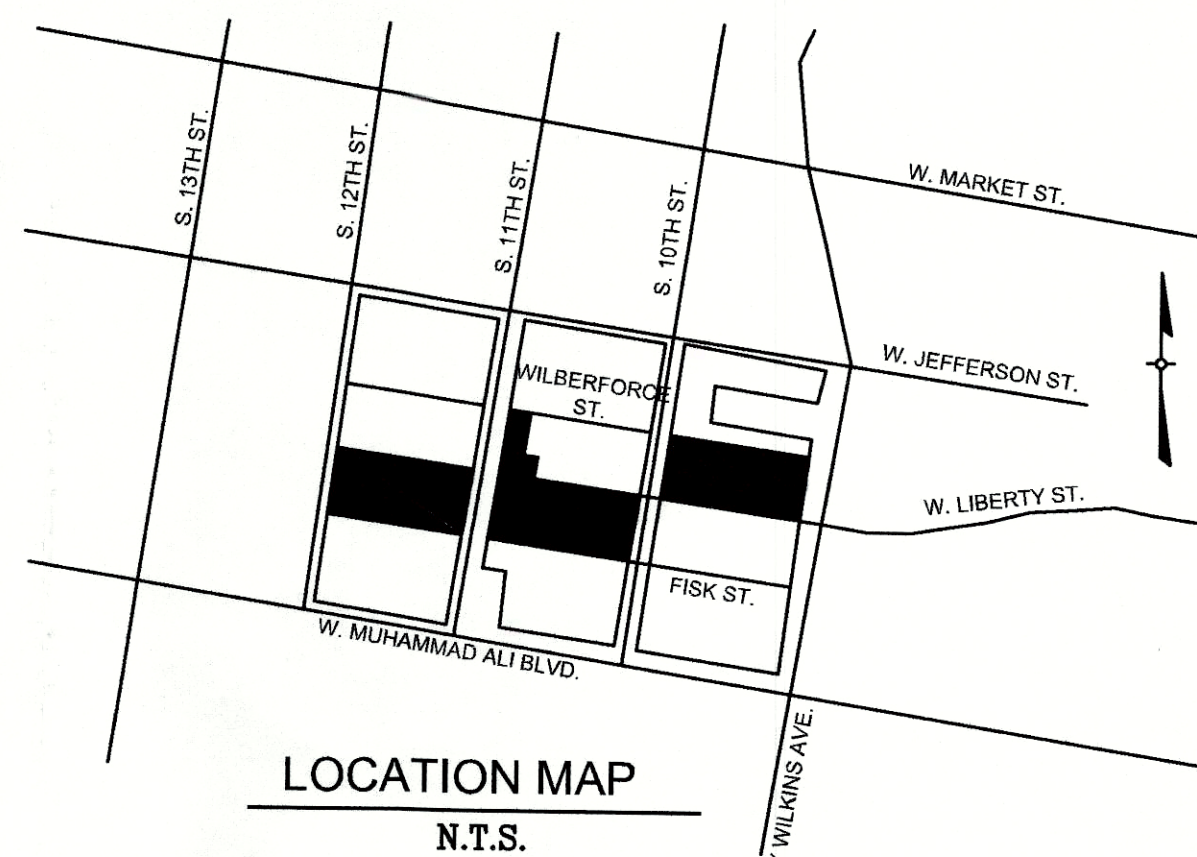
SITE DATA

TRACT 8
D.B. 11252, PG. 108
TAX BLOCK 14H, LOT 17
GROSS ACREAGE: 1.800/2,320.00 SF
NET ACREAGE: 1.86082,320.00 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 45' (MAX.)
TRACT 8 BUILDING AREA: 56,592 SQ.FT.
TRACT 8 UNIT DENSITY: (570U/1,890 AC.) = 30.160U/AC.
TRACT 8 BEDROOM DENSITY = 30.160U/AC.
(15-180U/1,890 AC. = 6.300U/AC(45-2 OR MORE BR/1,890 AC. = 23.810U/AC.)
TRACT 8 FAR = 0.73

PROPOSED TRACT 11
1100 CEDAR CT.
LOUISVILLE, KY 40203
D.B. 11252, PG. 210
PART OF TAX BLOCK 14H, LOT 1
GROSS ACREAGE: 1.800/2,319.01 SF
NET ACREAGE: 1.800/2,319.01 SF
ZONED C-2
DOWNTOWN FORM DISTRICT
HEIGHT: 45' (MAX.)
TRACT 11 BUILDING AREA: 56,592 SQ.FT.
TRACT 11 UNIT DENSITY: (520U/1,890 AC.) = 27.510U/AC.
TRACT 11 BEDROOM DENSITY = 27.510U/AC.
(15-180U/890 AC. = 3.170U/AC(45-2 OR MORE BR/1,890 AC. = 24.340U/AC.)
TRACT 11 FAR = 0.69

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

BUILDING BREAKDOWN											
BUDG.	FLOORS	HEIGHT	1ST FL SQ.FT.	2ND FL SQ.FT.	3RD FL SQ.FT.	4TH FL SQ.FT.	TOTAL SQ.FT.	BEDROOMS			
B-1	3	36'7"	12	3,373	3,373	3,333	-	10,079	61	18A&20R	
B-2	2	28'8"	6	3,428	3,053	-	-	6,481	50	20R&110R	
B-3	3	36'9"	6	2,079	2,068	2,068	-	6,215	60	20R	
B-4	2	32'1"	4	2,737	2,610	-	-	5,347	20	20R&230R	
B-5	3	36'9"	6	2,045	2,028	2,028	-	6,101	60	20R	
B-6	3	36'9"	6	2,045	2,028	2,028	-	6,101	60	20R	
B-7	2	32'1"	5	3,320	3,148	-	-	6,468	30	20R&230R	
B-8	2	32'1"	4	2,737	2,610	-	-	5,347	20	20R&230R	
B-9	2	31'7"	3	2,405	2,307	-	-	4,712	30	30R	
B-10	3	36'10"	12	3,361	3,333	3,353	-	10,047	61	18A&20R	
B-11	2	28'8"	6	3,428	3,053	-	-	6,481	50	20R&110R	
B-12	2	32'1"	4	2,737	2,610	-	-	5,347	20	20R&230R	
B-13	3	36'9"	6	2,045	2,028	2,028	-	6,101	60	20R	
B-14	2	32'1"	4	2,737	2,610	-	-	5,347	20	20R&230R	
B-15	3	36'7"	12	3,373	3,373	3,333	-	10,079	61	18A&20R	
B-16	3	36'9"	6	2,045	2,028	2,028	-	6,101	60	20R	
B-17	2	31'7"	3	2,405	2,307	-	-	4,712	30	30R	
B-18	2	32'1"	5	3,320	3,148	-	-	6,468	30	20R&230R	
B-19	2	32'1"	5	3,320	3,148	-	-	6,468	30	20R&230R	
B-20	2	32'1"	5	3,320	3,148	-	-	6,468	30	20R&230R	
B-21	3	36'10"	12	3,361	3,333	3,353	-	10,047	61	18A&20R	
B-22	3	36'7"	12	3,373	3,373	3,333	-	10,079	61	18A&20R	
B-23	4	60'0"	42	10,416	10,535	10,535	10,334	41,823	26	18R&160R	
P-1	1	16'2"	1	122	-	-	-	-	-	-	
P-2	1	15'8"	1	387	-	-	-	-	-	-	
TOTALS			185				161,339	56	18R/105/20R&240R		



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-28-20	AGENCY COMMENTS	MUL

CIVIL DESIGN, INC.

3404 STONY SPRING CIRCLE
LOUISVILLE, KENTUCKY 40220
PH: 671-0080 FAX: 671-0311

CIVIL DESIGN, INC.

Commonwealth of Kentucky
Land Surveying Corp. Permit No. 440
Engineering Corp. Permit No. 3224

DATE

SIGNATURE

CATEGORY 3 PLAN - BEECHER TERRACE - PHASE III

OWNER/DEVELOPER
LOUISVILLE METRO HOUSING AUTHORITY
420 S. 8TH STREET
LOUISVILLE, KENTUCKY 40203
PH: (502) 569-3400

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 10.2.8.A, B, C, D & E.
ALL AWINGS/CANOPIES 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 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

RECEIVED

FEB 28 2020

PLANNING & DESIGN SERVICES

0 50 100 150 200
GRAPHIC SCALE: 1"=50'

W.M.# 11705

REQUESTED VARIANCES:

THE FOLLOWING VARIANCES ARE BEING REQUESTED FOR THE SITE:

VARIANCE FROM LDC SECTION 5.2.1.C.3 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.6 TO ALLOW STRUCTURES ON A CORNER LOT WITHIN THE DOWNTOWN FORM DISTRICT TO EXCEED THE 0 FOOT MAXIMUM SETBACK WITHIN 50 FEET OF AN INTERSECTION. APPLICABLE TO 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 FRONTS WITHIN THE DEVELOPMENT.

A WAIVER FROM LDC SECTION 5.8.1.A.1.B TO NOT PROVIDE SIDEWALKS AT LEAST 84 INCHES WIDE IN THE DOWNTOWN FORM DISTRICT. APPLICABLE TO ALL SIDEWALKS WITHIN THE DEVELOPMENT.

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. MSDS 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 MSW 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 MODIFICATIONS OR DETENTION MAY BE REQUIRED IF CAPACITY DOES NOT EXIST DOWNSTREAM.

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-DE-GRASS AND BUILT-UP PAVEMENT WIDTHS, RAILROADS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION (6.2.5.C).
- 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 BMPs 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 ONLY.

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 EPSC.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE 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.



UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROPRIATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-725-9007 OR LOCAL NO. 502-266-5121) 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.