

STORMWATER NOTES:

IMPERVIOUS AREA:
EXISTING IMPERVIOUS SURFACE 15,906 SQ.FT.
PROPOSED IMPERVIOUS SURFACE 59,138 SQ.FT.
TOTAL AREA OF SITE 82,320 SQ.FT.
AREA OF DISTURBANCE 82,320 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:

VEHICULAR USE AREA 19,269 SQ.FT.
REQUIRED INTERIOR LANDSCAPING 943 SQ.FT. (5%)
PROVIDED INTERIOR LANDSCAPING 1,865 SQ.FT. (9%)

PARKING SUMMARY:

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

39 SPACES INCLUDING 2 HANDICAP SPACES ARE BEING PROVIDED ON SITE, ALONG WITH 39 OFF STREET PARKING SPACES.

SITE DATA

320 ROY WILKINS AVE
LOUISVILLE, KY 40203
D.B. 1698, PG. 482
TAX BLOCK 14H, LOT 8
TRACT 2 - 17RECORDPLAT1025
GROSS ACREAGE: 1.889 AC./82,319.875 SQ.FT.
NET ACREAGE: 1.889 AC./82,319.875 SQ.FT.
ZONED C-2
DOWNTOWN FORM DISTRICT
DWELLING UNITS: 1ST FL.-15 UNITS; 2ND FL.-34 UNITS; 3RD FL.-34 UNITS; 4TH FL.-34 UNITS
TOTAL DWELLING UNITS - 117
DWELLING UNITS PER ACRE - 61.9
BUILDING AREA: 111,857 SQ.FT.
BUILDING HEIGHT: 65'
EXISTING USE: MULTI-FAMILY/VACANT
PROPOSED USE: MULTI-FAMILY (SENIOR LIVING FACILITY)
FAR: 1.38
COUNCIL DISTRICT: 4
FIRE DISTRICT: LOUISVILLE #2

APPROVED VARIANCES:

THE FOLLOWING VARIANCES WERE APPROVED AT BOZA ON DECEMBER 18, 2017, CASE NO. 17DEVPLAN1197:

AN APPROVED VARIANCE FROM LDC SECTION 5.2.1.C.2 TO NOT PROVIDE/MAINTAIN A STREET WALL, AT LEAST 3 STORIES IN HEIGHT, FOR THE LENGTHS OF THE LOT FRONTAGE(S) AS FOUND ALONG LIBERTY STREET (PROPOSED), SOUTH 10TH STREET, AND ROY WILKINS AVE./9TH STREET

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 OF WAY ALONG FISK COURT AND SOUTH 10TH STREET.

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 50 FEET FROM THE INTERSECTION ALONG EACH STREET, OR THE WIDTH OF THE LOT, WHICHEVER IS LESS.

APPROVED WAIVERS:

THE FOLLOWING WAIVERS WERE APPROVED AT BOZA ON DECEMBER 18, 2017, CASE NO. 17DEVPLAN1197:

AN APPROVED WAIVER FROM LDC SECTION 5.5.1.B.1.a.1 TO ALLOW SURFACE PARKING TO NOT BE LOCATED COMPLETELY BEHIND ALL PRINCIPAL STRUCTURES AS FOUND ALONG FISK COURT.

AN APPROVED WAIVER FROM LDC 5.8.1.C.1.b TO NOT PROVIDE SIDEWALKS AT LEAST 84 INCHES WIDE AND NOT BEING CONSTRUCTED FROM THE BUILDING FACADE TO THE FACE OF THE CURB ALONG FISK COURT (PROPOSED), LIBERTY STREET (PROPOSED), SOUTH 10TH STREET, AND ROY WILKINS AVE./9TH STREET.

BUILDING BREAKDOWN:

FIRST FLOOR: - 27,984 SQ.FT.

- FAMILY/SENIOR MANAGEMENT - 9,010 SQ.FT.
- OFFICES, FITNESS, MAINTENANCE, COMMUNITY ROOM)
- APARTMENTS - 8,289 SQ.FT.
- MISCELLANEOUS - 10,685 SQ.FT.
- CORRIDOR, STAIRS, ELEVATOR, DINING, TRASH, LAUNDRY, FITNESS, SITTING AREAS, BILLIARD, ETC.)

SECOND FLOOR: - 27,873 SQ.FT.

- APARTMENTS - 19,488 SQ.FT.
- MISCELLANEOUS - 8,385 SQ.FT.
- CORRIDOR, STAIRS, ELEVATOR, DOCTOR, SITTING AREAS, LAUNDRY, TRASH, ETC.)

THIRD FLOOR: - 28,024 SQ.FT.

- APARTMENTS - 19,804 SQ.FT.
- MISCELLANEOUS - 8,420 SQ.FT.
- CORRIDOR, STAIRS, ELEVATOR, SALON, LIBRARY, SITTING AREAS, LAUNDRY, TRASH, ETC.)

FOURTH FLOOR: - 27,996 SQ.FT.

- APARTMENTS - 19,588 SQ.FT.
- MISCELLANEOUS - 8,408 SQ.FT.
- CORRIDOR, STAIRS, ELEVATOR, CRAFT SPACE, SITTING AREAS, LOUNGE, LAUNDRY, TRASH, ETC.)



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 (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.

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

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.

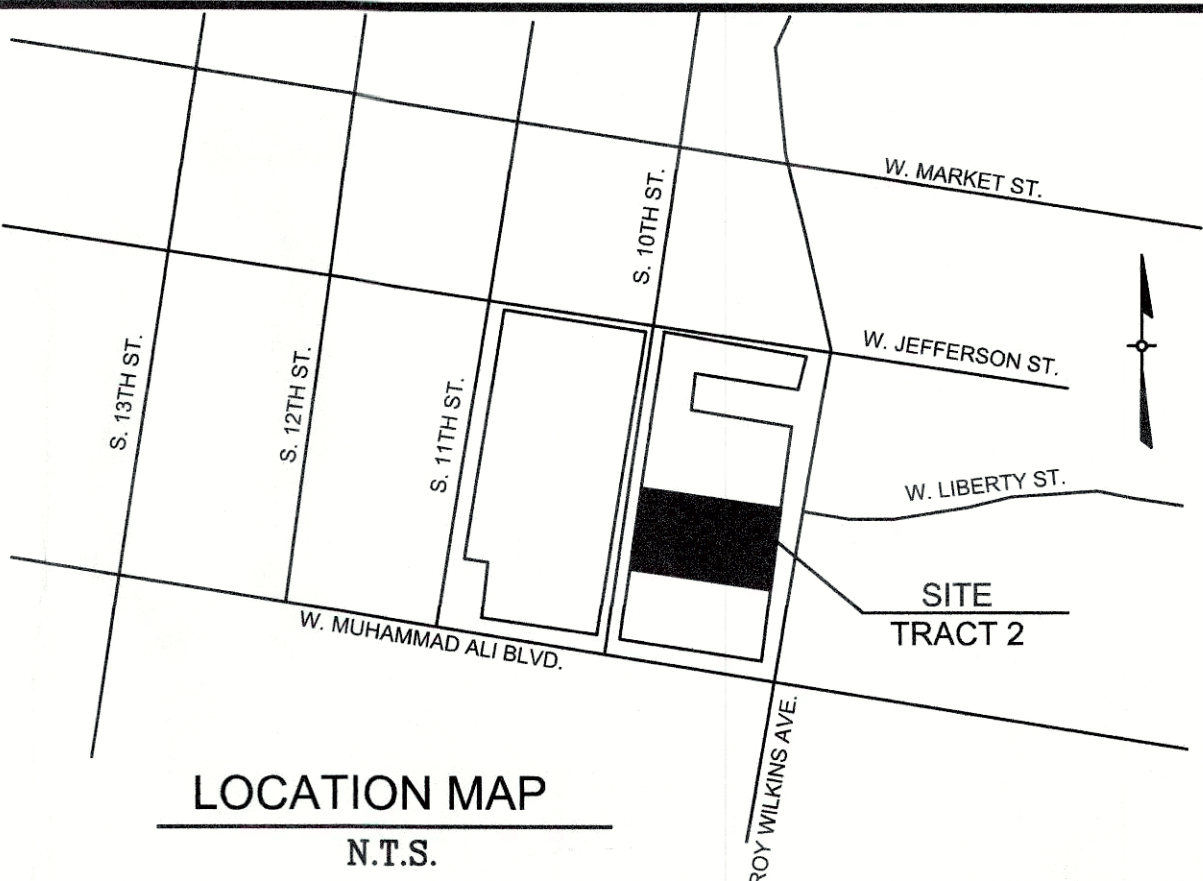
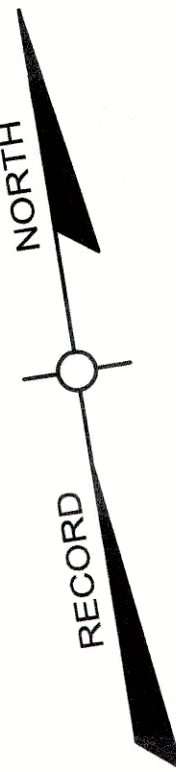
MSD NOTES:

- 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 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.
- 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 DOWNSTREAM STORM WATER CAPACITY REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DOWNSTREAM MODIFICATIONS OR DETENTION MAY BE REQUIRED IF CAPACITY DOES NOT EXIST DOWNSTREAM.

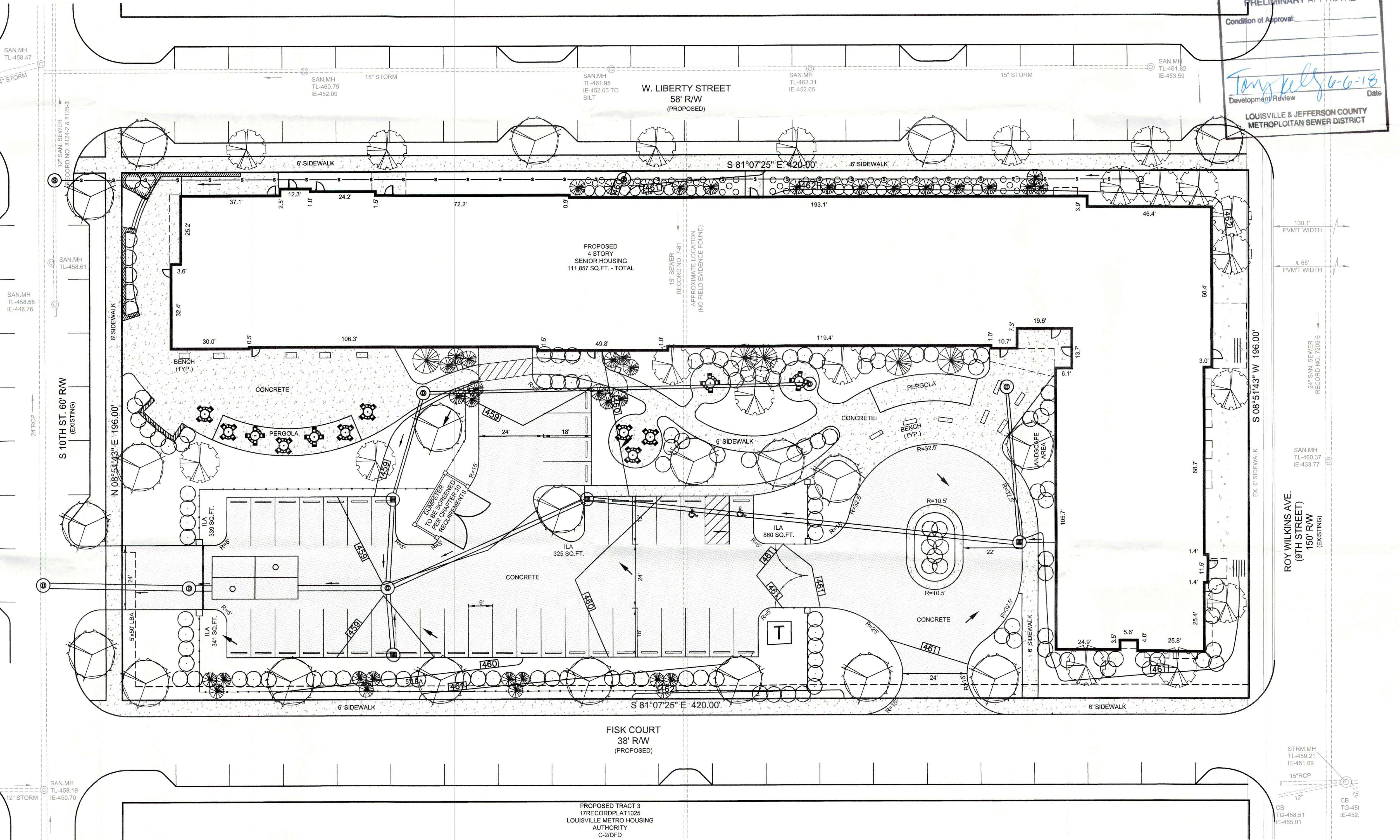
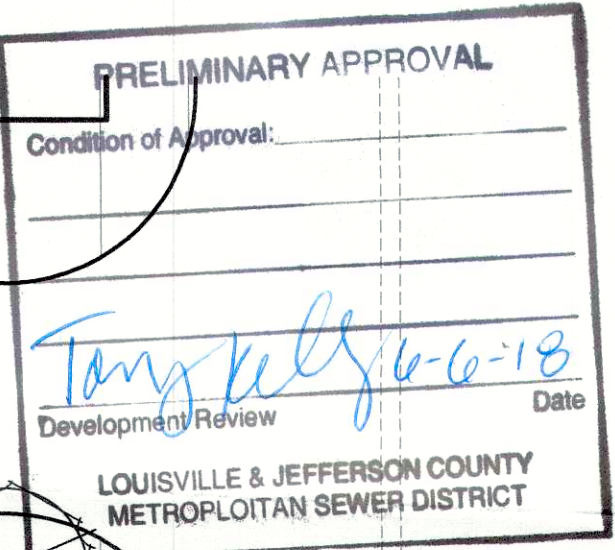
PROPOSED TRACT 1
17RECORDPLAT1025
LOUISVILLE METRO HOUSING
AUTHORITY
C-2/DFD

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: [Signature]
DATE: 6/6/18
LOUISVILLE/JEFFERSON COUNTY
METRO HOUSING AUTHORITY



LOCATION MAP
N.T.S.



GENERAL NOTES:

MECHANICAL AND UTILITY EQUIPMENT SHALL MEET LDC 5.6.3.F REQUIREMENTS.

FRONT CANOPY & PERGOLA SHALL MEET LDC 5.6.3.C.1.2 & 3 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.

SIGN SHALL MEET THE REQUIREMENTS OF LDC CHAPTER 8.

TREE CANOPY CALCULATIONS:

NO TREE CANOPY IS REQUIRED FOR THIS SITE PER LDC 10.1.4.B.2.b (120 DU/1,889 ACRES = 63.5 DU/ACRE)

PUBLIC WORKS NOTES:

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

LEGEND:

- CONCRETE WALKS
- CONCRETE DRIVES
- PROPOSED SANITARY SEWER
- PROPOSED STORM
- PROPOSED DRAINAGE FLOW ARROW

FOG (FATS, OIL, GREASE) NOTES:

ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OIL AND GREASE (FOG) MANAGEMENT POLICY.

ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.

ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REQUIREMENTS OF WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MSD ENFORCEMENT RESPONSE PLAN (ERP).

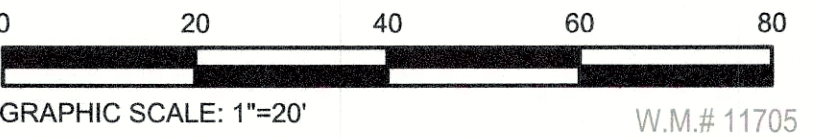
MSD OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENT (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTOR (GI).

PLAN REVISIONS:

THE ORIGINAL CATEGORY 3 PLAN WAS APPROVED AT BOZA ON DECEMBER 18, 2017, CASE NO. 17DEVPLAN1197.

REVISIONS FROM THE ORIGINAL PLAN INCLUDE:

- ELIMINATION OF POOL/POOL HOUSE
- RECONFIGURATION OF ON-SITE PARKING WITH AN INCREASE OF 36 TO 39 SPACES.
- REDUCTION IN NUMBER OF DWELLING UNITS FROM 120 TO 117.
- INCREASE IN BUILDING SIZE FROM 111,357 SQ.FT. TO 111,857 SQ.FT.
- ELIMINATION OF BALCONIES
- DECREASE IN VUA



RECEIVED
MAY 25 2018
PLANNING & DESIGN SERVICES

REVISIONS		DESCRIPTION	BY
1	DATE: 11-13-17	AGENCY COMMENTS	MUL
2	DATE: 11-13-17	NEW ENTRANCE	MUL
3	DATE: 5-17-18	SITEBUILDING REVISIONS	MUL
4	DATE: 5-25-18	AGENCY COMMENTS BASED ON SITE REVISIONS	MUL

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

CIVIL DESIGN, INC.
WBE 1086th, 4 Kentucky
Land Surveying Corp. Permit No. 840
Engineering Corp. Permit No. 3294

DATE
SIGNATURE

CATEGORY 3 PLAN
BEECHER TERRACE LIFELONG WELLNESS BUILDING - PHASE I
OWNER/DEVELOPER
LOUISVILLE METRO HOUSING AUTHORITY
420 S. 10TH ST.
LOUISVILLE, KENTUCKY 40203
PH: (502) 589-3400
TRACT 2/17RECORDPLAT1025

DRAWN BY: MUL	CHKD BY: AOB/BL
DATE: OCT. 23, 2017	
DRAWING: CAT. 3	
SCALE: 1"=20'	
SHEET 1	OF 1