

STORMWATER NOTES:

IMPERVIOUS AREA:
EXISTING IMPERVIOUS SURFACE 15,906 SQ.FT.
PROPOSED IMPERVIOUS SURFACE 65,390 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 DISTRICT'S WATERSHED COORDINATOR AT 1-802-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

LANDSCAPING SUMMARY:

VEHICULAR USE AREA 20,377 SQ.FT.
REQUIRED INTERIOR LANDSCAPING 1,034 SQ.FT. (5%)
PROVIDED INTERIOR LANDSCAPING 3,174 SQ.FT. (16%)

PARKING SUMMARY:

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

36 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. 492
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-18 UNITS; 2ND FL- 34 UNITS; 3RD FL-34 UNITS; 4TH FL-34 UNITS
TOTAL DWELLING UNITS - 120
DWELLING UNITS PER ACRE - 63.5
BUILDING AREA: 111,357 SQ.FT.
BUILDING HEIGHT: 65'
POOL HOUSE HEIGHT: 15'
EXISTING USE: MULTI-FAMILY/VACANT
PROPOSED USE: MULTI-FAMILY (SENIOR LIVING FACILITY)
FAR: 1.35
COUNCIL DISTRICT: 4
FIRE DISTRICT: LOUISVILLE #2

VARIANCES REQUESTED:

A VARIANCE IS BEING REQUESTED FROM LDC 5.2.1.C.2 TO ALLOW NO BUILDING STREET WALL ALONG A PORTION OF S. 10TH STREET AND ALL ALONG FISK CT.

A VARIANCE IS BEING REQUESTED FROM LDC 5.2.1.C.3 TO ALLOW THE SETBACK OF THE BUILDING TO EXCEED 15 FEET.

A VARIANCE IS BEING REQUESTED FROM LDC 5.2.1.C.6 TO ALLOW BUILDING TO BE SETBACK FROM THE STREET INTERSECTIONS.

WAIVERS REQUESTED:

A WAIVER IS BEING REQUESTED FROM 5.5.1.B.1.a TO ALLOW SURFACE PARKING TO BE LOCATED IN FRONT OF THE BUILDING.

A WAIVER IS BEING REQUESTED FROM LDC 5.8.1.C.1.b TO NOT PROVIDE PEDESTRIAN AND STREETSCAPE ZONE 84' SIDEWALKS.

BUILDING BREAKDOWN:

FIRST FLOOR - 28,017 SQ.FT.

- FAMILY MANAGEMENT - 6,854 SQ.FT. (OFFICES, FITNESS, MAINTENANCE, COMMUNITY ROOM)
- SENIOR MANAGEMENT - 1,582 SQ.FT. (OFFICES)
- APARTMENTS - 10,624 SQ.FT.
- MISCELLANEOUS - 8,957 SQ.FT. (CORRIDOR, STAIRS, ELEVATOR, DINING, TRASH, LAUNDRY, FITNESS, SITTING AREAS, BILLIARD, ETC.)

SECOND FLOOR - 27,694 SQ.FT.

- APARTMENTS - 20,499 SQ.FT.
- MISCELLANEOUS - 7,195 SQ.FT. (CORRIDOR, STAIRS, ELEVATOR, DOCTOR, SITTING AREAS, LAUNDRY, TRASH, ETC.)
- EXTERIOR BALCONY - 150 SQ.FT.

THIRD FLOOR - 27,837 SQ.FT.

- APARTMENTS - 20,611 SQ.FT.
- MISCELLANEOUS - 7,226 SQ.FT. (CORRIDOR, STAIRS, ELEVATOR, SALON, LIBRARY, SITTING AREAS, LAUNDRY, TRASH, ETC.)
- EXTERIOR BALCONY - 150 SQ.FT.

FOURTH FLOOR - 27,809 SQ.FT.

- APARTMENTS - 20,584 SQ.FT.
- MISCELLANEOUS - 7,225 SQ.FT. (CORRIDOR, STAIRS, ELEVATOR, CRAFT SPACE, SITTING AREAS, LOUNGE, LAUNDRY, TRASH, ETC.)
- EXTERIOR BALCONY - 150 SQ.FT.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Tony Markert*
DATE: *12-13-17*
LOUISVILLE/JEFFERSON COUNTY
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. 1-800-752-6007 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 SEEDED, 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.

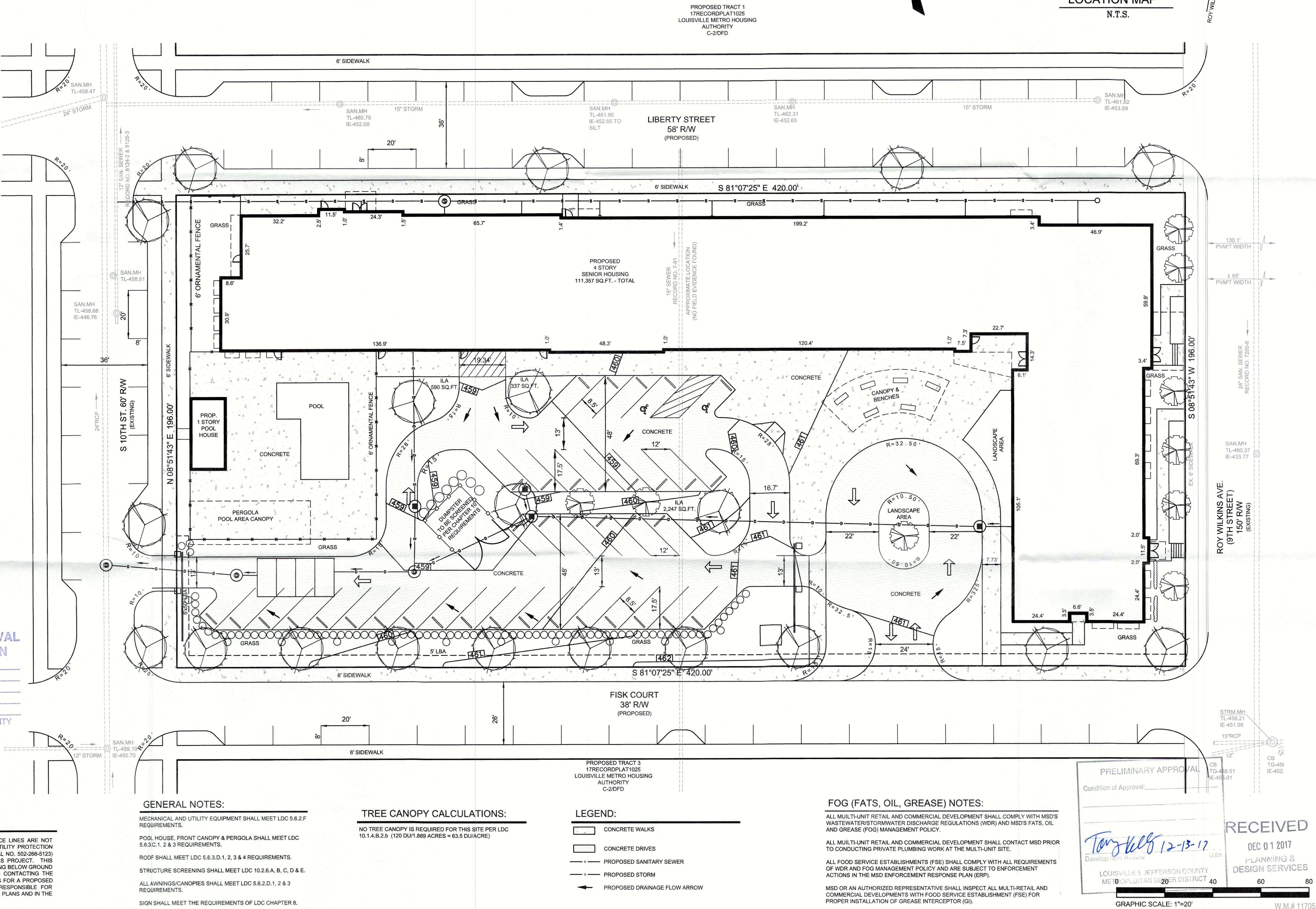
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

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:

- 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.



GENERAL NOTES:

MECHANICAL AND UTILITY EQUIPMENT SHALL MEET LDC 5.6.2.F REQUIREMENTS.

POOL HOUSE, 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 AWINGS/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)

LEGEND:

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

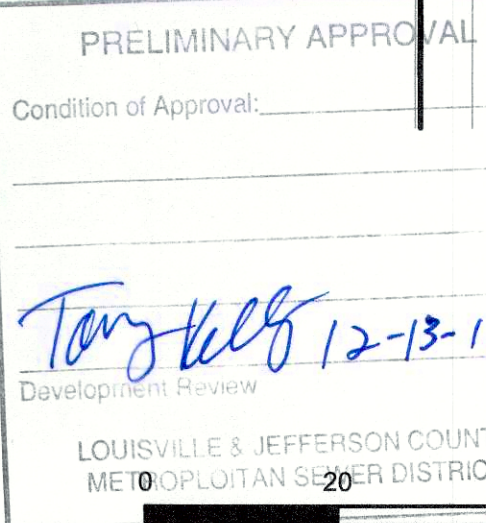
FOG (FATS, OIL, GREASE) NOTES:

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).



RECEIVED

DEC 01 2017

PLANNING & DESIGN SERVICES

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

SCALE: 1"=20'

GRAPHIC SCALE: 1"=20'

W.M.#11705

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



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

DRWN BY:	CHKD BY:
MUL	ADBLB
DATE:	OCT. 23, 2017
DRAWING:	CAT. 3
SCALE:	1"=20'
SHEET 1	OF 1