

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.

LANDSCAPING SUMMARY:

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

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

## SITE DATA

APPROVED VARIANCES:

### APPROVED WAIVERS:

**BUILDING BREAKDOWN:**

**SECOND FLOOR: - 27,873 SQ.FT**

- THIRD FLOOR: - 28,024 SQ.FT

- FOURTH FLOOR - 27,996 SQ.FT.

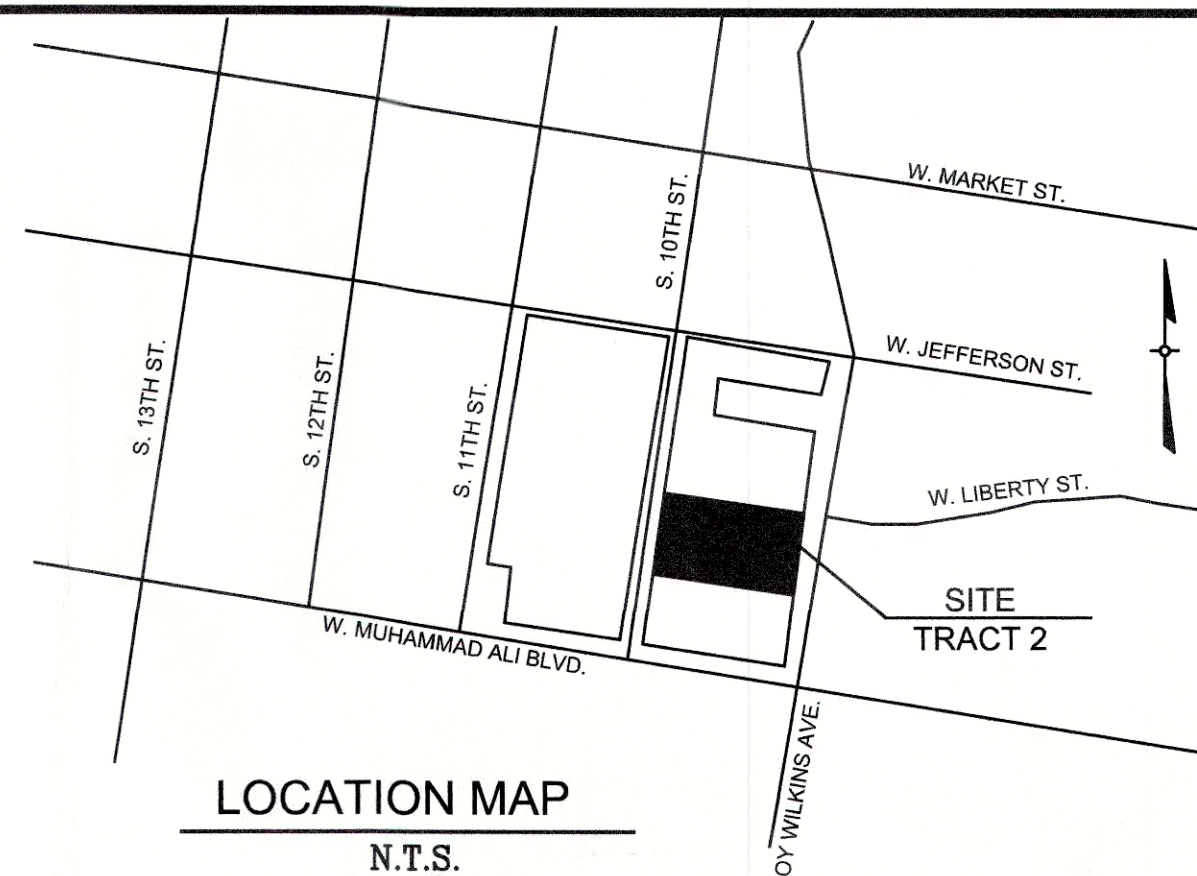
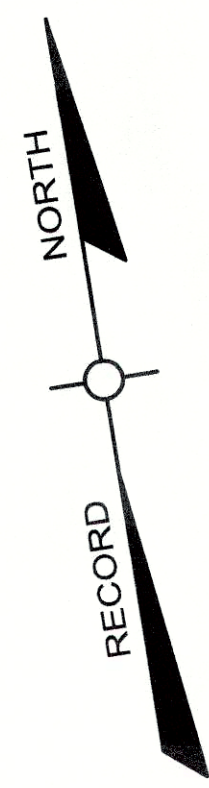
- APARTMENTS - 19,588 SQ.FT.
  - MISCELLANEOUS - 8,408 SQ.FT.
- (CORRIDOR, STAIRS, ELEVATOR, CRAFT SPACE, SITTING AREAS, LOUNGE, LAUNDRY, TRASH, ETC.)



MSD NOTES:

- PROPOSED TRACT 1  
CORD PLAT 1025  
LE METRO HOUSING  
AUTHORITY  
C-2/DFD

BY: \_\_\_\_\_  
DATE: 6/6/18  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-9-17	AGENCY COMMENTS	MJL
2	11-17-17	NEW ENTRANCE	MJL
3	5-7-18	SITEBUILDING REVISIONS	MJL
4	5-25-18	AGENCY COMMENTS BASED ON SITE REVISIONS	MJL

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

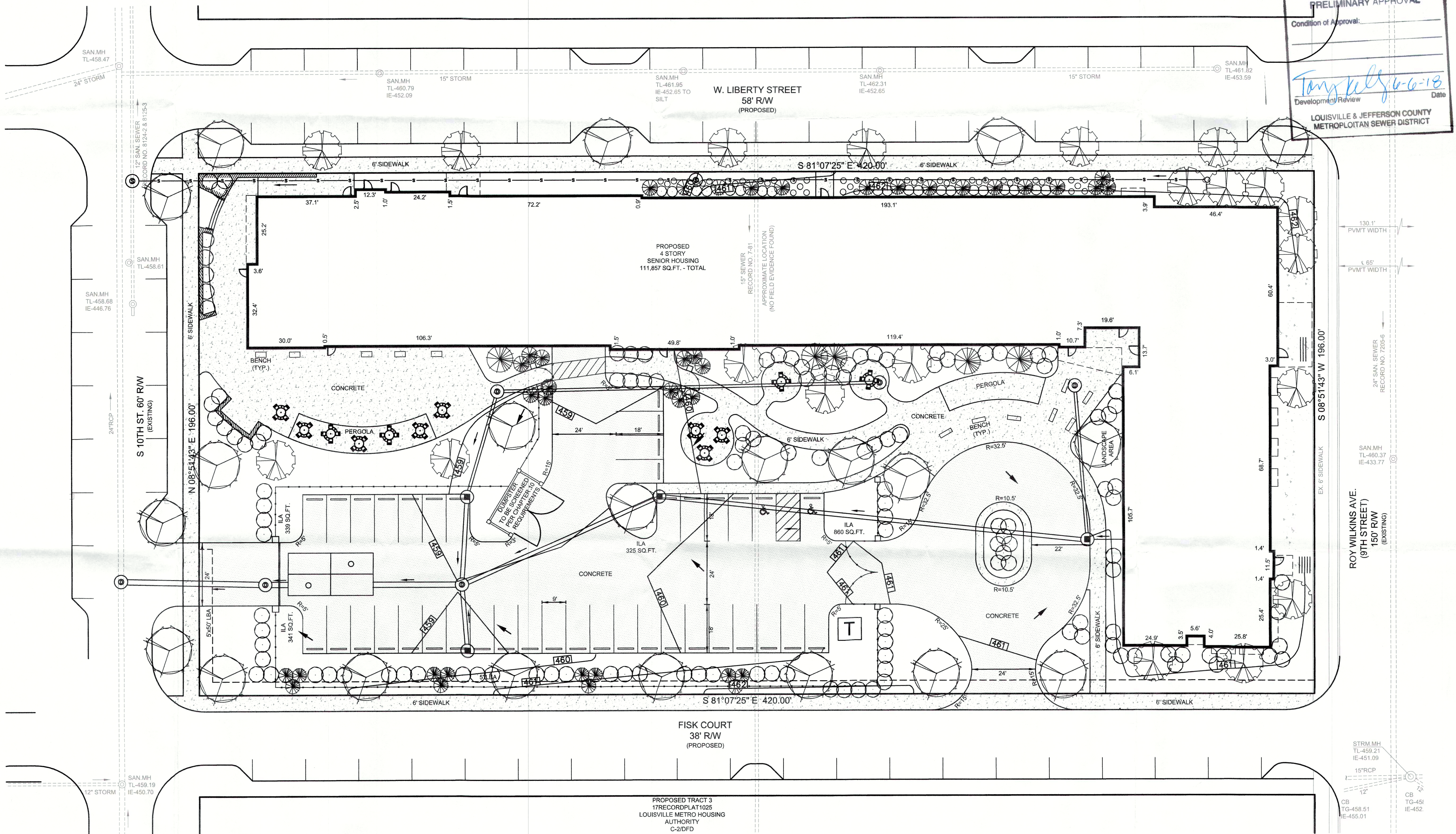
**CDI**  
**CIVIL DESIGN, INC.**  
 WBE / DBE  
 Commonwealth of Kentucky  
 Land Surveying Corp. Permit No. 8401  
 Engineering Corp. Permit No. 3294

DATE \_\_\_\_\_

**SIGNATUR**

CATEGORY 3 PLAN  
BEECHER TERRACE LIFELONG WELLNESS BUILDING - PHASE I  
OWNER/DEVELOPER  
LOUISVILLE METRO HOUSING AUTHORITY  
420 S. 10TH ST.  
LOUISVILLE, KENTUCKY 40203  
TEL: (502) 569-3400  
FAX: (502) 569-3400  
TRAC@METROKY.ORG

DRWN BY: MJL	CHKD BY: AD/BLB
DATE: OCT. 23, 2017	
DRAWING: CAT. 3	
SCALE: 1"=20'	
SHEET 1 OF 1	



GENERAL NOTES:

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 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

