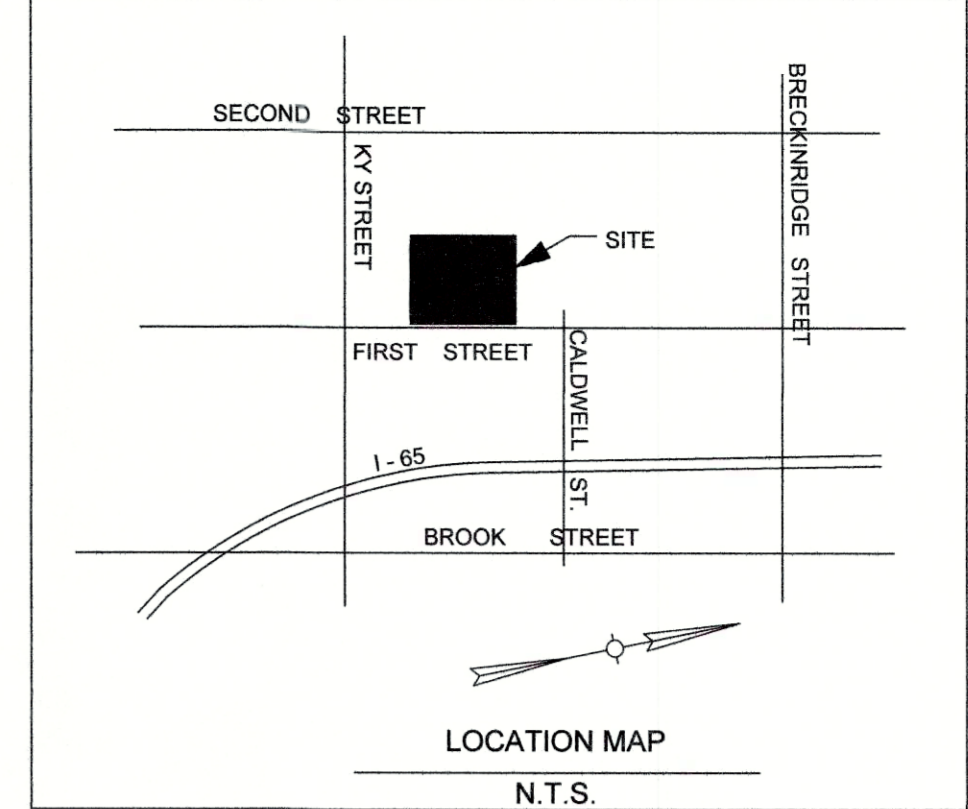
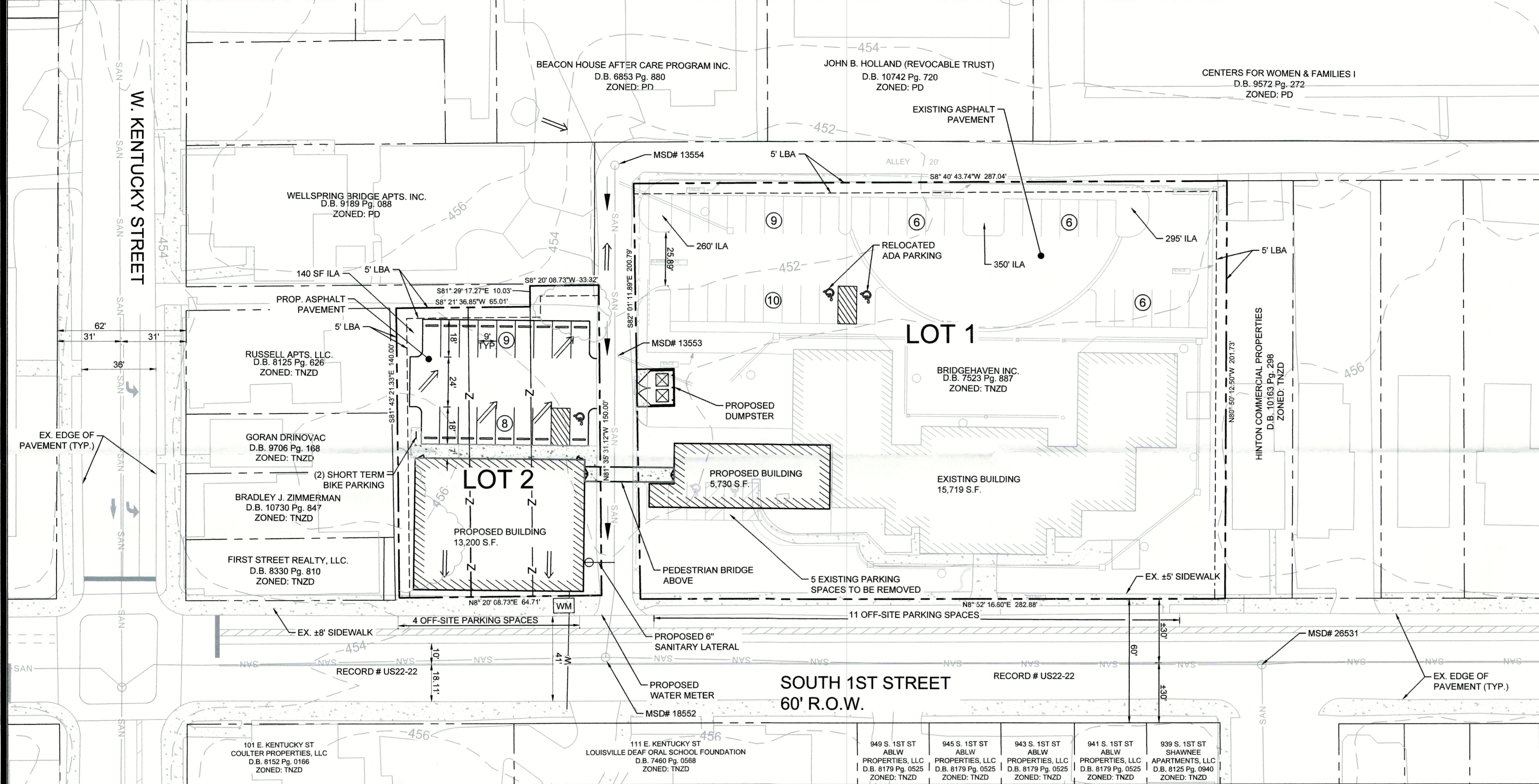


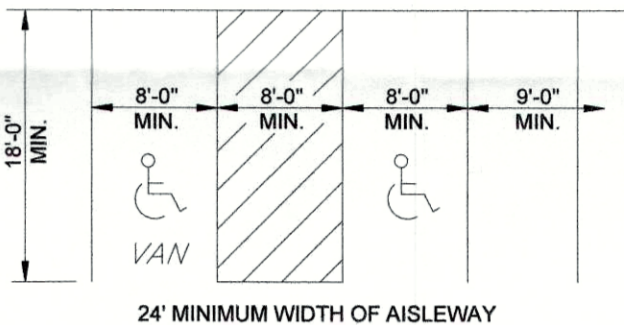
Drawn By: RMK  
 Checked By: MAM  
 Approved By: XXX



NOTE: ALL RADII ARE 3' UNLESS OTHERWISE NOTED

LOT 1  
 EXISTING IMPERVIOUS AREA = 39,076 S.F.  
 PROPOSED IMPERVIOUS AREA = 41,562 S.F.  
 NET IMPERVIOUS AREA = 2,486 S.F.

LOT 2  
 EXISTING IMPERVIOUS AREA = 0.0 S.F.  
 PROPOSED IMPERVIOUS AREA = 10,458 S.F.  
 NET IMPERVIOUS AREA = 10,458 S.F.



TYPICAL PARKING SPACE LAYOUT  
 NOT TO SCALE

OWNER/DEVELOPER:  
 BRIDGEHAVEN INC.  
 950 SOUTH 1ST STREET  
 LOUISVILLE, KENTUCKY 40203  
 964/966/968 S. 1ST STREET  
 D.B. 9895 PG. 132  
 950 S. 1ST STREET  
 D.B. 7523 PG. 887

PROJECT ARCHITECT:  
 VBNA, INC.  
 640 S. 4TH STREET  
 LOUISVILLE, KENTUCKY 40202

Lot 2 Landscape Requirements	
Tree Canopy Class	B
Existing Canopy	2,220 sf
Preserved Canopy Area	0 sf 0%
New Canopy Area	15%
Total Canopy Area Required	15%
(=0.32x43,560 = 13,939x0.15 = 2,091 S.F.)	
33% FAR Reduction = 1,401 S.F. required canopy area	
Total VUA:	Lot 1 VUA / ILA 15100 S.F.
ILA Required:	5.0% VUA = 755 S.F.
ILA Provided:	Lot 2 VUA / ILA 905 S.F.
Total VUA:	Lot 2 VUA / ILA 5140 S.F.
ILA Required:	0.0% VUA = 0 S.F.
ILA Provided:	140 S.F.



Design Services  
 For The Built  
 Environment

GRESHAM  
 SMITH AND  
 PARTNERS

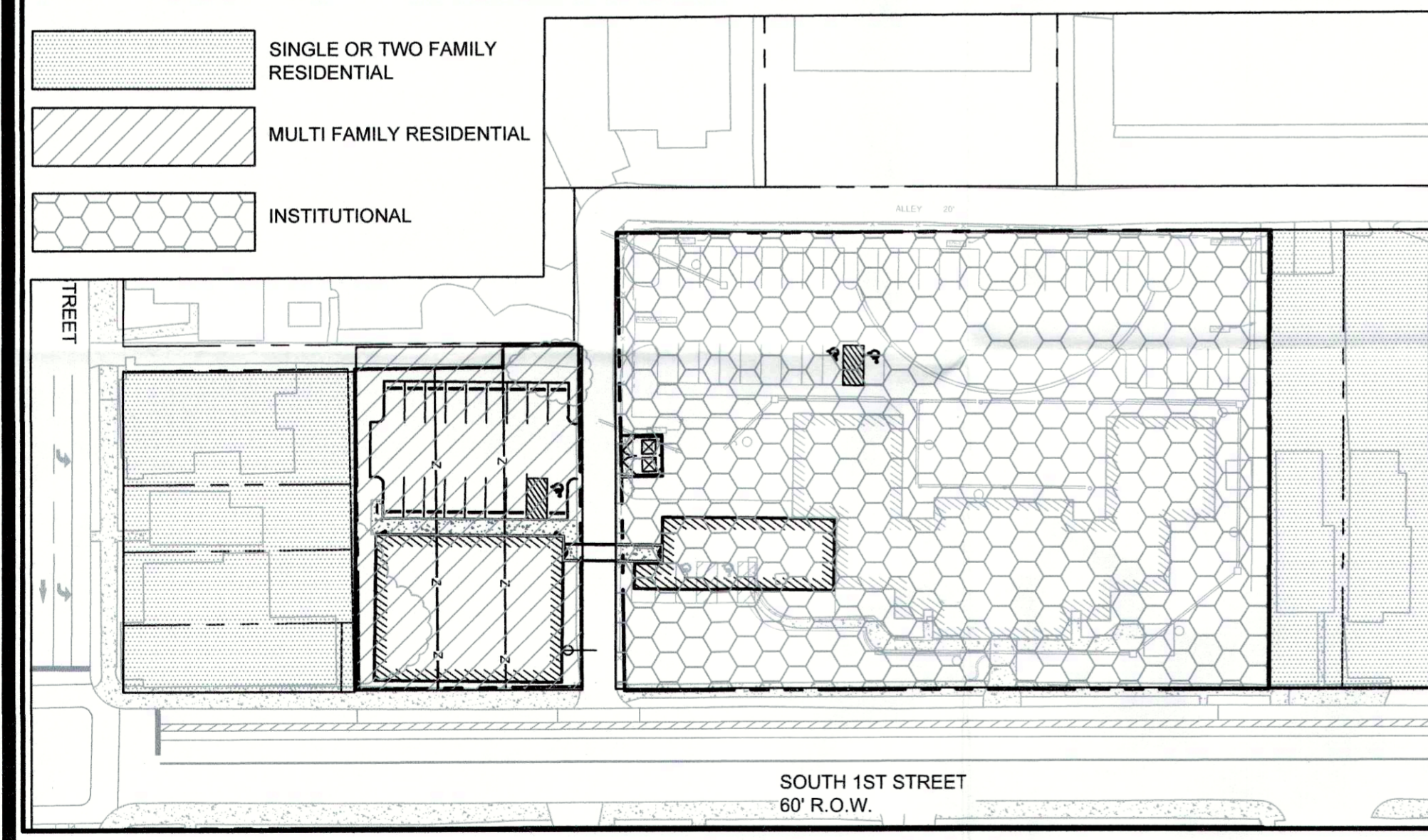
www.greshamsmith.com

101 South Fifth Street  
 Suite 1400  
 Louisville, KY 40202  
 502.627.8900

REVISED DETAILED  
 DISTRICT  
 DEVELOPMENT PLAN

Bridgehaven  
 950/964/966/968 South First Street  
 Louisville, Kentucky 40203

NOT FOR  
 CONSTRUCTION



Data Table	
Neighborhood:	Old Louisville/Limerick
TNZZ Neighborhood Type:	General
Existing Mapped Use:	Multi-Family Residential
Proposed Mapped Use:	Institutional
Existing Use:	Vacant
Proposed Use:	Community Service Facility
Zoning:	TNZZ
Form District:	TRADITIONAL NEIGHBORHOOD
Related Case #:	09-019-79
Historic Preservation District:	OLD LOUISVILLE
National Register District:	OLD LOUISVILLE
FEMA FIRM Panel:	21111C0041E
Municipality:	LOUISVILLE
Council District:	4
Fire Protection District:	LOUISVILLE #2

Lot 1	
Site Area	1.317 Ac.
Existing Building Area	15,719 S.F.
Existing Building Height	36'-8"
Proposed Building Area	5,730.00 S.F.
Proposed Building Height	36'-8"
Required Parking On-Site	33 spaces
(15,719/1000)*2.1	
Ex. On-site Parking	42 spaces
Ex. Parking Removed	5 spaces
Parking Remaining On-Site	37 spaces
Ex. Parking Off-Site	11 spaces
Proposed Floor Area Ratio	0.27 F.A.R.

Parking Totals	
Total Parking Required	62 Spaces
On-Site Parking Provided	54 Spaces
Off-Site Parking Available	15 Spaces

Lot 2	
Site Area	0.323 Ac.
Proposed Building Area	13,641 S.F.
Proposed Building Height	40'-0"
Required Parking On-Site	29 Spaces
(13,641/1000)*2.1	
Parking Provided On-Site	17 Spaces
Parking Provided Off-Site	4 Spaces

**Site Design Standards – Neighborhood General:**

Lot Size: Maintain historic lot patterns; no min. lot size

Lot Coverage: Maintain historic lot patterns

Setbacks: Maintain historic lot patterns

New buildings in an undeveloped block shall not exceed 3.5 stories/45'

Building Height: No new parking spaces required for existing contributing structures. New structures to provide spaces as required in Appendix 3.11.\*

Parking:

**Notes:**

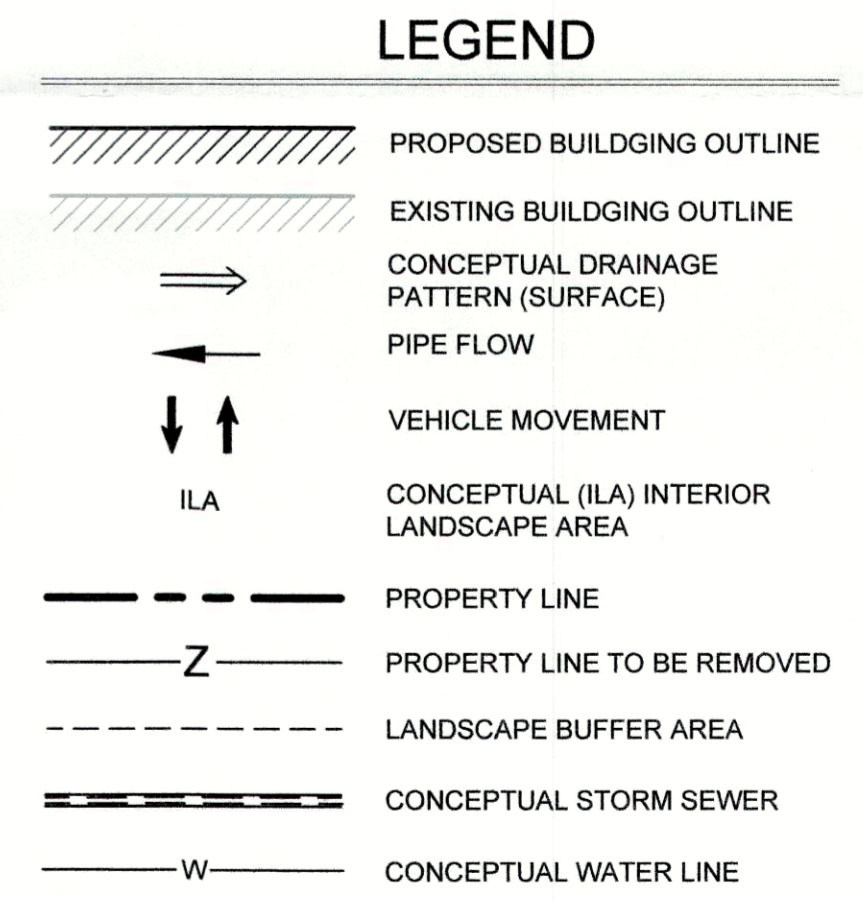
Building design standards of the within Chapter 5 of the Land Development Code, together with the Design Review Guidelines as adopted for the Old Louisville and Limerick Preservation Districts, shall apply to the Old Louisville/Limerick TNZZ to ensure compatibility of building types and to relate new buildings to the building traditions of the neighborhood. To the extent that design standards of the Form District conflict with Preservation District Guidelines, the more restrictive requirement shall prevail.

Signs shall comply with Section 2.7.5.E Traditional Neighborhood Zoning District – Old Louisville/Limerick

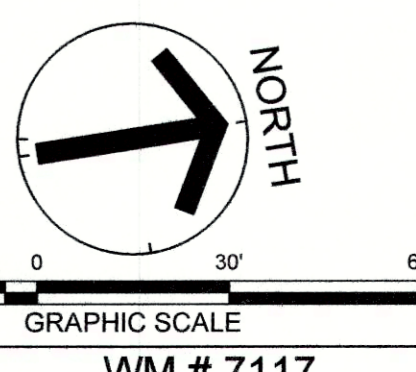
**MSD / EPSC NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS 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 SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- 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 SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT 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.
- SHOULD THE PROJECT EXCEED 0.50 ACRES OF DISTURBANCE OR REQUIRE A PIPED DISCHARGE, THE SITE SHALL COMPLY WITH THE COMBINED SEWER DETENTION REQUIREMENT PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL LIMITING THE 100 YEAR POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE.
- PROJECT WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE SHOULD DETENTION NOT BE PROVIDED.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREAS OF DISTURBANCE IS 17,500 SF (LOT 1 AND 2 INCLUDED).
- SHOULD UNDERGROUND DETENTION BE UTILIZED, IT MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

- GENERAL NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0041 E.
  - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
  - TRANSPORTATION PLANNING APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
  - ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
  - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
  - ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
  - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
  - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
  - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - 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.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEETING THE REQUIREMENTS FOR LANDINGS AS SET BY METRO PUBLIC WORKS IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  - SEWAGE TREATMENT PLANT SERVING SITE IS MORRIS FORMAN
  - LOT BEARINGS AND DISTANCES ARE BASED ON DEED PLOT ONLY AND DO NOT REPRESENT A BOUNDARY SURVEY.
  - THE SITE IS LOCATED IN OLD LOUISVILLE HISTORIC PRESERVATION DISTRICT AND WILL REQUIRE A CERTIFICATE OF APPROVAL PRIOR TO BUILDING PERMITS
  - THE SITE IS SUBJECT TO THE OLD LOUISVILLE NEIGHBORHOOD PLAN
  - LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED INTERIOR TO THE BUILDING IN THE NORTHWEST CORNER OF THE LOBBY.



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 AUG 31 2018  
 PLANNING &  
 DESIGN SERVICES



Revision		
No.	Date	Description
1	04.23.2018	AGENCY COMMENTS
2	06.04.18	REVISE OFF-SITE PARKING
3	08.29.18	AGENCY COMMENTS

18ZONE1025

REVISED DETAILED DISTRICT  
 DEVELOPMENT PLAN  
**C-EX1**

PROJECT: 43188.00  
 DATE: MARCH 26, 2018

LINE IS 3 INCHES WHEN PRINTED FULL SIZE  
 FULL SHEET SIZE 24" X 36"

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