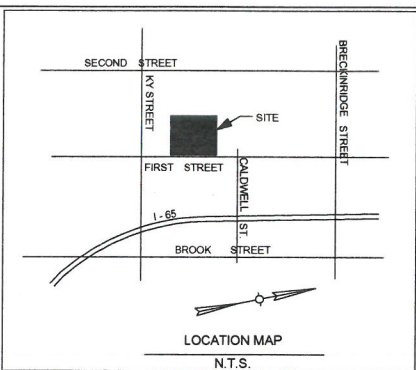
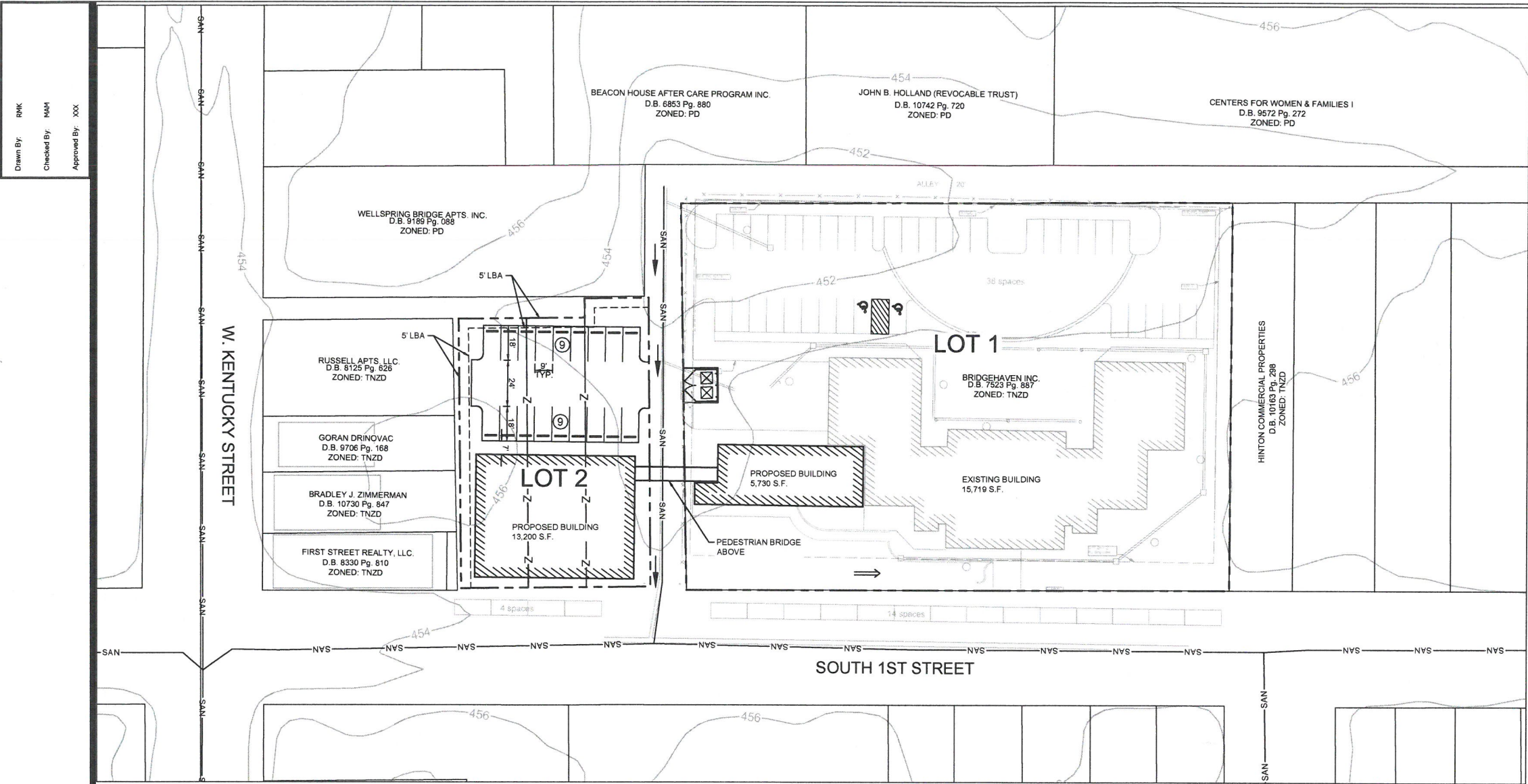




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101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8800

REVISED DETAILED
DISTRICT
DEVELOPMENT PLAN

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

NOT FOR
CONSTRUCTION

PRELIMINARY DETENTION AND WQ CALCULATIONS:

DETENTION

EXISTING IMPERVIOUS: 1.38 AC
EXISTING PERVIOUS: 0.04 AC
PROPOSED IMPERVIOUS: 1.01 AC
PROPOSED PERVIOUS: 0.41 AC
PERCENT IMPERVIOUS= 71%

$Q_{10}(PRE)=7.57$ CFS
 $Q_{10}(POST)=9.91$ CFS
 $VOL_{10}(POST)=27,392$ CF

WATER QUALITY

$Q_{10}/Q_{100}=7.57/9.91=0.76$
REQ. STORAGE VOL.:
0.2'27.392=5.479 CF

$RE_{WQV}=1.00$
 $WQV=(\frac{1}{2})(1.00)[0.05+0.009(71)](1.42'43,560)=3,552$ CF

USE UNDERGROUND DETENTION PIPING SUPPLEMENTED WITH PLANTERS OR A PROPRIETARY SYSTEM.

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

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
Building Height:	New buildings in an undeveloped block shall not exceed 3.5 stories/45'
Parking:	No new parking spaces required for existing contributing structures. New structures to provide spaces as required in Appendix 3.11.*

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.

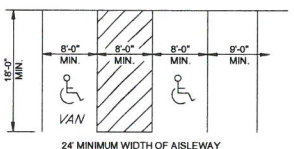
Signs shall comply with Section 2.7.5.E Traditional Neighborhood Zoning District - Old Louisville/Limerick

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"
Parking Provided On-Site	38 Spaces
Parking Provided Off-Site	14 Spaces

Lot 2

Site Area	0.323 Ac.
Proposed Building Area	13,200.00 S.F.
Proposed Building Height	40'-0"
Parking Provided On-Site	38 Spaces
Parking Provided Off-Site	4 Spaces



OWNER/DEVELOPER:
BRIDGEHAVEN INC.
950 SOUTH 1ST STREET
LOUISVILLE, KENTUCKY 40203

964 S. 1ST STREET
D.B. 9895 PG. 132
966 S. 1ST STREET
D.B. 9895 PG. 132
968 S. 1ST STREET
D.B. 9895 PG. 132
950 S. 1ST STREET
D.B. 7523 PG. 887

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.

LEGEND

- 1ST FLOOR BUILDING OUTLINE
- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- PIPE FLOW
- VEHICLE MOVEMENT
- ILA
- CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- CONCEPTUAL SILT FENCE
- PROPERTY LINE
- LANDSCAPE BUFFER AREA
- ZONING LINE
- EXISTING EASEMENT
- CONCEPTUAL STORM SEWER
- CONCEPTUAL WATER LINE
- CONCEPTUAL CATCH BASIN
- EXISTING STORM LINE



EPSC NOTES

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 SEEDING 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 SEEDING, 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.

P:\4318800\CDWG\43188_C-Development Plan.dwg - Keeling, Robert - 3/20/2018 4:21:41 PM

Revision		
No.	Date	Description
#	#####	
#	#####	
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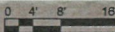
REVISED DETAILED DISTRICT
DEVELOPMENT PLAN

C-EX1

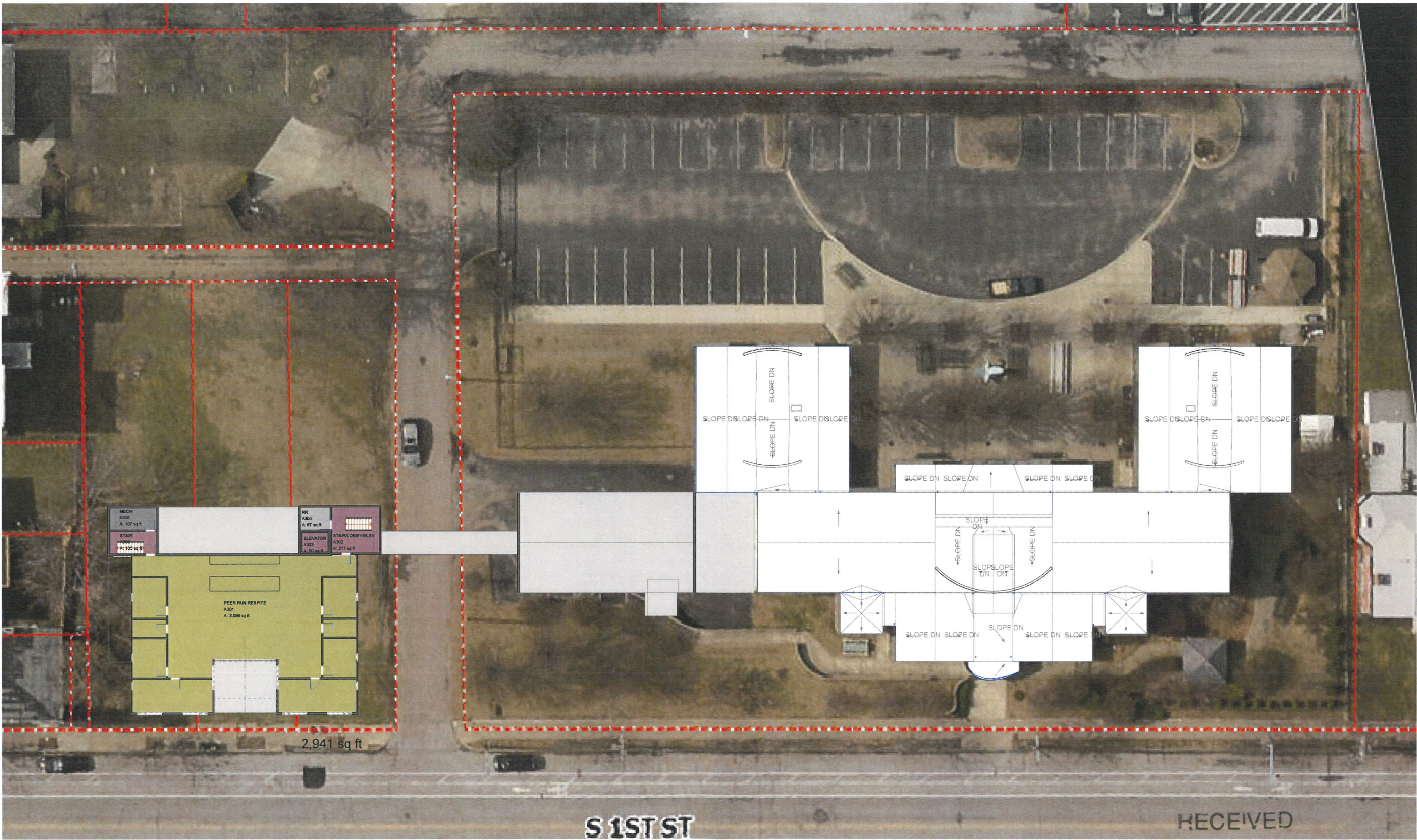
PROJECT: 43188.00
DATE: MARCH 26, 2018

LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 24"x36"

18C041121







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Bridgehaven View of Addition and Corner at Kentucky Street



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Corner at Kentucky St

Addition

Pedway

Addition

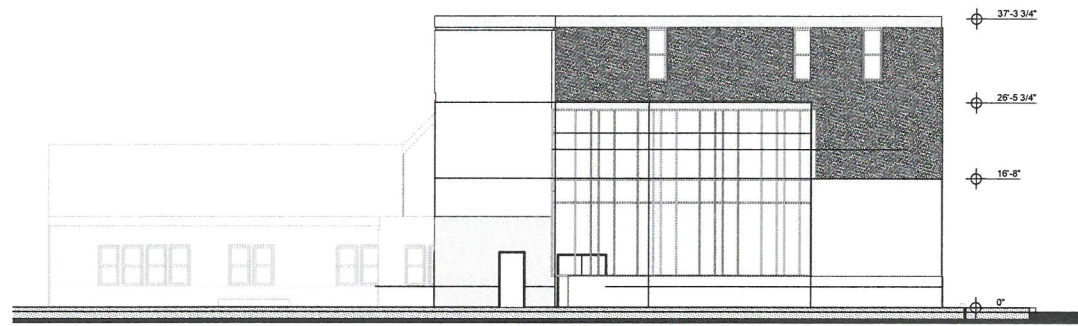
Existing Building



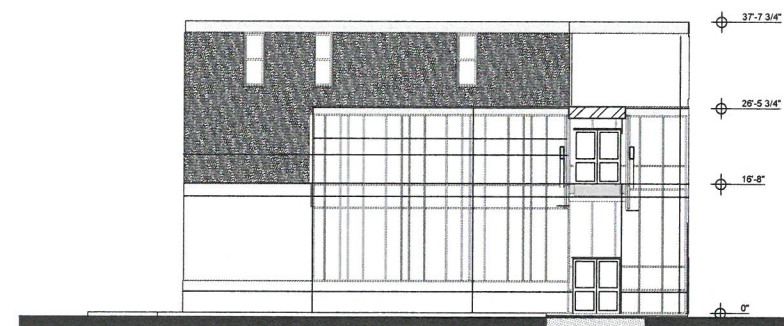
Bridgehaven 1st Street Elevation Full

vbn a
architects

1800A1121



1 SOUTH ELEVATION - ADDITION
SCALE: 1:137.14



3 NORTH ELEVATION - ADDITION
SCALE: 1:137.14

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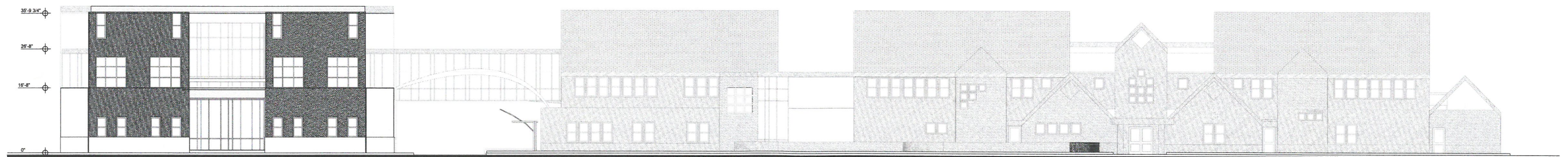
4 WEST ELEVATION - ALLEY
SCALE: 1:137.14

EXISTING BUILDING

ADDITION TO EXIST.

PEDWAY

ADDITION



ADDITION

PEDWAY

ADDITION TO EXIST.

EXISTING BUILDING

2 EAST ELEVATION - 1ST STREET
SCALE: 1:137.14