

PROJECT DATA

TOTAL SITE AREA	= 3.76± ACRES (163,786 S.F.)
PROPOSED TRACT AREA	= 2.10± ACRES (91,476 S.F.)
EXISTING ZONING	= OR-1 / C
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= MULTI FAMILY
PROPOSED UNITS	= 32 UNITS
PROPOSED BUILDING FOOTPRINT (9,833 X 2)	= 19,666 SF.
PROPOSED TOTAL BUILDING AREA	= 39,332 SF.
PROPOSED BUILDING HEIGHT	= 2 STORY (45' MAX.)
F.A.R. (39,332 / 91,476)	= 0.43 (1.0 MAX. ALLOWED)
DENSITY (32 UNITS / 2.10AC)	= 15.24 DU/AC (34.84 DU/AC MAX. ALLOWED)
OPEN SPACE REQUIRED (15%)	= 13,721 SF.
OPEN SPACE PROVIDED	= 15,308 SF.
RECREATIONAL OPEN SPACE REQUIRED	= 6,861 SF.
RECREATIONAL OPEN SPACE PROVIDED	= 7,250 SF.
(WALKING PATH TO BE PROVIDED)	
PARKING REQUIRED	= MIN. 1.5 SPACES/ UNITS
MIN. 1.5 SPACES/ UNITS	= 48 SPACES.
MAX. 2.5 SPACES/UNITS	= 80 SPACES
TOTAL PARKING PROVIDED	= 64 SPACES (4 ACCESSIBLE INCLUDED)
TOTAL VEHICULAR USE AREA	= 22,998 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,725 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 1,841 S.F.
EXISTING IMPERVIOUS AREA	= 0 S.F.
PROPOSED IMPERVIOUS AREA	= 43,539 S.F.

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Construction plans, encroachment permit and bond will be required for all work done in the Bridwell Drive right-of-way prior to construction approval by Metro Public Works. There shall be no increase in drainage run off to state roadways. There shall be no commercial or landscaping in the right of ways without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off. Site lighting shall comply with the Louisville Metro Land Development Code requirements.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - A reciprocal easement for the existing curb cut off Bridwell Drive and the existing access drive ending at the Cole, FD portfolio property has been recorded in Deed Book 10121, Page 554.
 - Wheel stops or curbing, at least 6 inches high and wide, shall be provided to prevent vehicles from overhanging existing sidewalks, properties, or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) three feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - A minor plot to create lots shall be recorded prior to construction plan approval.
 - Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Specifications.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Capacity Request will be submitted to MSD.
 - A KTO permit is required prior to MSD construction plan approval.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - On-site detention is provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, 100-year storms or to the capacity of the downstream system whichever is more restrictive. Existing detention basin to be re-analyzed for the full build condition as shown and provide any additional modifications as required prior to construction plan approval.
 - 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.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
 - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - MSD drainage bond required prior to construction plan approval.

DETECTION BASIN CALCULATIONS

ACREAGE:	
TRACT (FAMILY DOLLAR)	= 1.0 AC
TRACT 1 (CAR WASH)	= 1.66 AC
TRACT 2 (PROP. APTS)	= 2.10 AC
TOTAL	= 4.76 AC
$X = \Delta CRA/12$	
$\Delta C = 0.85 - 0.26 = 0.59$	
$A = 4.76 AC.$	
$R = 2.8 INCHES$	
$X = (0.59)(4.76)(2.8)/12 = 0.66 AC.FT.$	
REQUIRED X	= 28,605 CU.FT.
EXISTING DETENTION BASIN PER AS BUILT SURVEY (0.59 AC.FT.)	= 25,918 CU.FT.
ADDITIONAL DETENTION BASIN NEEDED	= 2,700 CU.FT.
ADDITIONAL DETENTION BASIN PROVIDED	= 3,250 SF
ADDITIONAL VOLUME PROVIDED	= 3,250 SF @ 2' DEPTH
	= 6,500 CU.FT. > 2,700 CU.FT.

RECEIVED
SEP 10 2018
PLANNING & DESIGN SERVICES

OWNER/DEVELOPER
BRIDWELL APARTMENTS
4856 CANE RUN ROAD
HOGAN HOLDINGS '36 LLC
9300 SHELBYVILLE ROAD, SUITE 1300
LOUISVILLE, KY, 40222

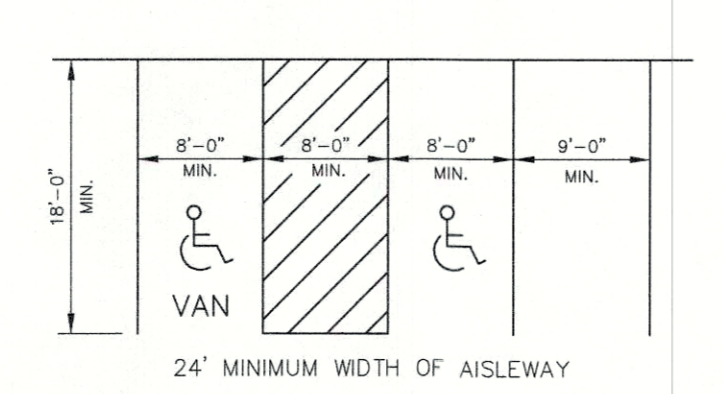
OWNER:
HOGAN HOLDINGS 36, LLC
9300 SHELBYVILLE ROAD
SUITE 1300
LOUISVILLE, KENTUCKY 40222

SITE ADDRESS:
4856 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 018, LOT 296
D.B. 9210, PG. 997

CASE #18DEVPLAN1122
RELATED CASES:
18DEVPLAN1059
19311, 18988, 10486, 8498,
13LSCAPE1030
WM#10754

LEGEND

---722---	= EXISTING CONTOUR	---X---	= EXISTING WATER VALVE
---S---	= EXISTING STORM SEWER	---X---	= EXISTING UTILITY POLE
---P---	= PROPOSED STORM SEWER	---X---	= EXISTING GAS VALVE
---S---	= EXISTING SEWER AND MANHOLE	---X---	= EXISTING FIRE HYDRANT
---S---	= EXISTING DRAINAGE SWALE	---X---	= SHARED ACCESS EASEMENT PER D.B. 10121 PG.554
---X---	= EXISTING WATER LINES	---X---	
---G---	= EXISTING GAS LINES	---X---	
---OHE---	= OVERHEAD ELECTRIC	---X---	
---ETC---	= EXISTING ELECTRIC, TELECOM, & CABLE LINES	---X---	
---WM---	= EXISTING GUY WIRE	---X---	
---WM---	= DRAINAGE FLOW DIRECTION	---X---	
---WM---	= WATER METER	---X---	



TREE CANOPY CALCULATIONS

SITE AREA	= 2.10± ACRES (91,476 S.F.)
EXISTING TREE CANOPY AREA	= 0 S.F. (0% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (18,295 S.F.)
CANOPY AREA TO BE PROVIDED	= 20% (18,295 S.F.)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

REVISED DISTRICT DEVELOPMENT PLAN

BRIDWELL APARTMENTS
4856 CANE RUN ROAD
HOGAN HOLDINGS '36 LLC
9300 SHELBYVILLE ROAD, SUITE 1300
LOUISVILLE, KY, 40222

OWNER/DEVELOPER
HOGAN HOLDINGS '36 LLC
9300 SHELBYVILLE ROAD, SUITE 1300
LOUISVILLE, KY, 40222

JOB NO. 18125

SHEET 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION
1	9-10-18	AGENCY COMMENTS

PROJECT DATA

FILE NAME: 18125-RDP.DWG
DATE: 08/13/2018
SCALE: AS SHOWN
DRAWN BY: MH
CHECKED BY: MH/ARH

BY
ARH

DATE
9-10-18

NO.
1

REVISIONS

DESCRIPTION

AGENCY COMMENTS

ENGINEER'S SEAL

SURVEYOR'S SEAL