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BRIDGEHAVE EXSTING 950 S 1ST FACILITY



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BRIDGEHAVEN EXISTING ALLEY BETWEEN EXISTING SITE AND 964-968 LOTS

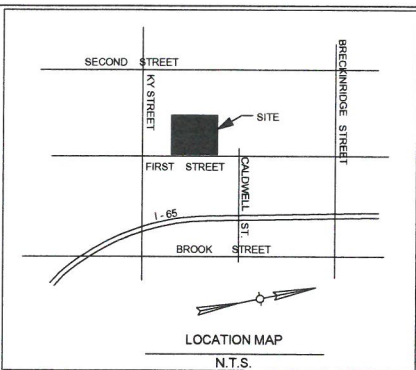
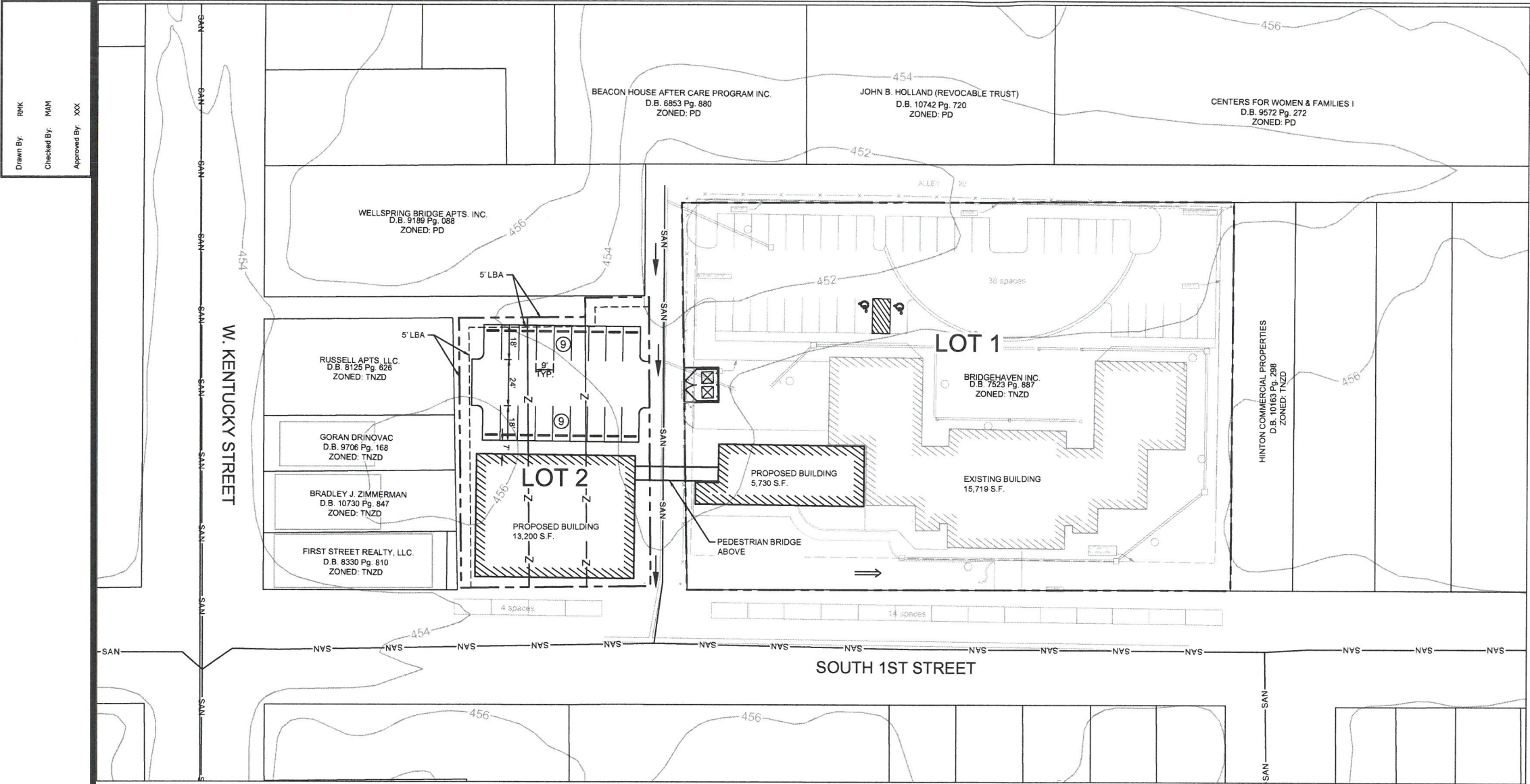


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BRIDGEHAVEN 964/966/968 LOTS





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G S & P
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

NOT FOR
CONSTRUCTION

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"

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.

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 SEED 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 SEED, 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.

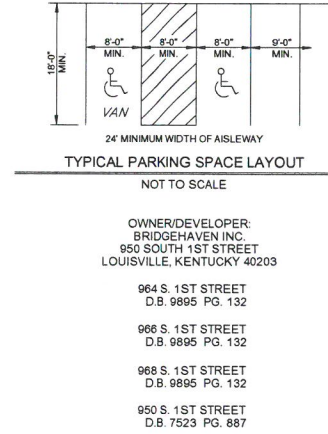
Data Table	
Neighborhood:	Old Louisville/Limerick
TNZZ Neighborhood Type:	General
Existing Mapped Use:	Multi-Family Residential
Proposed Mapped Use:	Institutional
Existing Use:	Vacant
Proposed Use:	Community Service Facility
Zoning:	TNZZ
Form District:	TRADITIONAL NEIGHBORHOOD
Related Case #:	09-019-79
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

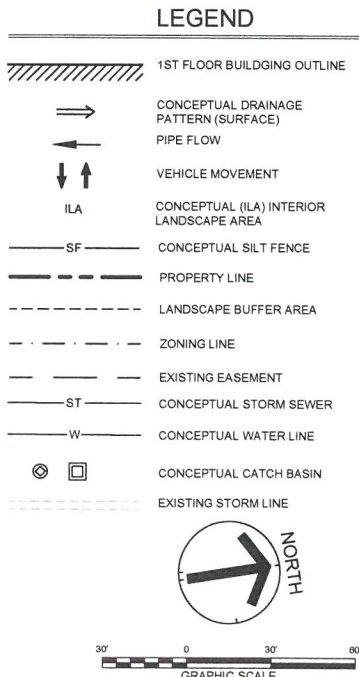
Lot 1	
Site Area	1.317 Ac.
Existing Building Area	15,719 S.F.
Existing Building Height	36'-8"
Proposed Building Area	5,730.00 S.F.
Proposed Building Height	36'-8"
Parking Provided On-Site	38 Spaces
Parking Provided Off-Site	14 Spaces

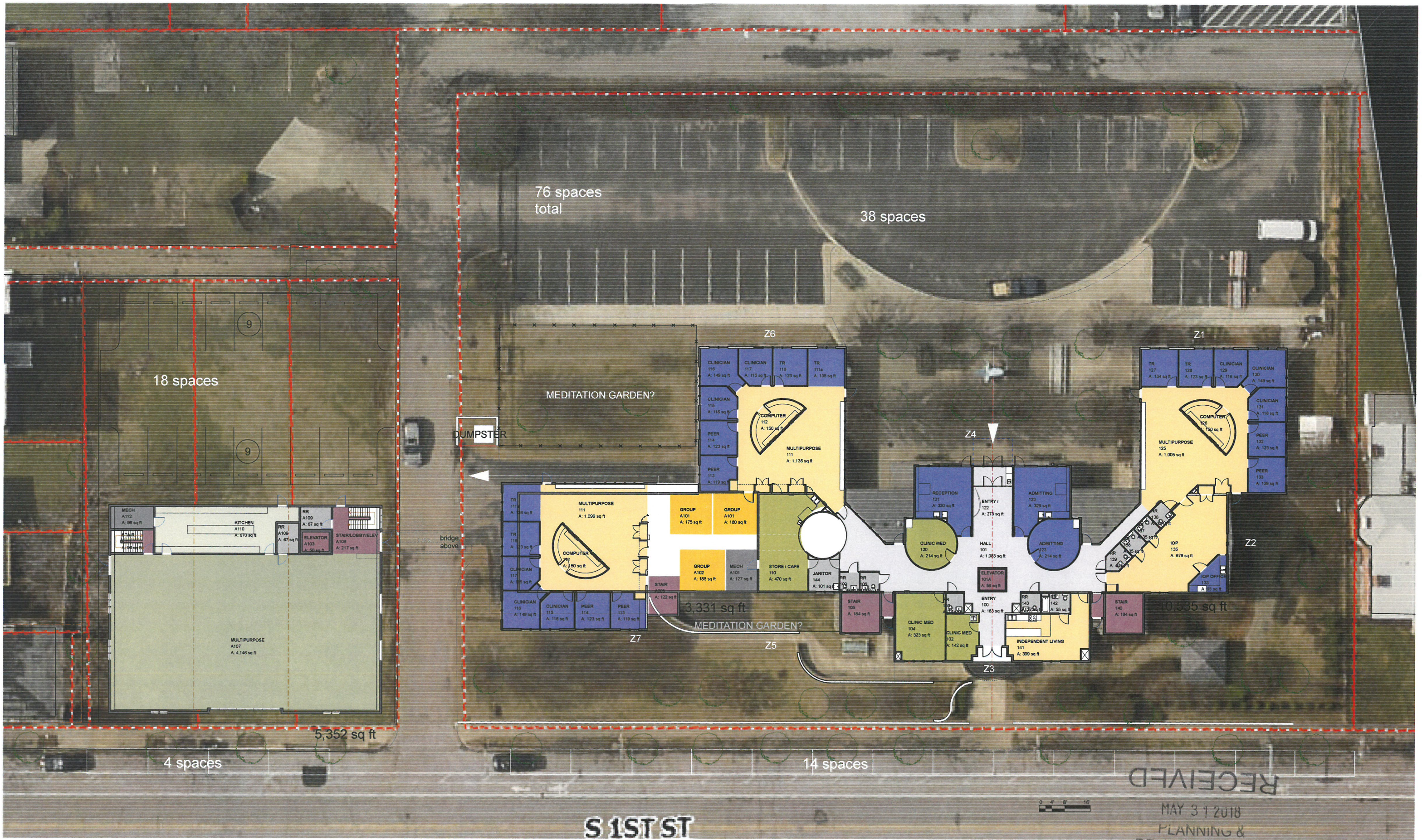
Lot 2	
Site Area	0.323 Ac.
Proposed Building Area	13,200.00 S.F.
Proposed Building Height	40'-0"
Parking Provided On-Site	38 Spaces
Parking Provided Off-Site	4 Spaces

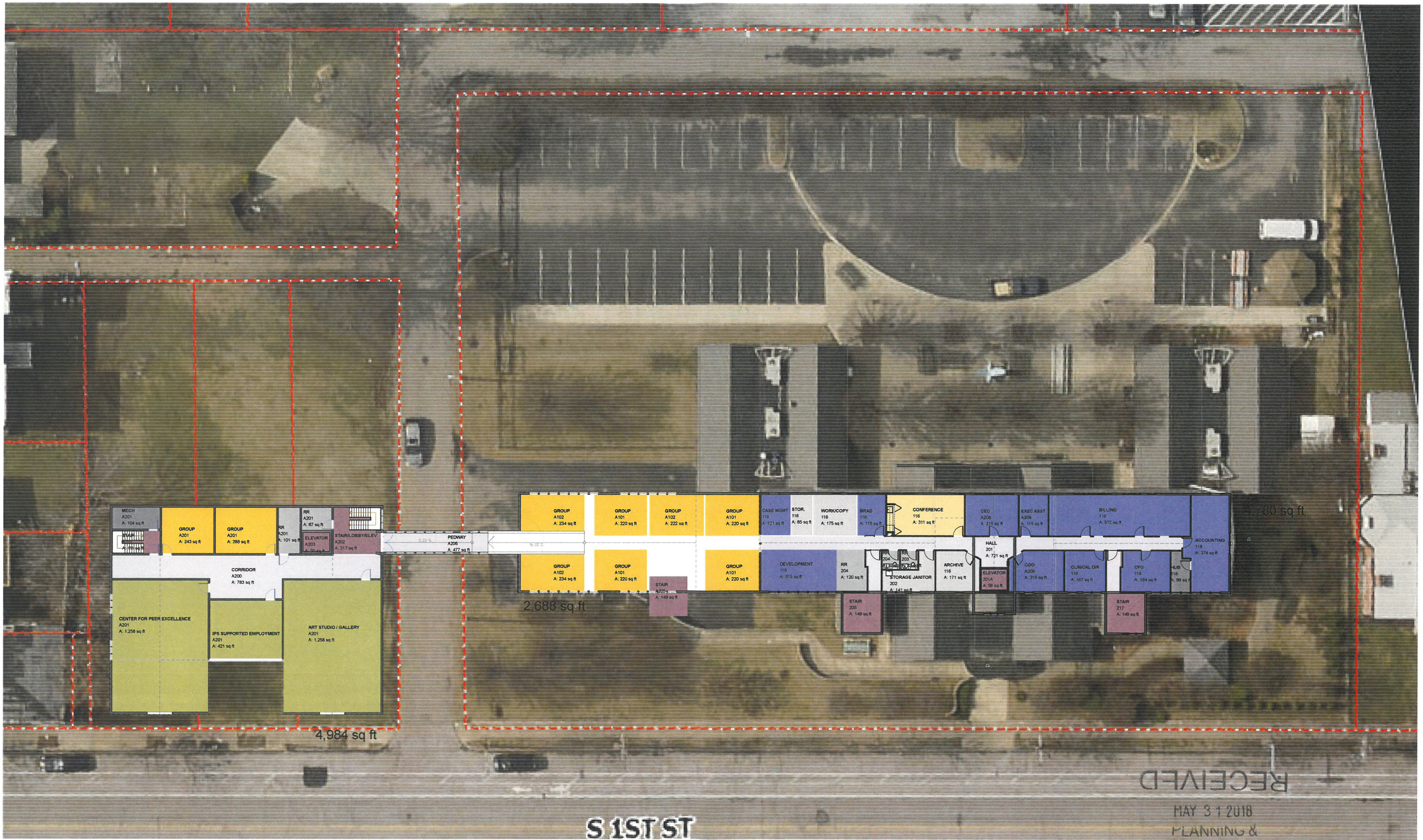


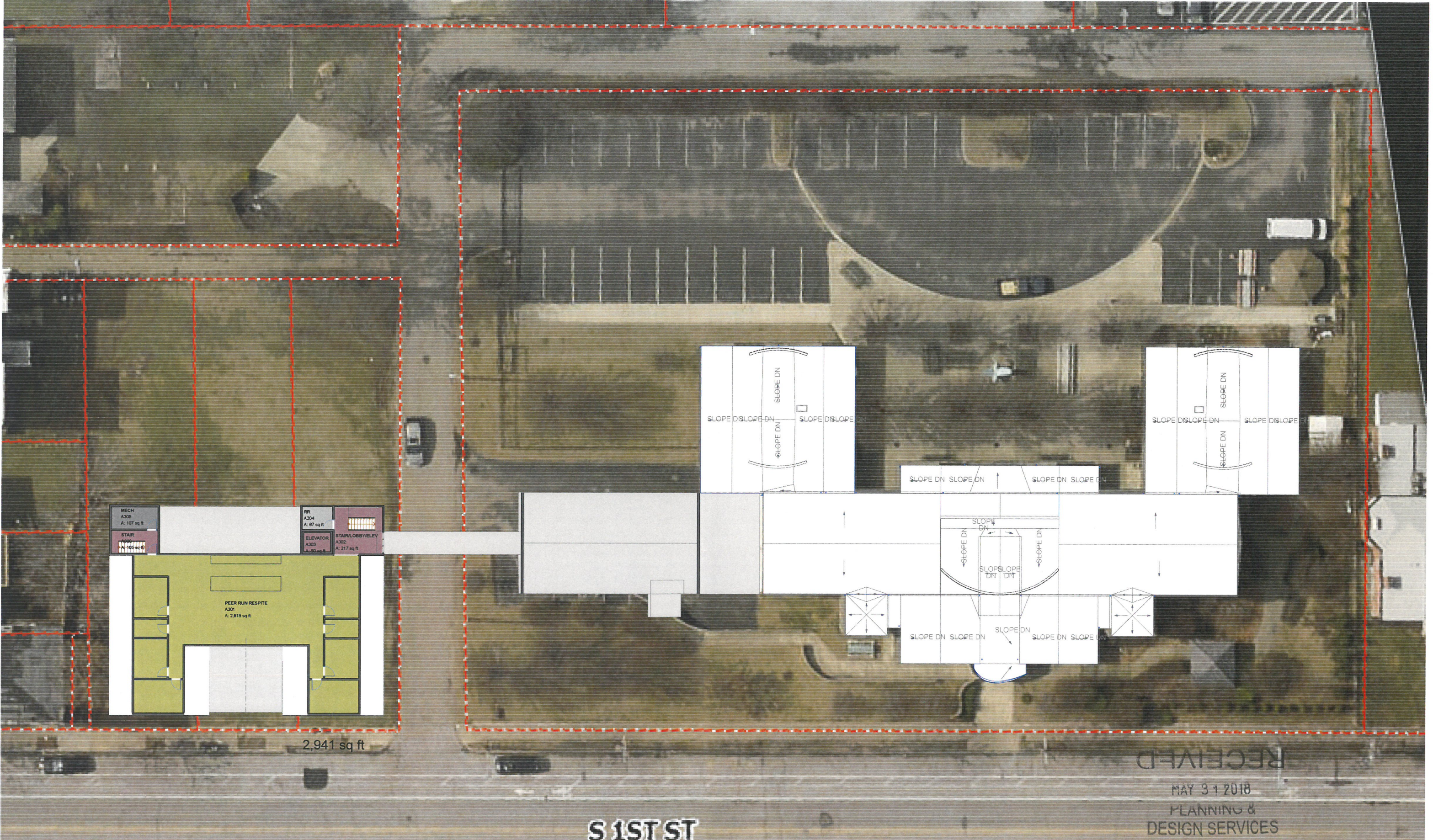
NOTE: ALL RADII ARE 3' UNLESS OTHERWISE NOTED

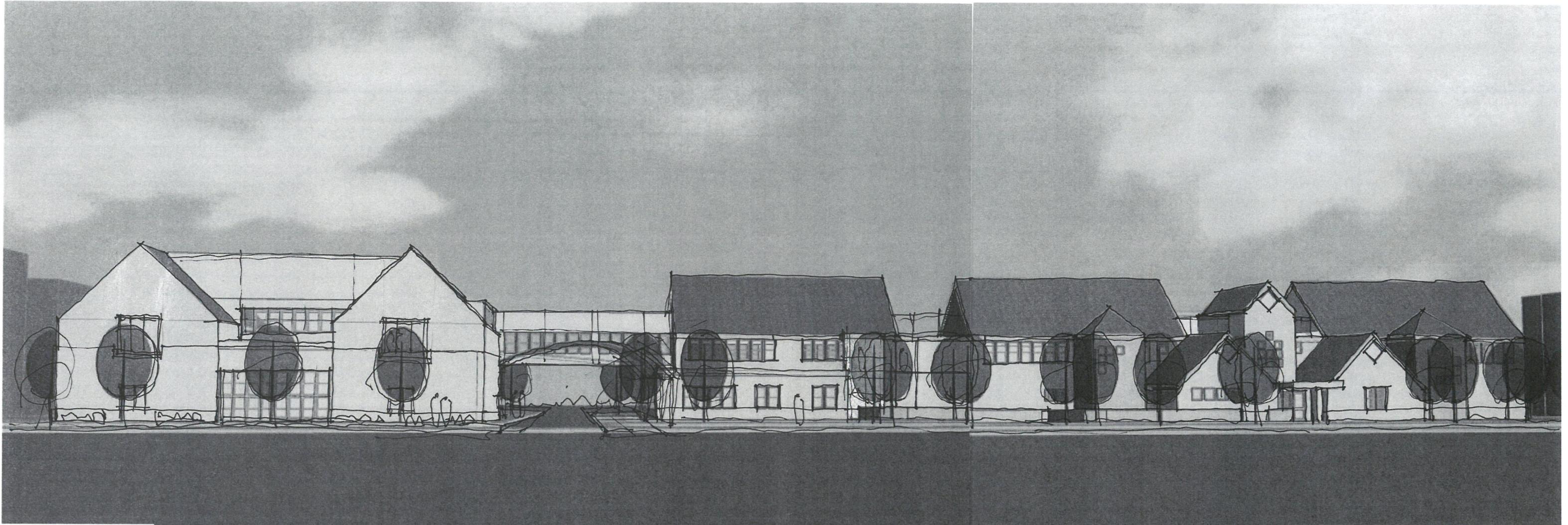
LOT 1
EXISTING IMPERVIOUS AREA = 39,076 S.F.
PROPOSED IMPERVIOUS AREA = 41,562 S.F.
NET IMPERVIOUS AREA = 2,486 S.F.
LOT 2
EXISTING IMPERVIOUS AREA = 0.0 S.F.
PROPOSED IMPERVIOUS AREA = 10,458 S.F.
NET IMPERVIOUS AREA = 10,458 S.F.











Bridgehaven
MENTAL HEALTH SERVICES

new building

pedway

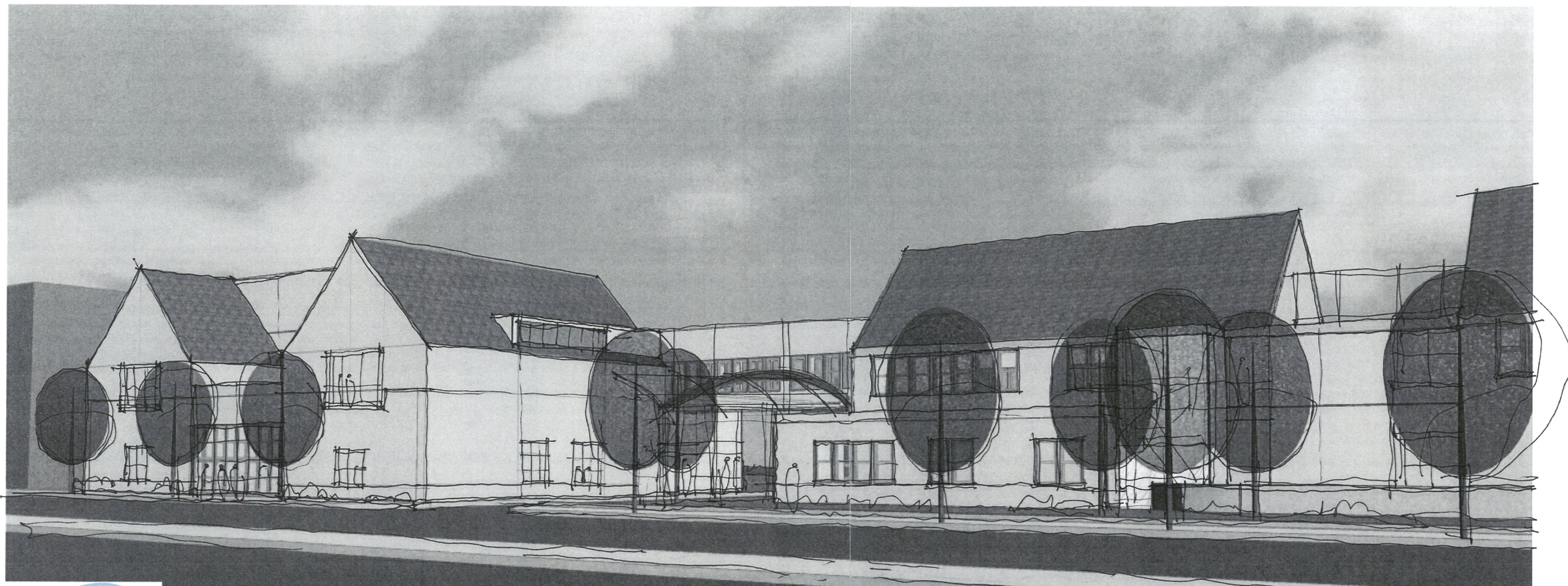
addition

existing building

vbn a
architects

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18 COA 1121



Bridgehaven
MENTAL HEALTH SERVICES

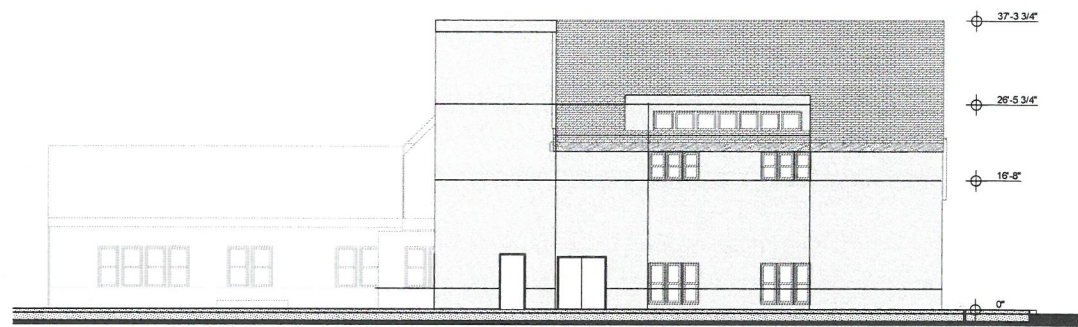
view of new additions

vbn a
architects

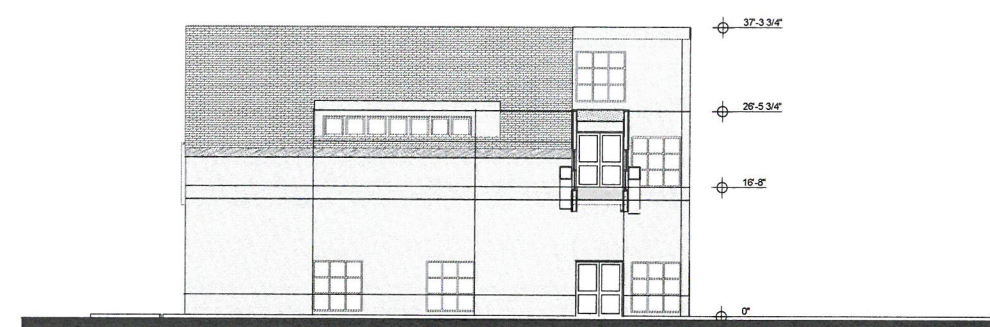
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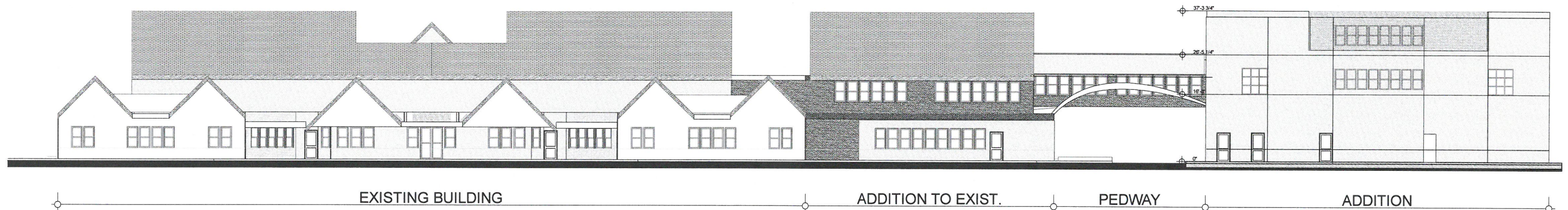
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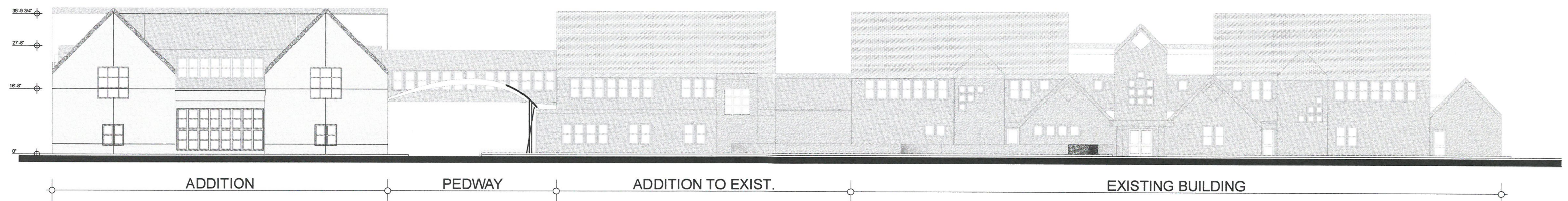
1 SOUTH ELEVATION - ADDITION
SCALE: 1:137.14



3 NORTH ELEVATION - ADDITION
SCALE: 1:137.14



4 WEST ELEVATION - ALLEY
SCALE: 1:137.14



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