SITE SUMMARY

OWNER:	KENTUCKY DISTRICT COUNCIL OF ASSEMBLIES OF GOD, INC
PARCEL ID:	24-24.01-00-4
EXISTING ZONING DISTRICT:	R-2
PROPOSED ZONING DISTRICT:	R-4
FIRE PROTECTION DISTRICT:	SOUTH OLDHAM FIRE
EXISTING USE:	UNUSED, ABANDONED SFR
PROPOSED USE:	APARTMENTS
PROPOSED BUILDING AREA:	46,052 SF
SITE AREA:	263,410 SF / 6.047 AC
FLOOR AREA RATIO:	0.17 PROPOSED 0.5 ALLOWED
HEIGHT ALLOWED:	45 FEET
PROPOSED BUILDING HEIGHT:	40 FEET
FEMA FLOODPLAIN PANEL:	21185C0205E ZONE X - MINIMAL FLOOD HAZARD

DRAINAGE SUMMARY

SITE AREA:	263,410 SF / 6.047 AC
HYDROLOGIC SOIL GROUP:	Hagerstown Silt Loam, Beasly Silt Loam
EXISTING IMPERVIOUS AREA:	0.0 SF
EXISTING PERVIOUS AREA:	263,410 SF
PROPOSED IMPERVIOUS PARKING AREA:	61,225 SF
PROPOSED IMPERVIOUS BUILDING AREA:	46,052 SF
PROPOSED IMPERVIOUS SIDEWALK AREA:	7,740 SF
TOTAL IMPERVIOUS AREA:	115,017 SF
PROPOSED OPEN SPACE:	148,393 SF
IMPERVIOUS AREA NET INCREASE:	115,017 SF

STORMWATER MANAGEMENT WILL BE DESIGNED TO FULLY CAPTURE AND CONTROL RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS. ALL STORMWATER RUNOFF FROM BUILDING ROOF AREAS, PARKING LOTS, DRIVE AISLES, AND OTHER PAVED OR IMPERVIOUS SURFACES WILL BE COLLECTED AND CONVEYED THROUGH AN UNDERGROUND STORM DRAINAGE SYSTEM.

THE UNDERGROUND STORM PIPING NETWORK WILL BE INTENTIONALLY OVERSIZED TO PROVIDE ON-SITE DETENTION VOLUME WITHIN THE CLOSED SYSTEM. THIS APPROACH ALLOWS STORMWATER TO BE TEMPORARILY STORED WITHIN THE UNDERGROUND INFRASTRUCTURE, REDUCING PEAK DISCHARGE RATES AND MINIMIZING THE NEED FOR SURFACE DETENTION BASINS OR PONDS.

DISCHARGE FROM THE STORM DRAINAGE SYSTEM WILL BE CONTROLLED THROUGH APPROPRIATELY SIZED OUTLET STRUCTURES SO THAT POST-DEVELOPMENT RUNOFF RATES DO NOT EXCEED PRE-DEVELOPMENT CONDITIONS. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE OLDHAM COUNTY REGULATIONS, KENTUCKY STANDARDS, AND ACCEPTED ENGINEERING PRACTICES TO ENSURE NO ADVERSE DOWNSTREAM IMPACTS.

THIS STORMWATER MANAGEMENT STRATEGY IS INTENDED TO EFFICIENTLY MANAGE BOTH THE QUANTITY OF STORMWATER RUNOFF WHILE PRESERVING USABLE SITE AREA AND MAINTAINING THE OVERALL CHARACTER AND FUNCTIONALITY OF THE DEVELOPMENT.

GENERAL NOTES

1. ALL PAVEMENT MARKINGS / SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 290 OF THE O.C. COMPREHENSIVE ZONING ORDINANCE.
3. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. ALL SITE LIGHTING SHALL NOT EXCEED ONE FOOTCANDLE AT THE PROPERTY LINE.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
6. SURVEY INFORMATION PROVIDED BY OTHERS. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED BY THE ARCHITECT.

LEGEND

EMH	EX. ELECTRIC MANHOLE
SMH	EX. SANITARY MANHOLE
EP	EX. EDGE OF PAVEMENT
HP	EX. HANDPUMP
MB	EX. MAIL BOX
CRST	EX. CRUSHED STONE
LP	EX. LIGHT POLE
	EX. GUY WIRE
GM	EX. GAS METER
AC	EX. AIR CONDITIONER UNIT
WM	EX. WATER METER
	EX. UTILITY POLE
	EX. CATV PEDESTAL
	EX. STORM MANHOLE
CONC	EX. CONCRETE
	EX. TREE LINE
	EX. WIRE FENCE
	EX. BOARD FENCE
	EX. CONTOURS (1' INTERVAL)
T.B.R.	EX. TO BE REMOVED
UP	EX. UTILITY POLE
EB	EX. ELECTRIC BOX
TYP	TYPICAL
	EX. TREE WITH SIZE
	EX. STORM LINE
UGT	EX. UNDERGROUND TELEPHONE
OHE	EX. OVERHEAD ELECTRIC
UFO	EX. UNDERGROUND FIBER OPTIC
W	EX. WATER
	EX. PROPERTY LINE (REMOVED)
	EX. FLOW ARROWS
	PROPOSED DRAINAGE FLOW ARROWS
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	TRAFFIC DIRECTIONAL ARROW
PSC	PROPERTY SERVICE CONNECTION

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EROSION PREVENTION & SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT 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 THE AUTHORITY HAVING JURIDICTION. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE REQUIRED STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED AS REQUIRED BY ORDINANCE.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED CURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALES, OR CATCH BASIN.

DESIGN NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH - DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES TO BE PERMITTED. DRAINAGE SHALL BE DIRECTED TO ON-SITE DRAINAGE SYSTEM.
3. INCREASE OF - SF OF IMPERVIOUS AREA.
4. TOTAL DISTURBANCE AREA IS - AC. (- SF)
5. NO INCREASE IN RUNOFF TO KYTC RIGHT OF WAY TO BE PERMITTED
6. SANITARY SERVICE WILL BE PROVIDED BY AND EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.
7. THE FINAL DESIGN OF THIS PROJECT WILL COMPLY WITH THE WATER QUALITY STANDARDS OF OLDHAM COUNTY. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF BEST MANAGEMENT PRACTICES.
8. THE SUBJECT PROPERTY IS NOT IN A FEMA RECOGNIZED FLOOD PLAIN.
9. SOIL TYPES ARE LISTED AS HYDROLOGIC GROUP "B" AND GROUP "C".

DEVELOPMENT NOTES:

NO EXISTING BUILDINGS OR STRUCTURES.

SITE AREA:	263,410 SF / 6.047 AC
BUILDING AREA:	11,184 X 3 +12,500= 46,052 SF
PAVEMENT:	61,141 SF
PROPOSED DEVELOPMENT:	
LOT AREA:	6.047 ACRES
PROPOSED ZONING:	R-4
MINIMUM LOT WIDTH:	248 FEET
MAXIMUM DENSITY ALLOWED:	16 UNITS/ACRE = 96 UNITS
PROPOSED DENSITY:	85 UNITS
REQUIRED COMMON OPEN SPACE:	21,250 SF
PROPOSED COMMON OPEN SPACE:	
FIRST YEAR BUILD OUT:	75 UNITS
TOTAL, FINAL BUILD OUT:	85 UNITS TOTAL
PROPOSED DEVELOPMENT:	3 APARTMENT BUILDINGS 3 STORY CONSTRUCTION
BUILDING HEIGHT:	45 FEET

TYPICAL APARTMENT BUILDING

Apartment Building 1

	APARTMENTS			SUB
Floor	Singles	Doubles	Triples	TOTAL
1	3	4	2	9
2	2	6	1	9
3	3	6	1	10
	8	16	4	28

Apartment Building 2

	APARTMENTS			SUB
Floor	Singles	Doubles	Triples	TOTAL
1	3	4	2	9
2	2	6	1	9
3	3	6	1	10
	8	16	4	28

Apartment Building 3

	APARTMENTS			SUB
Floor	Singles	Doubles	Triples	TOTAL
1	3	4	2	9
2	2	6	1	9
3	3	6	1	10
	8	16	4	28

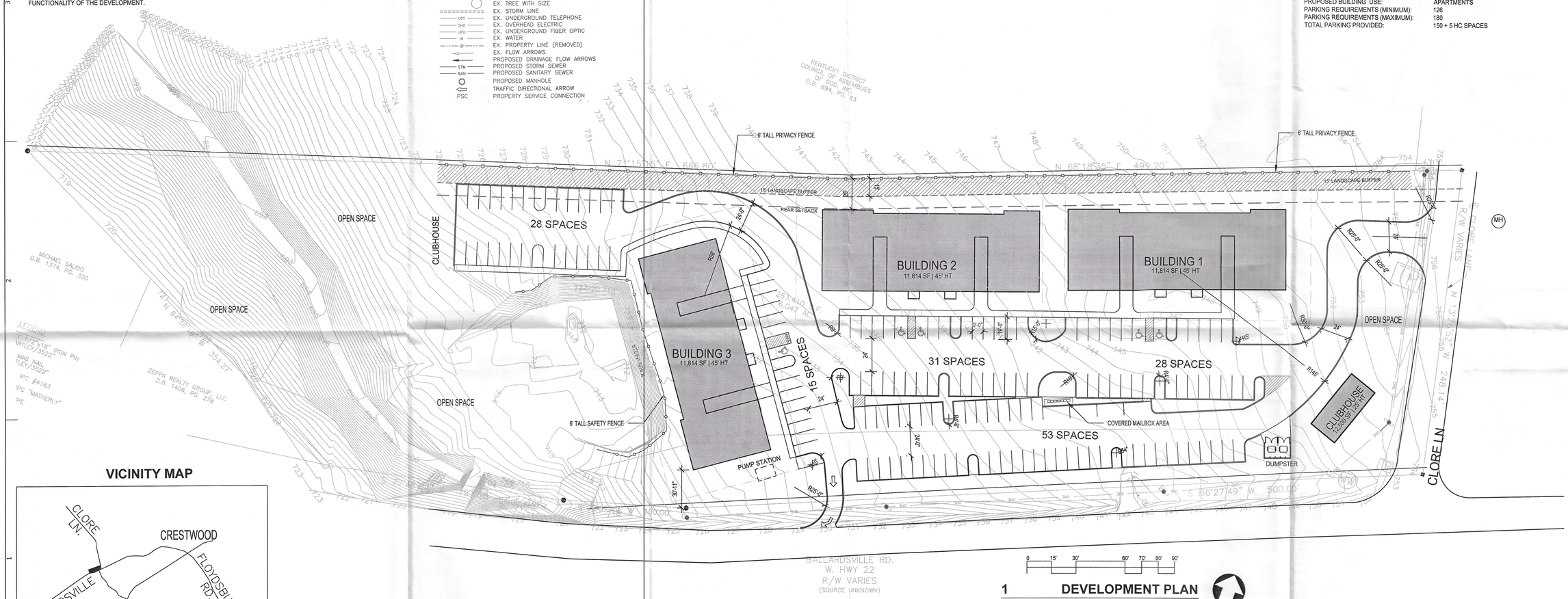
Development Total

APARTMENTS			SUB
Singles	Doubles	Triples	TOTAL
24	48	12	84

Type	Units	Ordinance Rate	Required
Singles / 1-bedroom	24	1.25 spaces/unit	30
Doubles / 2-bedroom	48	1.5 spaces/unit	72
Triples / 3-bedroom	12	2.0 spaces/unit	24
Total	84**		126 spaces

PARKING SUMMARY

PROPOSED BUILDING USE:	APARTMENTS
PARKING REQUIREMENTS (MINIMUM):	126
PARKING REQUIREMENTS (MAXIMUM):	180
TOTAL PARKING PROVIDED:	150 + 5 HC SPACES

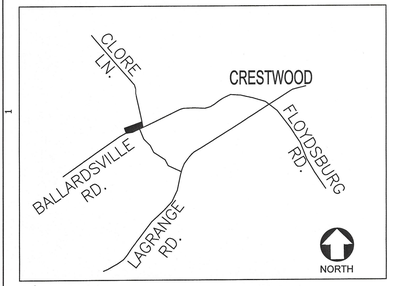


1 DEVELOPMENT PLAN

SCALE: 1" = 30'

NORTH

VICINITY MAP



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DEVELOP DESIGN•CONSTRUCT
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JOHN F. STEWART
REGISTERED
NO. 3631
COMMONWEALTH OF KENTUCKY
JOHN F. STEWART

DEVELOPMENT PLAN

DEVELOPMENT PLAN
STONEBRIDGE APARTMENTS
7405 WEST HWY 22
CRESTWOOD, KY 40014

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JOB NO.	11663-536
DB:	GMH/JSG
CB:	JFS
DATE:	05/19/2026
STATUS:	ZONING CHANGE

SHEET NO:

DP1

REVISED