

LEGEND

- CO EXISTING SANITARY CLEANOUT
- ⊙ EXISTING SANITARY MANHOLE
- ⊠ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING FLAG POLE
- ⊙ EXISTING TREE
- ⊙ EXISTING VEGETATION
- ⊙ EXISTING SIGN
- PROPOSED DRAINAGE FLOW
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED FIRE HYDRANT
- CO PROPOSED SANITARY CLEANOUT
- PROPOSED ARROW MARKING
- HANDICAP PARKING SPACE
- SAN EXISTING STORM SEWER LINE
- W EXISTING SANITARY SEWER LINE
- G EXISTING WATER LINE
- EXISTING NATURAL GAS
- OHT EXISTING OVERHEAD TELEPHONE
- UGT EXISTING UNDER GROUND TELEPHONE
- UGE EXISTING UNDER GROUND ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- PL PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PL PROPOSED STORM LINE
- SAN PROPOSED SANITARY (REFER TO JTL PLANS - DESIGN BY JTL)
- W PROPOSED WATER LINE SIZING BY MECHANICAL/SPRINKLER COMPANY

LEGEND

- ILA INTERIOR LANDSCAPE AREA
- LBA LANDSCAPE BUFFER AREA
- LY REAR YARD SETBACK
- RY SIDE YARD SETBACK
- VUA VEHICLE USE AREA

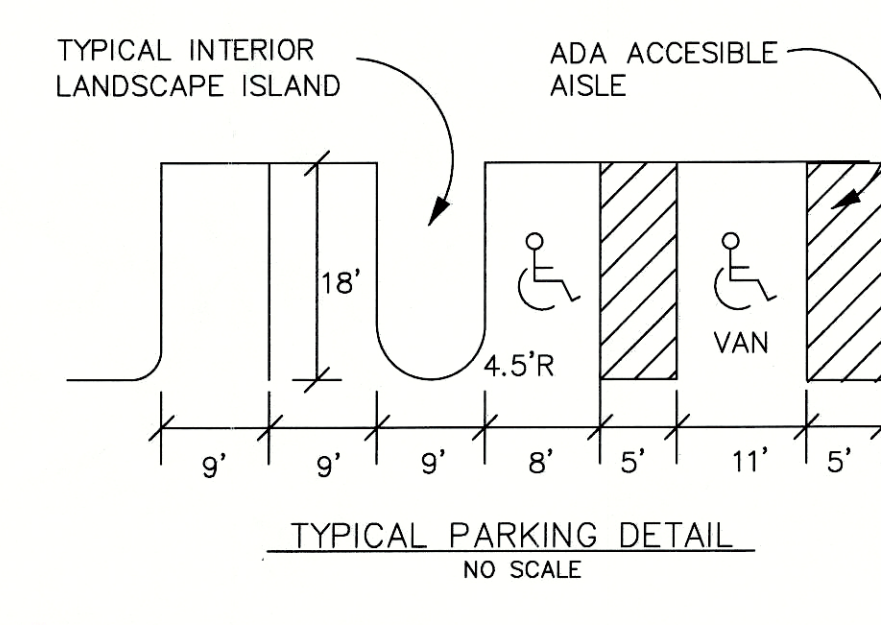
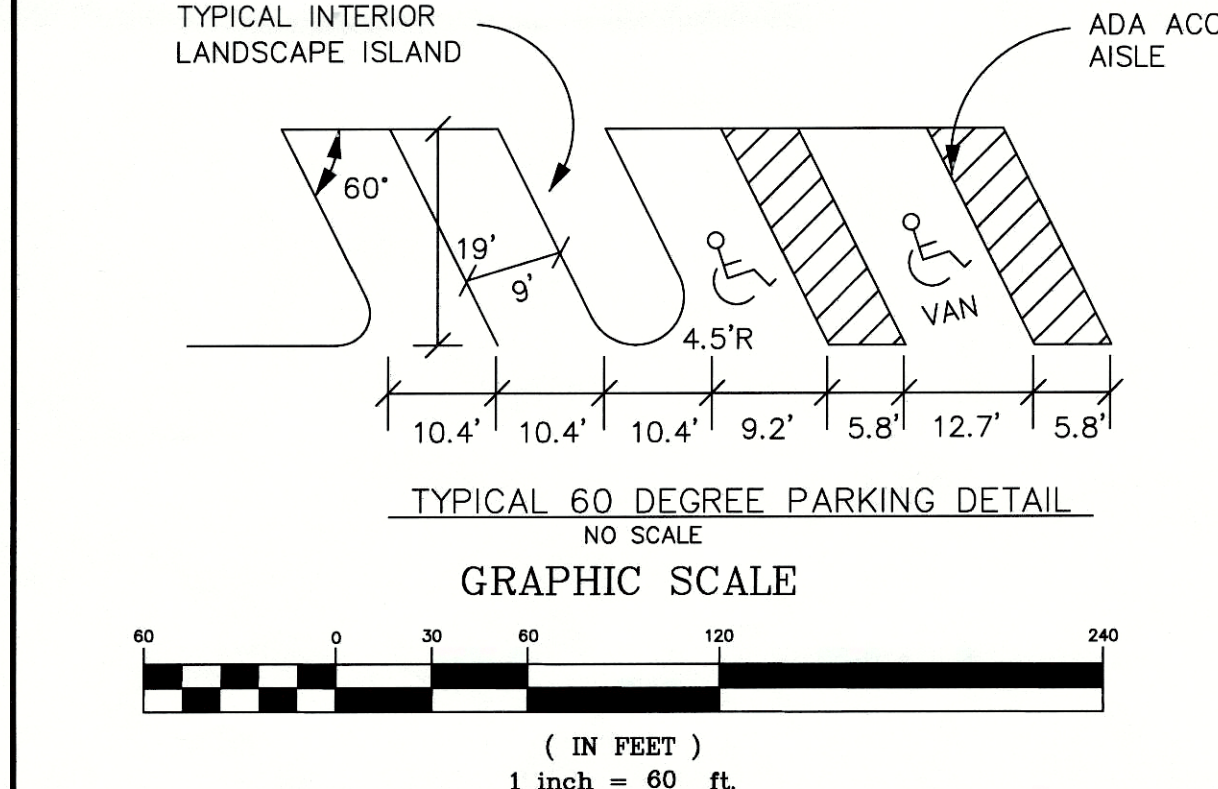
ANY FIELD CHANGES REPRESENTED ON THIS PLAN WERE UNDERTAKEN AT THE DIRECTION OF HLS

GENERAL NOTES

- BEARING AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
- PARKING AREA TO BE OF A HARD AND DURABLE SURFACE.
- STORM SEWER DESIGN AS SHOWN ON THESE PLANS IS A COMBINATION OF EXISTING AND CONCEPTUAL LAYOUTS. SEE DRAINAGE PLANS FOR FINAL STORM LAYOUTS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
- ALL DISTURBED AREAS TO BE SEEDED.
- A GEOTECHNICAL REPORT WILL BE REQUIRED FOR THE USE OF ANY GREEN BMP'S.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
- A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED FOR APPROVAL BY MSD AND AN MSD DRAINAGE BOND WILL BE REQUIRED.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED ON-SITE BY A DRY DETENTION BASIN. OFF-SITE FLOWS FROM PROPERTY NORTH OF THE SITE WILL BE COLLECTED IN THE GYMNASIUM PARKING LOT AND FLOW INTO STORM PIPES THAT DISCHARGE INTO THE DRY DETENTION BASIN. THE POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO THE PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- A PORTION OF THE SITE IS LOCATED IN ZONE X PER FIRM MAP NO. 21111 C 0048 E DATED DECEMBER 5, 2006.
- ALL HVAC AND TRASH RECEPTACLES SHALL BE ENCLOSED OR SCREENED FROM THE GROUND VIEW OF NEIGHBORING PROPERTIES TO THE NORTH, EAST AND WEST IN CONFORMANCE WITH CHAPTER 10.2.6 OF THE LDC.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- LIGHTING FOR THE DEVELOPMENT SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINES.
- ALL PARKING SPACES TO BE 9' X 18' TYP. EXCEPT AS OTHERWISE NOTED.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY KENTUCKY TRANSPORTATION CABINET FOR WORK IN KYTC RIGHT OF WAY PRIOR TO KYTC CONSTRUCTION APPROVAL.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- LONG-TERM BICYCLE PARKING SHALL BE PROVIDED INSIDE THE BUILDING AS ALLOWED BY THE LDC CHAPTER 9.2.3.
- THE PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT SHOWN FOR THE DETENTION BASIN WILL REQUIRE MSD APPROVAL PRIOR TO CONSTRUCTION APPROVAL.
- 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 AREA OF DISTURBANCE IS AT 9,000 S.F.

PRELIMINARY APPROVAL
 Condition of Approval:
 Tony Kelly 8/24/16
 Development Date: 8/24/16
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: *IF SIGNATURE WAIVER IS OBTAINED FROM SHELBYVILLE ROAD WILL BE REQUIRED BY: 8/24/16*
 DATE: 8/24/16
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



DETENTION BASIN CALCULATIONS (INCLUDES GYM, GYM PARKING, & ADDITION) DOES NOT INCLUDE ANY FUTURE - 9000 S.F. ADDITION DOES NOT REQUIRE GREEN INFRASTRUCTURE

X = ΔCRA/12
 ΔC = 0.95 - 0.23 = 0.72
 A = 1.74 ACRE (NEW IMPERVIOUS)
 R = 2.8 INCHES
 X = (0.72)(1.74)(2.8)/12 = 0.29 AC.-FT.

PROVIDED BASIN = (7800 S.F + 2800 S.F.) / 2 * 5 FT. DEPTH = 46,800 CU.FT.

TOTAL = 0.61 AC.-FT.
 = 0.61 AC.-FT > 0.29 AC.-FT.

TREE CANOPY CALCULATION

CAMPUS CLASS C 0%-40% EX. TREE CANOPY
 TOTAL SITE AREA 884,141 S.F./20,297 AC
 TOTAL TREE CANOPY AREA REQUIRED 17% (150,304 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED 10% (86,880 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED 8% (70,731 S.F.)

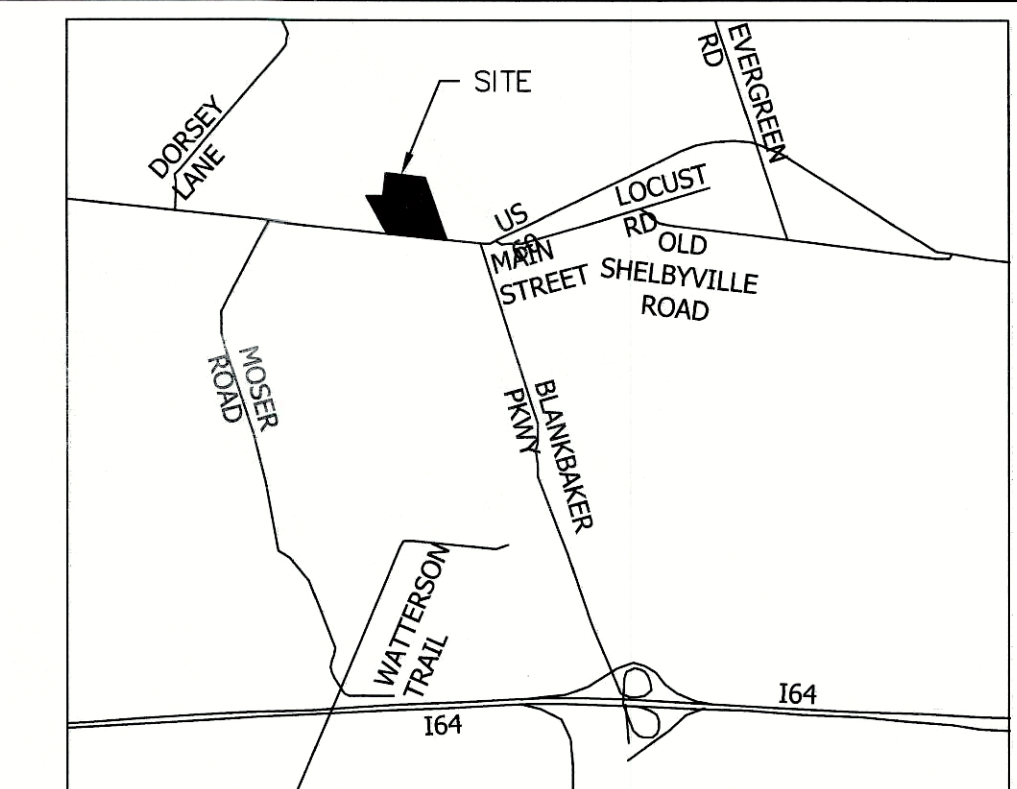
PARKING SUMMARY

CLASSROOMS = 28 EXISTING, 9 PROPOSED

2 SP FOR EACH ELEMENTARY/MIDDLE CLASSROOM MIN:	50	MAX
5 SP FOR EACH HIGH SCHOOL CLASSROOM MIN:	60	
3 SP FOR EACH ELEMENTARY/MIDDLE CLASSROOM MAX:	75	
10 SP FOR EACH HIGH SCHOOL CLASSROOM MAX:	120	
TOTAL PARKING REQUIRED:	110 SP	195 SP
TOTAL PARKING PROVIDED:	115 SPACES (INCLUDING 5 HC SP)	

BICYCLE PARKING REQUIREMENT CALCULATIONS - 15,065 S.F. GYM & NEW 9,600 S.F. CLASSROOM ADDITION

RECREATION CENTER REQUIREMENTS: 4, OR 1 PER 25,000 SF OF GROSS FLOOR AREA
 GROSS FLOOR AREA 24,665 S.F.
 SPACES REQUIRED (SHORT-TERM, LONG-TERM): 4, 2 (SEE NOTE #22)
 SPACES PROVIDED (SHORT-TERM, LONG-TERM): 4, 2 (SEE NOTE #22)



PROJECT SUMMARY

SITE ADDRESS 10801 SHELBYVILLE ROAD-40243
SITE AREA 37,749 SF / 20.30 AC.
MUNICIPALITY LOUISVILLE
EXISTING ZONING R-5A
EXISTING FORM DISTRICT NEIGHBORHOOD SCHOOL
EXISTING BUILDING AREA 36,424 SF
EXISTING GYM 15,065 SF (#13DEPLAN1089)
PROPOSED BUILDING AREA 9,600 SF
TOTAL BUILDING AREA 61,089 SF
FLOOR AREA RATIO 0.07
PROPOSED BUILDING HEIGHT 1 STORY (35' MAX)

IMPERVIOUS AREA
 EXISTING BUILDINGS 37,749 SF
 EXISTING GYM 15,065 SF (#13DEPLAN1089)
 EXISTING VUA 73,975 SF (NO GYM PARKING)

PROPOSED ADDITION 9,600 SF (NO GYM)
 PROPOSED VUA 62,510 SF (W/GYM PARKING)
TOTAL BUILDING AREA 62,414 SF
TOTAL VUA 136,485 SF
TOTAL INCREASE IMPERVIOUS 87,175 SF
 EX. DRIVE & CONC. BASKETBALL COURT -11,570 SF
NET INCREASE IMPERVIOUS 75,605 SF

WAIVERS REQUESTED

- A SIDEWALK WAIVER IS REQUESTED FROM SECTION 6.2.6 OF THE LDC TO NOT PROVIDE SIDEWALKS ALONG SHELBYVILLE ROAD.
- A WAIVER IS REQUESTED FROM SECTION 5.9.2 TO NOT PROVIDE A DIRECT ACCESS FROM SHELBYVILLE ROAD TO THE SCHOOL BUILDING ENTRANCE.

PRIOR WAIVERS GRANTED

- PRIOR WAIVER WAS GRANTED FROM SECTION 10.2.4 TO ALLOW THE EXISTING DRIVE TO ENCRoACH INTO THE REQUIRED LANDSCAPE BUFFER AREA.
- PRIOR WAIVER WAS GRANTED FROM SECTION 5.9.2 TO NOT PROVIDE A DIRECT ACCESS FROM SHELBYVILLE ROAD TO THE SCHOOL BUILDING ENTRANCE.

NOTE: RIGHT-OF-WAY LINE PER COMMONWEALTH OF KENTUCKY HIGHWAY PLANS OF SHELBYVILLE ROAD - FEDERAL AID PROJECT NO. 117-JCS, DATED 1937 '80' FROM CENTERLINE. NO RECORDED DEDICATION WAS FOUND.

ACCURUS ENGINEERING, LLC
 2408 CHATTESWORTH LANE
 LOUISVILLE, KY 40242
 PHONE: (502) 749-7442 FAX: (502) 333-0644
 www.accuruseng.com
 Site Plans ■ Subdivision/Site Design ■ Drainage Design
 ■ Traffic Engineering ■ Roadway Design

Scale: 1" = 60'	Designed By: SM	Drawn By: SM
Design Date: 06-29-15	Print Date: 8/18/2016 9:17 PM	
CAD Drawing Name: 15006 DDP 08-18-16.dwg	Surveyed By: JHL	Survey Date: NOT KNOWN
5	08/19/16	REVISED TO ADD MSD NOTE
4	07/28/16	HLS PARKING LOT REVISIONS FOR SOME TWO WAY ASIDE FLOW
3	06/25/16	REVISIONS PER PDS, MPW AND MSD COMMENTS.
2	04/13/16	REVISED PER MSD MEETING FOR GREEN INFRASTRUCTURE
1	04/07/16	REVISED PER MSD COMMENTS

HIGHLANDS LATIN SCHOOL
 10801 SHELBYVILLE ROAD
 LOUISVILLE, KY 40243
 21.47 AC. ID 002200930000 - ZONING: R-5A/N - TB 22 LOT 93 - D.B. 9528, Pg. 0620

HLS, LLC
 4803 POPLAR LEVEL ROAD
 LOUISVILLE, KY 40213

Project: HIGHLANDS LATIN SCHOOL
 Owner: HLS, LLC
 Developer: HLS, LLC

Sheet Title: REVISED DETAILED DEVELOPMENT PLAN
 Sheet: WM# 8517
 Date: AUG 19 2016
 Planning & Design Services
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