

HIGHLANDS LATIN SCHOOL
 HLS, LLC
 4603 POPLAR LEVEL ROAD
 LOUISVILLE, KY 40213

HIGHLANDS LATIN SCHOOL
 DETAILED DEVELOPMENT PLAN
 10801 SHELBYVILLE ROAD
 DEVELOPMENT PLAN

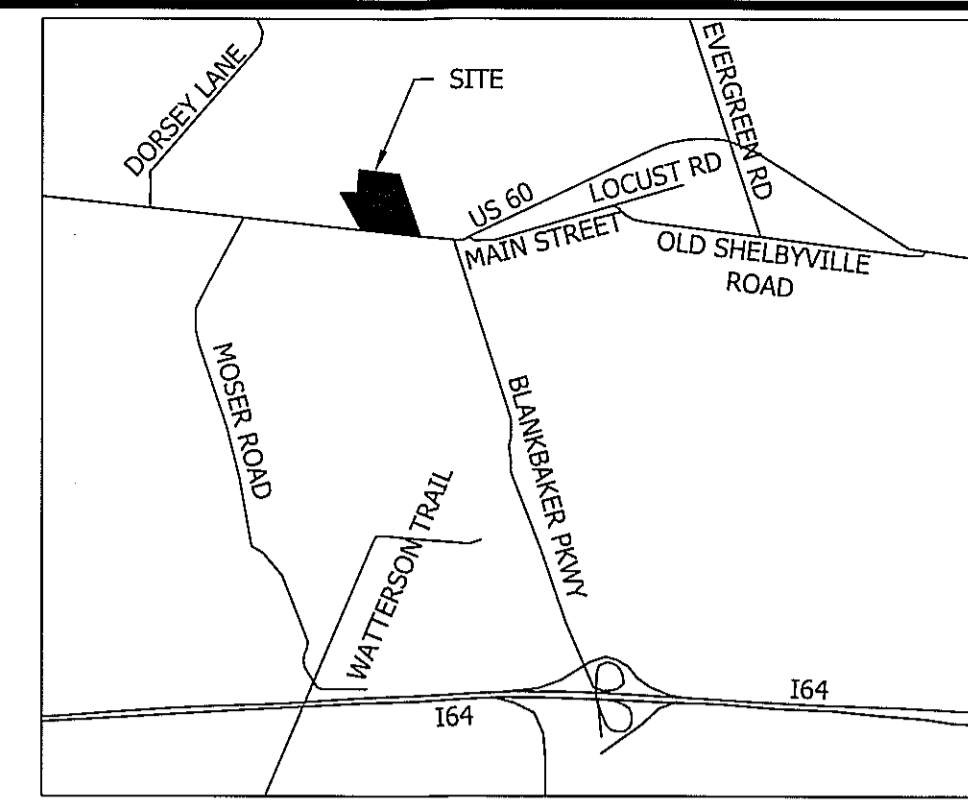
Professional Engineer's Seal

Signature _____ Date _____
 JOB NO. 13101 DATE: 10/30/2013
 CHECKED BY: MCH
 DESIGNED BY: DTA
 DRAWN BY: DTA

DRAWING NO:

1

SHEET 1 OF 1



LOCATION MAP
 NO SCALE

PROJECT SUMMARY
 10801 SHELBYVILLE ROAD - 40243

SITE ADDRESS	884,141 SF / 20.30 AC.
MUNICIPALITY	LOUISVILLE
EXISTING ZONING	R-5A
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE (TO REMAIN)	SCHOOL
EXISTING BUILDING AREA	36,424 SF
PROPOSED BUILDING AREA	14,969 SF
TOTAL BUILDING AREA	51,393 SF
FLOOR AREA RATIO	0.06
PROPOSED BUILDING HEIGHT	2 STORIES (35' MAX)

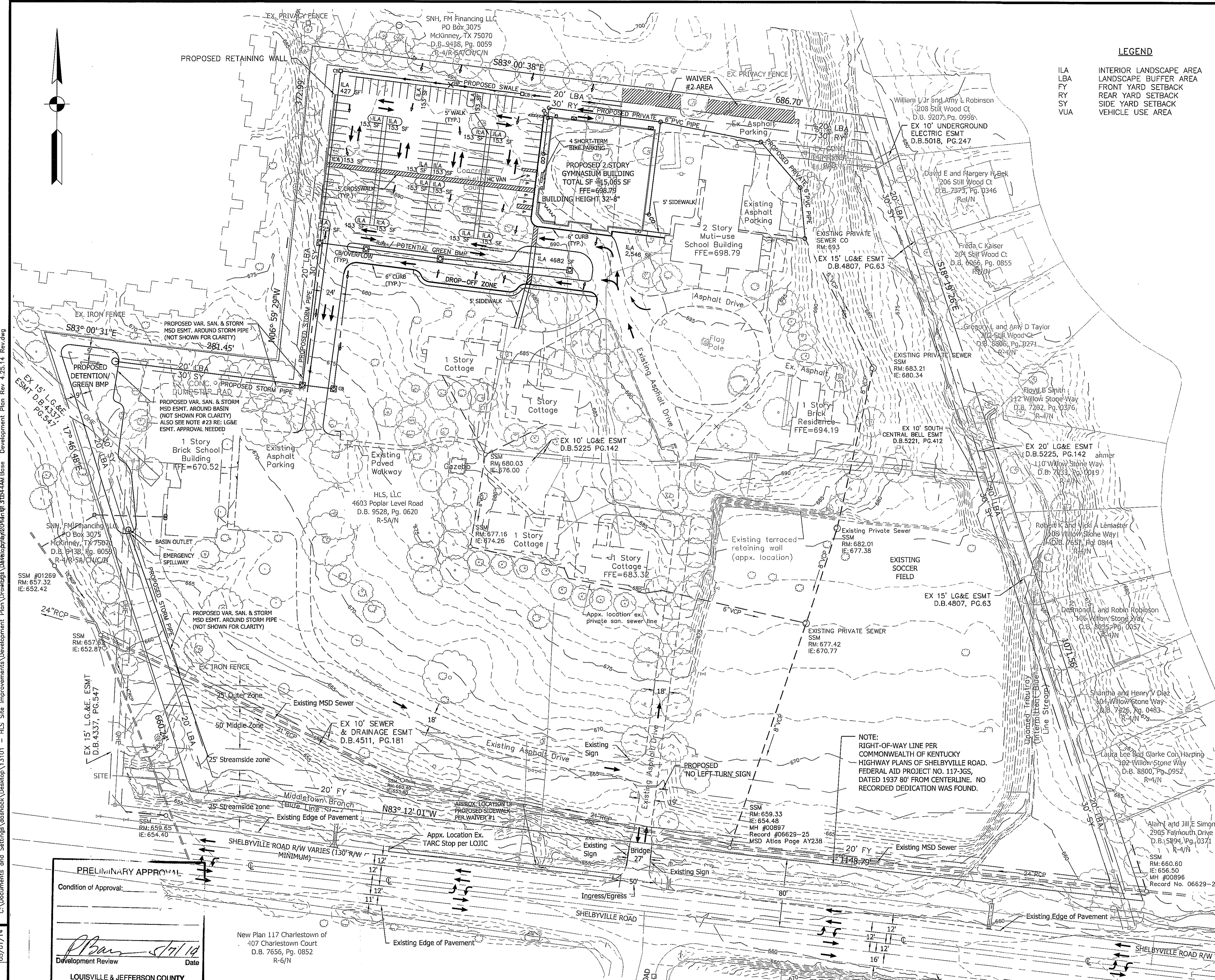
IMPERVIOUS AREA	
EXISTING BLDGS	37,749 SF
EXISTING VUA	73,975 SF
PROPOSED BLDGS	14,969 SF
PROPOSED VUA	870,113 SF
TOTAL BUILDING AREA	52,718 SF
TOTAL VUA	144,088 SF
TOTAL INCREASE IMPERVIOUS	85,082 SF

- WAIVERS REQUESTED**
- A PARTIAL SIDEWALK WAIVER IS REQUESTED FROM SECTION 6.2.6 OF THE LDC UNDER 6.2.6(b)(2)(c)(iv) SINCE LESS THAN 50% OF THE STREET FRONTAGE IS BEING DEVELOPED. THE OWNER WILL CONSTRUCT SIDEWALKS FROM THE PROPERTY ENTRANCE TO A TARP STOP ON THE WEST SIDE OF THE PROPERTY, AS DETERMINED BY TARC AND/OR KYTC/METRO DPW.
 - A WAIVER IS REQUESTED FROM SECTION 10.2.4 TO ALLOW THE EXISTING DRIVE TO ENCR OACH INTO THE REQUIRED LANDSCAPE BUFFER AREA.
 - A WAIVER IS REQUESTED FROM SECTION 5.9.2 TO NOT PROVIDE A DIRECT ACCESS FROM SHELBYVILLE ROAD TO THE SCHOOL BUILDING ENTRANCE.

- 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 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 ERCTED 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 BIOSWALE AND DRY DETENTION BASIN. OFF-SITE FLOWS FROM PROPERTY NORTH OF THE SITE WILL BE COLLECTED VIA SWALE AND STORM PIPES NEAR THE PROPERTY LINE THAT CONNECT TO THE DETENTION BASIN. THE POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO THE PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 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 PRIOR TO 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 APPROVAL FROM LG&E PRIOR TO CONSTRUCTION APPROVAL.

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 MAY 05 2014
 PLANNING &
 DESIGN SERVICES

WM #8517



LEGEND

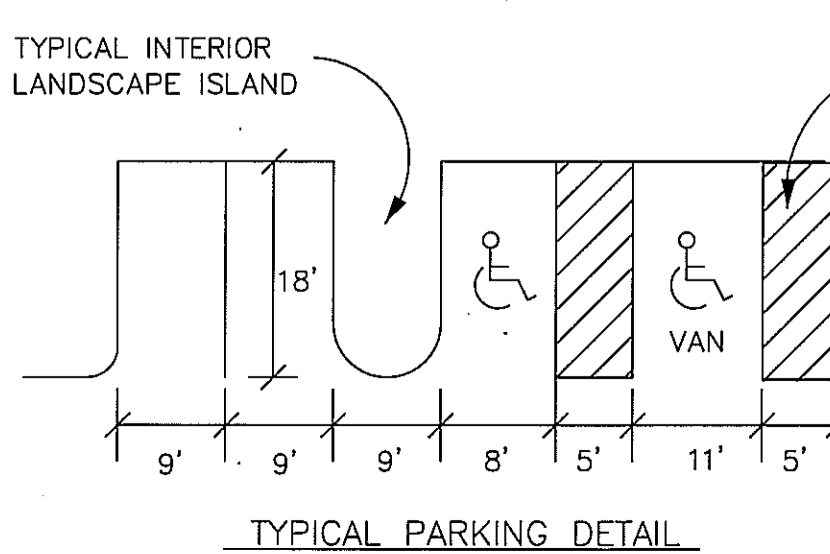
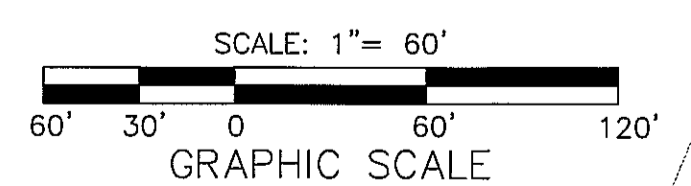
- ILA INTERIOR LANDSCAPE AREA
- LBA LANDSCAPE BUFFER AREA
- FY FRONT YARD SETBACK
- RY REAR YARD SETBACK
- SY SIDE YARD SETBACK
- VUA VEHICLE USE AREA

C:\Documents and Settings\jacob\Desktop\13101 - HLS Site Improvements Development Plan\Drawings\DWG\13101-AM-Base Development Plan Rev 4.25.14 Rev.dwg
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PRELIMINARY APPROVAL
 Condition of Approval:

Development Review Date
 [Signature] 5/1/14
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

New Plan 117 Charleston of
 407 Charleston Court
 D.B. 7656, Pg. 0852
 R-6/N



DETENTION BASIN CALCULATIONS

$X = \frac{60RA}{12}$
 $AC = 0.95 - 0.23 = 0.72$
 $A = 2.2$ ACRE
 $R = 2.8$ INCHES
 $X = \frac{(0.72)(2.2)(2.8)}{12} = 0.37$ AC.-FT.
 REQUIRED $X = 16,100$ CU.FT.
 PROVIDED BASIN = 9,400 SQ.FT. @ APPROX. 2 FT. DEPTH
 TOTAL = 18,800 CU.FT.
 = 18,800 CU.FT. > 16,100 CU.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.)

BICYCLE PARKING REQUIREMENT CALCULATIONS

RECREATION CENTER REQUIREMENTS: 4, OR 1 PER 25,000 SF OF GROSS FLOOR AREA
 GROSS FLOOR AREA 14,969 S.F.
 SPACES REQUIRED (SHORT-TERM, LONG-TERM): 4, 2 (SEE NOTE #22)
 SPACES PROVIDED (SHORT-TERM, LONG-TERM): 4, 2 (SEE NOTE #22)

PARKING SUMMARY

GYMNASIUM = 14,969SF	MIN	MAX
1 SP FOR 300SF MIN. 1 SP FOR 100SF MAX	50	150
TOTAL PARKING REQUIRED	50 SP	150 SP
TOTAL PARKING PROVIDED (GYMNASIUM)	118 SPACES (INCLUDING 5 HC SP)	
TOTAL PROPOSED VEHICULAR USE AREA	70,113 SF	
INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF VUA)	5,258 SF	
INTERIOR LANDSCAPE AREA PROVIDED	10,132 SF	

REVISION	DATE
01	01/20/14
02	02/18/14
03	03/05/14
04	05/01/14