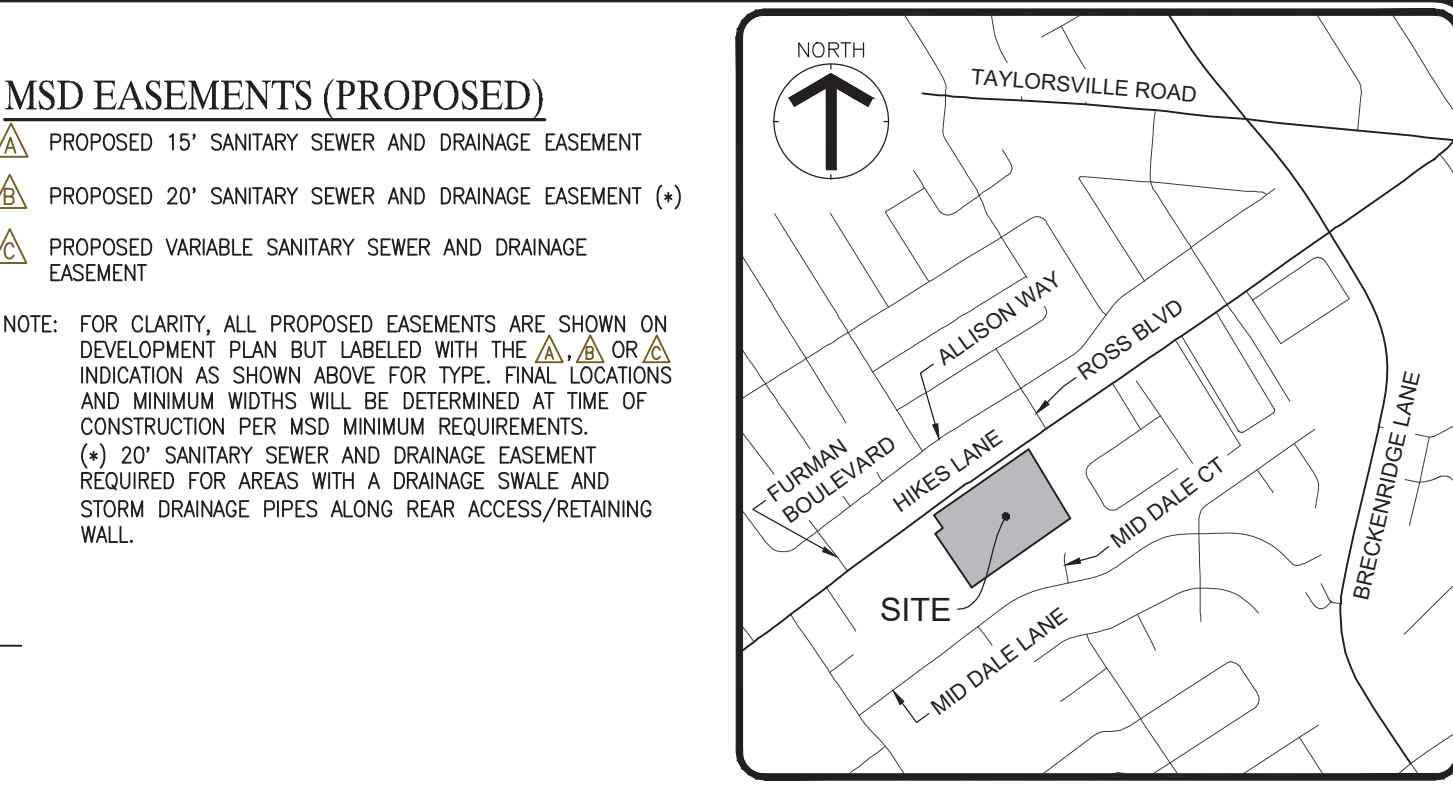
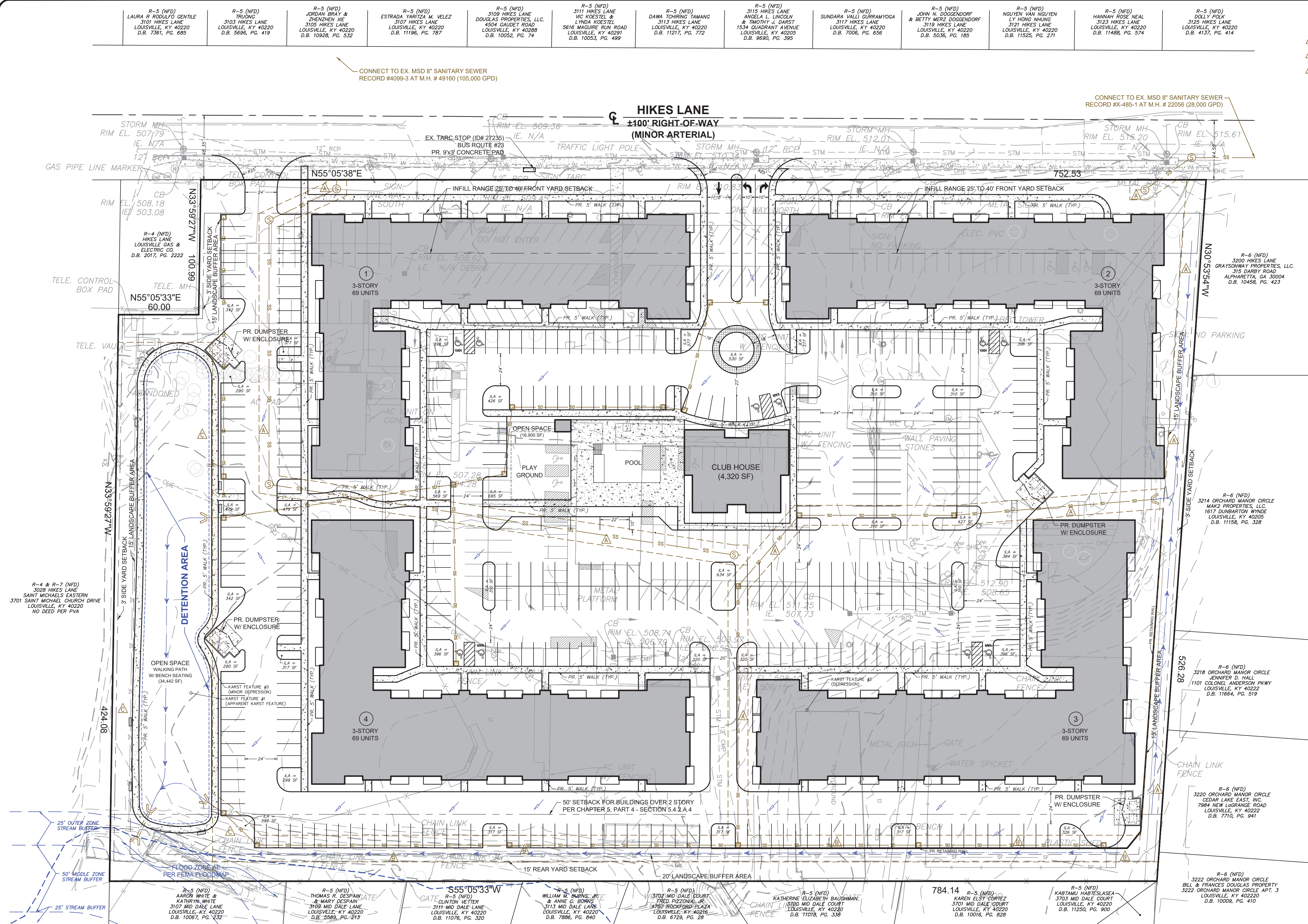


X:\A-Projects\2020\0003 - C08 - Hikes Lane Apartments\Development\Plan.dwg PLOT DATE: April 05, 2021 - 12:24pm



- MSD EASEMENTS (PROPOSED)**
- PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
  - PROPOSED 20' SANITARY SEWER AND DRAINAGE EASEMENT (+)
  - PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT
- NOTE:** FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE 'A', 'B', OR 'C' INDICATION AS SHOWN ABOVE FOR TYPE. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.
- (+) 20' SANITARY SEWER AND DRAINAGE EASEMENT REQUIRED FOR AREAS WITH A DRAINAGE SWALE AND STORM DRAINAGE PIPES ALONG REAR ACCESS/RETAINING WALL.

- GENERAL NOTES**
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S / DEVELOPER'S EXPENSE.
  - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
  - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
  - A KARST SURVEY/REPORT - DATED AUGUST 28, 2020 - WAS PERFORMED BY: GREENBAUM ASSOCIATES, INC. 994 LONGFIELD AVENUE LOUISVILLE, KY 40215
  - POTENTIAL KARST FEATURES (1-3) ARE IDENTIFIED ON THIS DRAWING AS NOTED IN REPORT.
  - ALL BUILDINGS AND STRUCTURES ON-SITE TO BE REMOVED.
  - FINAL DESIGN AND LOCATION FOR TARC STOP IMPROVEMENTS ALONG HIKES LANE MUST BE APPROVED BY TARC.
- TRANSPORTATION NOTES**
- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
  - ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
  - CONSTRUCTION PLANS, BOND, AND KYTC APPROVAL ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION (L.E.) AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
  - DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY MEASURES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100061E REV. DECEMBER 5, 2006).
  - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100-YEAR STORMS.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A 1.5:1 RATIO.
  - LOWEST FINISH FLOOR AND MACHINERY TO BE AT OR ABOVE 502.7 ELEVATION.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**DETENTION CALCULATIONS**

$$X = \Delta C / RA / 12$$

$$\Delta C = 0.75 - 0.30 = 0.45$$

$$A = 413,065 \text{ SF}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.45)(413,065)(2.8) / 12 = 43,372 \text{ CUBIC FEET}$$

REQUIRED X = 43,372 CU.FT. + 50% = 65,058 CU.FT.

Basin Area = 18,000 S.F.

$$\text{TOTAL} = 16,265 \text{ S.F. @ APPROX. 4 FT. DEPTH} = 65,060 \text{ CU.FT.} > 65,058 \text{ CU.FT.}$$

- EROSION CONTROL NOTES**
- 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD 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 DAILY.
  - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY COVERED THROUGHOUT THE CONSTRUCTION PERIOD.
  - 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
  - SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

**PARKING SUMMARY**

APARTMENTS (276 UNITS)

MIN. PARKING PROVIDED (1 SPACE/1 UNIT)	276 SPACES
MAX. PARKING PERMITTED (2 SPACES/1 UNIT)	552 SPACES
TOTAL PARKING REQUIRED	389 SPACES
(TOTAL PARKING PROVIDED INCLUDES TO ADA SPACES)	

PARKING RATIO: 1.41 SP./UNIT  
NOTE: BIKE PARKING PROVIDED AT CLUB HOUSE

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA	413,065 SF (9.48 AC.)
EXISTING TREE CANOPY ON-SITE	33,045 SF (8%)
TOTAL TREE CANOPY REQUIRED	144,573 SF (35%)
TREE CANOPY (TO BE PRESERVED)	T.B.D.
TREE CANOPY (TO BE PLANTED)	144,573 SF (35%)

**LANDSCAPE DATA**

PROPOSED V.I.A.	142,878 SF
I.L.A. REQUIRED	10,716 SF
I.L.A. PROVIDED	13,217 SF

**OPEN SPACE DATA**

TOTAL SITE AREA	413,065 SF
OPEN SPACE REQUIRED	41,307 SF (10%)
OPEN SPACE PROVIDED	51,342 SF (12%)
(INC. RECREATIONAL OPEN SPACE AT POOL/CLUBHOUSE, PLAYGROUND, AND WALKING PATH W/ BENCHES)	

**OWNER**

ROMAN CATHOLIC BISHOP OF LOUISVILLE  
PO BOX 1073  
LOUISVILLE, KY 40201-1073

**SITE DATA**

3042 HIKES LANE  
LOUISVILLE, KY 40220  
D.B. 2812, PG. 447  
TAX BLOCK 37, LOT 191

**LEGEND**

NOT TO SCALE

EX. TREE	PR. STORM DRAINAGE
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. SWALE
EX. UTILITY POLE	PR. CONCRETE
EX. SIGN	PR. EDGE OF PAVEMENT
EX. PROPERTY LINE	PR. FENCE
EX. FENCE	PR. SILT FENCE
EX. WATER LINE	PR. FIRE HYDRANT
EX. GAS LINE	PR. LIGHT POLE
EX. OVERHEAD ELECTRIC	PR. SIGN
EX. UNDERGROUND ELECTRIC	PR. BENCH SEAT
PR. STORM DRAINAGE	PR. BUILDING
PR. SANITARY SEWER	
PR. SWALE	
PR. CONCRETE	
PR. EDGE OF PAVEMENT	
PR. FENCE	
PR. SILT FENCE	
PR. FIRE HYDRANT	
PR. LIGHT POLE	
PR. SIGN	
PR. BENCH SEAT	
PR. BUILDING	

**SETBACK DATA**

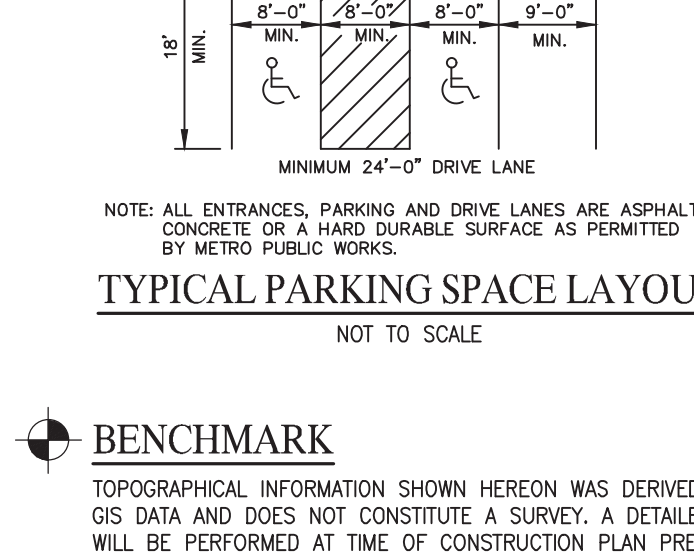
FRONT YARD (INFILL)	25'
MIN.	20'
MAX.	40'
SIDE YARD	3'
REAR YARD	15'
MAX. BUILDING HEIGHT	45'
PR. BUILDING HEIGHT	45'



**UTILITY NOTE:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	By
4	4/24/21	2ND SUBMITTAL AGENCY REVIEW COMMENTS	JDC
3	3/15/21	DEVELOPER CHANGES - ALT. BUILDING AND SITE LAYOUT	JDC
2	10/26/20	1ST SUBMITTAL AGENCY REVIEW COMMENTS	JDC
1	9/1/20	PRE-APP AGENCY REVIEW COMMENTS (CASE# 20-ZONEPA-0035)	JDC



**HERITAGE ENGINEERING, LLC**

ENGINEER:

642 South 4th Street  
Louisville, KY 40202  
(502) 582-8201  
(502) 582-1413 Fax

**LDG Development**

1469 SOUTH 4TH STREET  
LOUISVILLE, KY 40208  
PHONE: (502) 638-0534

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR

**LDG HIKES LANE APARTMENTS**

3042 HIKES LANE  
LOUISVILLE, KY 40220

PROJECT:

JOB NO: 20003  
HORIZ. SCALE: 1"=40'  
VERT SCALE: N/A  
DESIGNED BY: JDC  
DETAILED BY: JDC  
CHECKED BY: SWH  
DATE: APRIL 2, 2020

SHEET

**C08**