

Case No. 20-ZONE-0090 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, sitedisturbance) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 7, 2021 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be

responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. The owner(s), applicant(s), and/or developer(s) shall coordinate with TARC to provide improvements to the TARC stop located along the subject site's frontage on Hikes lane. The applicant shall install a 9'x3' concrete pad at the rear of the public sidewalk and current bus stop as shown on the approved development plan.
7. Prior to requesting a permit for demolition or ground disturbance on the subject site, an Individual Historic Resource Survey Form (available from the Kentucky Heritage Council, the State Preservation Office) which includes photographs of all elevations and significant architectural features shall be provided to Planning and Design Services' Urban Design/Historic Preservation staff.
8. In accordance with Land Development Code, section 4.9, the proposed treatment and construction method outlined in the geotechnical report approved by the Director of Planning and Design Services and on file with the Louisville Metro Planning Commission shall be followed, unless otherwise approved by the Director. The licensed geotechnical engineer shall be on the construction site to observe and verify that the correct treatment was applied during construction. The licensed geotechnical engineer shall submit a letter to Planning and Design Services stating that the approved treatment method was applied.
9. The density shall not exceed 29.1 dwelling units per acre, unless approved by the Planning Commission at a full public hearing.
10. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur, and be offered a pre-blast survey. Any blast surveys shall be done in a manner consistent with Kentucky blasting regulations.

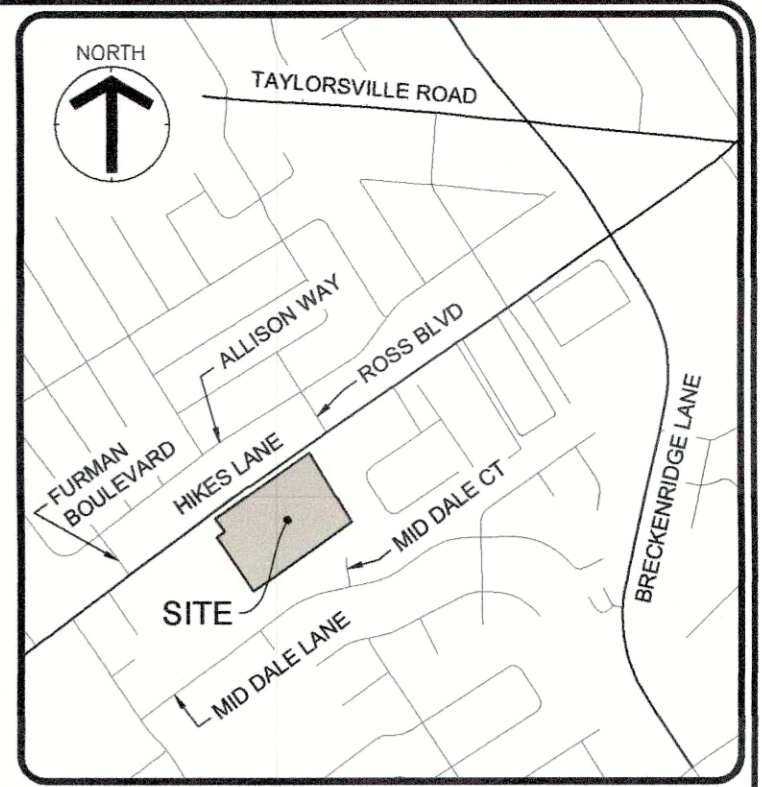
R-5 (NFD) LAWRENCE R. WILSON CENTRE 3101 HIKES LANE LOUISVILLE, KY 40220 D.B. 7361, PG. 693	R-5 (NFD) THOMAS J. DESPAIN 3103 HIKES LANE LOUISVILLE, KY 40220 D.B. 5656, PG. 419	R-5 (NFD) JORDAN GRAY & ZHENGFENG XIE 3105 HIKES LANE LOUISVILLE, KY 40220 D.B. 10928, PG. 332	R-5 (NFD) ESTRADA VARELA M. VELEZ 3107 HIKES LANE LOUISVILLE, KY 40220 D.B. 11196, PG. 797	R-5 (NFD) DOUGLAS PROPERTIES, LLC 304 LAUREL ROAD LOUISVILLE, KY 40289 D.B. 10052, PG. 74	R-5 (NFD) 3111 HIKES LANE PC KOESTER LYNDA KOESTER 565 LAUREL ROAD LOUISVILLE, KY 40291 D.B. 10053, PG. 499	R-5 (NFD) DANA TONGER TAMANG 3113 HIKES LANE LOUISVILLE, KY 40220 D.B. 11217, PG. 772	R-5 (NFD) 3115 HIKES LANE ANDREA A. LINCOLN & TIMOTHY J. DARST 1824 CHAMBERLAIN AVENUE LOUISVILLE, KY 40205 D.B. 9690, PG. 395	R-5 (NFD) SUNDARA WALK SURIANAYAGA 3117 HIKES LANE LOUISVILLE, KY 40220 D.B. 7006, PG. 656	R-5 (NFD) JOHN N. DOGGENDORF & BETTY WENZ DOGGENDORF 3121 HIKES LANE LOUISVILLE, KY 40220 D.B. 5036, PG. 185	R-5 (NFD) NGUYEN VAN NGUYEN LY HONG NGUNG 3123 HIKES LANE LOUISVILLE, KY 40220 D.B. 11526, PG. 271	R-5 (NFD) HANNAH ROSE NEAL 3125 HIKES LANE LOUISVILLE, KY 40220 D.B. 11468, PG. 574	R-5 (NFD) DOLLY PEEK 3129 HIKES LANE LOUISVILLE, KY 40220 D.B. 4137, PG. 414
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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 SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - THE DEVELOPMENT LIES IN THE JEFFERSON-TOWN WEST 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 CONFORMANCE 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.
 - COMBUSTIBLE 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 PERMIT 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 DEWATER, CUTHRETH 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 TREATMENT 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, (211110006E REV. DECEMBER 5, 2006).
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - ON-SITE 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

$$X = \Delta CRA/12$$

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

$$A = 413,085 \text{ SF}$$

$$P = 2.9 \text{ INCHES}$$

$$X = (0.45)(413,085)(2.9)/12 = 43,372 \text{ CUBIC FEET}$$

REQUIRED $X = 43,372 \text{ CU.FT.} + 50\% = 65,058 \text{ CU.FT.}$

Basin Area = 18,000 S.F.

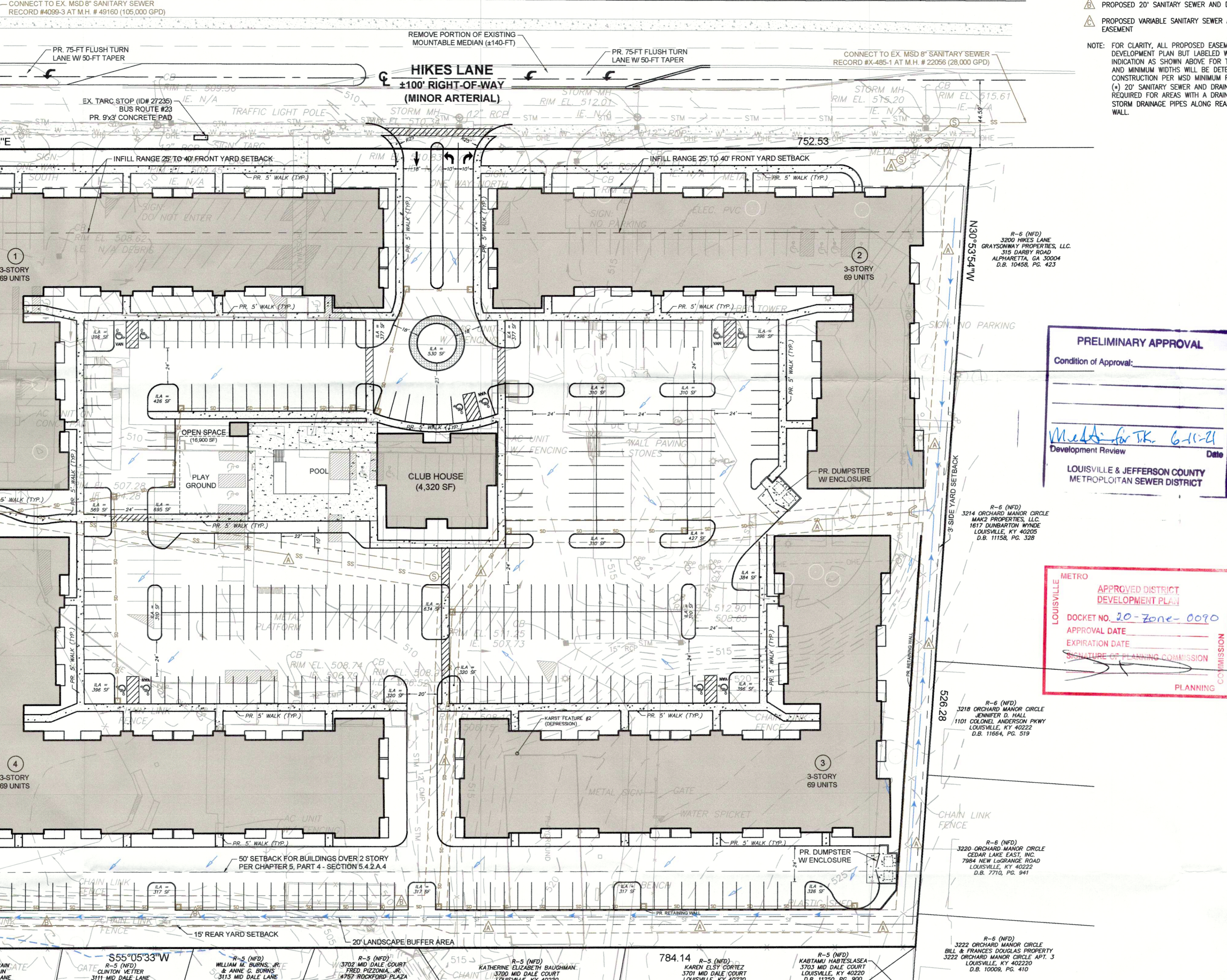
Basin Depth = 18,058 S.F. @ APPROX. 4 FT. DEPTH = 65,058 CU.FT. > 65,058 CU.FT.

- 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 SWMP 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 SEALED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SIL 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 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.

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 HAS BEEN 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	Detailled by
7	6/3/21	WALK TO CLUBHOUSE AND TURN LANES/MEDIAN MODIFICATION	JDC
6	5/10/21	R-6 LBA CORRECTION	JDC
5	4/15/21	MSD REVIEW COMMENT - EASEMENT ADJUSTMENTS	JDC
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-ZONEA-0035)	JDC



PRELIMINARY APPROVAL

Condition of Approval:

Development Review

Date: 6-11-21

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 20-Zone-0090

APPROVAL DATE

EXPIRATION DATE

SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION

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
EX FIRE HYDRANT
EX LIGHT POLE
EX UTILITY POLE
EX SIGN
EX PROPERTY LINE
EX FENCE
EX WATER LINE
EX GAS LINE
EX OVERHEAD ELECTRIC
EX UNDERGROUND ELECTRIC
EX SWALE
EX STORM SEWER
EX SANITARY SEWER
EX CONCRETE
EX EDGE OF PAVEMENT

PR STORM DRAINAGE
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

PARKING SUMMARY

APARTMENTS (276 UNITS)
MIN. PARKING REQUIRED (1 SPACES/1 UNIT) 276 SPACES
MAX. PARKING PERMITTED (2 SPACES/1 UNIT) 552 SPACES
TOTAL PARKING PROVIDED 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 144,573 SF (35%)
TREE CANOPY TO BE PLANTED 144,573 SF (35%)

LANDSCAPE DATA

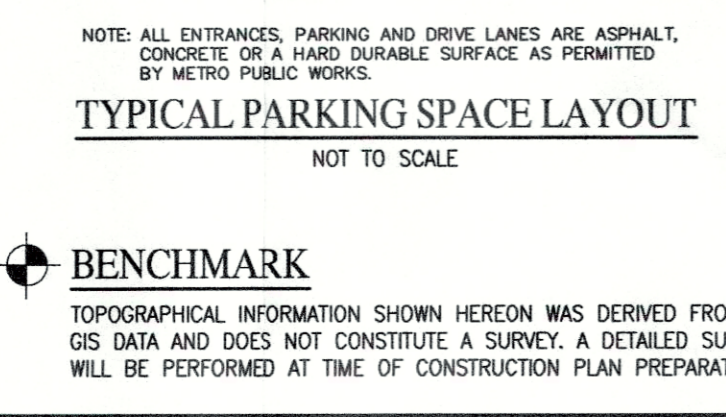
PROPOSED V.I.A. 142,878 SF
I.L.A. REQUIRED 10,716 SF
I.L.A. PROVIDED 13,217 SF

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)

SETBACK DATA

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



BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

The New Look For Digging Safely in Kentucky

Kentucky 811

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HERITAGE ENGINEERING, LLC

642 South 4th Street
Louisville, KY 40202
(502) 562-1413
Fax (502) 562-1413

ENGINEER

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

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

C09

GRAPHIC SCALE

DATE: APRIL 2, 2020

0 40' 80'