

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

EPSC CONCEPT PLAN

- CONTRACTOR TO SCHEDULE FIELD MEETING WITH MSD AND ALL SITE CONTRACTORS AND SUBCONTRACTORS PRIOR TO INITIATING ANY WORK ON THE SITE.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR PHASE I SOCCER FIELD CONSTRUCTION AT NORTH END OF SITE OFF LAUGHLIN STREET IN AREA OF PROPPARKING AREA.
- INSTALL SILT FENCE, HEADWALL PROTECTION AND INLET PROTECTION IN PHASE I WORK AREA, BEGIN GRADING NORTHERN DETENTION BASIN AREA FOR USE AS SEDIMENT BASIN DURING PHASE I AND PHASE III CONSTRUCTION. INSTALL TEMPORARY OUTLET AND CONTROL STRUCTURES.
- CONTINUE PHASE I GRADING AND DRAINAGE. INSTALL STORM DRAINAGE PIPE, STRUCTURES, SWALES AND DITCHES. REVEGETATE DISTURBED AREAS AS THEY ARE COMPLETED.
- INSTALL SILT FENCE, HEADWALL PROTECTION AND INLET PROTECTION AT SOUTH END OF SITE PRIOR TO INITIATING PHASE II GRADING.
- GRADE AND INSTALL SOUTH DETENTION BASIN FOR USE AS SEDIMENT BASIN DURING PHASE II CONSTRUCTION. INSTALL OUTLET PIPE AND CONTROL STRUCTURES.
- GRADE PHASE II SITE AND INSTALL STORM DRAINAGE PIPE, STRUCTURES, SWALES AND DITCHES. REVEGETATE DISTURBED AREAS AS THEY ARE COMPLETED.
- INSTALL SILT FENCE AND TEMPORARY SILT LADEN DITCHES TO DIRECT DRAINAGE FROM PHASE III CONSTRUCTION TO NORTH DETENTION BASIN.
- COMPLETE GRADING ON FIELD AND REMAINDER OF SITE. REVEGETATE WITH SOIL, SEED & MULCH OR PLANT MATERIAL IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REMOVE SEDIMENT FROM DETENTION BASINS, REGRADE AS NECESSARY TO MEET DESIGN BASIN VOLUMES AND REVEGETATE BASINS.
- REMOVE EROSION CONTROL MEASURES ONCE VEGETATION IS ESTABLISHED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SILTATION IN STORM SEWERS THAT ARE A RESULT OF THE CONSTRUCTION ACTIVITIES.

ADDITIONAL REQUESTS

- WAIVER FROM LDC 10.2.10 TO ELIMINATE THE REQUIRED VIA BUFFER AND PLANTING FOR THE SMALL EXISTING PARKING LOT ALONG KENWOOD DRIVE AND EXISTING LOADING AREA ALONG LAUGHLIN STREET.
- A WAIVER FROM LDC 5.5.1 TO ALLOW PARKING IN FRONT OF THE BUILDING AND ELIMINATE THE 3' MASONRY WALL BETWEEN THE PARKING LOT AND THE ROADWAY.
- WAIVER FROM LDC 6.2.6 TO WAIVE A PORTION OF THE SIDEWALK ALONG LAUGHLIN STREET.
- WAIVER FROM LDC 10.2.4 TO ELIMINATE THE 6' CONTINUOUS SCREEN FROM THE PROPERTY PERIMETER LANDSCAPE BUFFER.
- VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW PARKING TO ENROACH INTO THE REQUIRED SETBACK.
- VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM SETBACK BY 30' ALONG LAUGHLIN STREET AND 183' ALONG KENWOOD DRIVE.
- VARIANCE FROM LDC 5.5.1 TO ALLOW THE BUILDING TO BE SET BACK FROM THE CORNER OF LAUGHLIN STREET AND KENWOOD DRIVE.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 4/11/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GENERAL NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0074E, DECEMBER 5, 2006)
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- ONSITE DETENTION WILL BE REQUIRED. THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SANITARY SEWERS ARE AVAILABLE BY PRIVATE SEWER CONNECTION TO EXISTING PUBLIC SANITARY SEWERS ON ESPLANADE AVE AND LAUGHLIN AVE. NO INCREASE IN SANITARY SEWER FLOW IS ANTICIPATED. ADDITIONAL FLOW FROM NEW FIELDHOUSE SANITARY FACILITIES OFFSET BY REMOVAL OF 5 HOMES ON NORTH END OF SITE.

NEW CONSTRUCTION CALCULATIONS

EXISTING BUILDING FOOTPRINT	40,200 SF
TOTAL NEW BUILDING FOOTPRINT	51,480 SF
PERCENT INCREASE	28%
EXISTING VIA	92,347 SF
TOTAL PROPOSED VIA	103,555 SF
PERCENT INCREASE	12%
EXISTING IMPERVIOUS AREA	164,208 SF
TOTAL PROPOSED IMPERVIOUS AREA	225,751 SF
PERCENT INCREASE	37%

DETENTION CALCULATION

EXISTING C = 0.47
 PROPOSED C = 0.53
 DETENTION REQUIRED:
 14.37' x 42.24' (0.53 - 0.47) = 0.31 Ac.Ft.

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	180* SPACES
21 CLASSROOMS @ 5/ROOM = 105 OR	
800 SEATS IN ASSEMBLY AREA @ 1/4 SEATS = 200	
MAXIMUM PARKING ALLOWED	267 SPACES
21 CLASSROOMS @ 10/ROOM = 210 OR	
800 SEATS IN ASSEMBLY AREA @ 1/3 SEATS = 267	
EXISTING PARKING (INCLUDING 8 H.C. SPACES)	238 SPACES

* A 10% REDUCTION IS AVAILABLE BECAUSE THIS SITE IS WITHIN 200' OF A TARC ROUTE.

TREE CANOPY CALCULATIONS

SITE AREA	625,740 SF
EXISTING TREE CANOPY	28,146 SF (4%)
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
REQUIRED NEW TREE CANOPY (66 TYPE 'A' TREES AT 1-3/4" CAL.)	46,931 SF (7.5%)

* PER LDC 10.1.2, WITH AN INCREASE IN BUILDING AREA AND IMPERVIOUS SURFACE OF MORE THAN 20 AND LESS THAN 50%, THEY ARE REQUIRED TO MEET 50% OF THE REQUIRED TREE CANOPY FOR THE SITE.

ILA / VUA CALCULATIONS

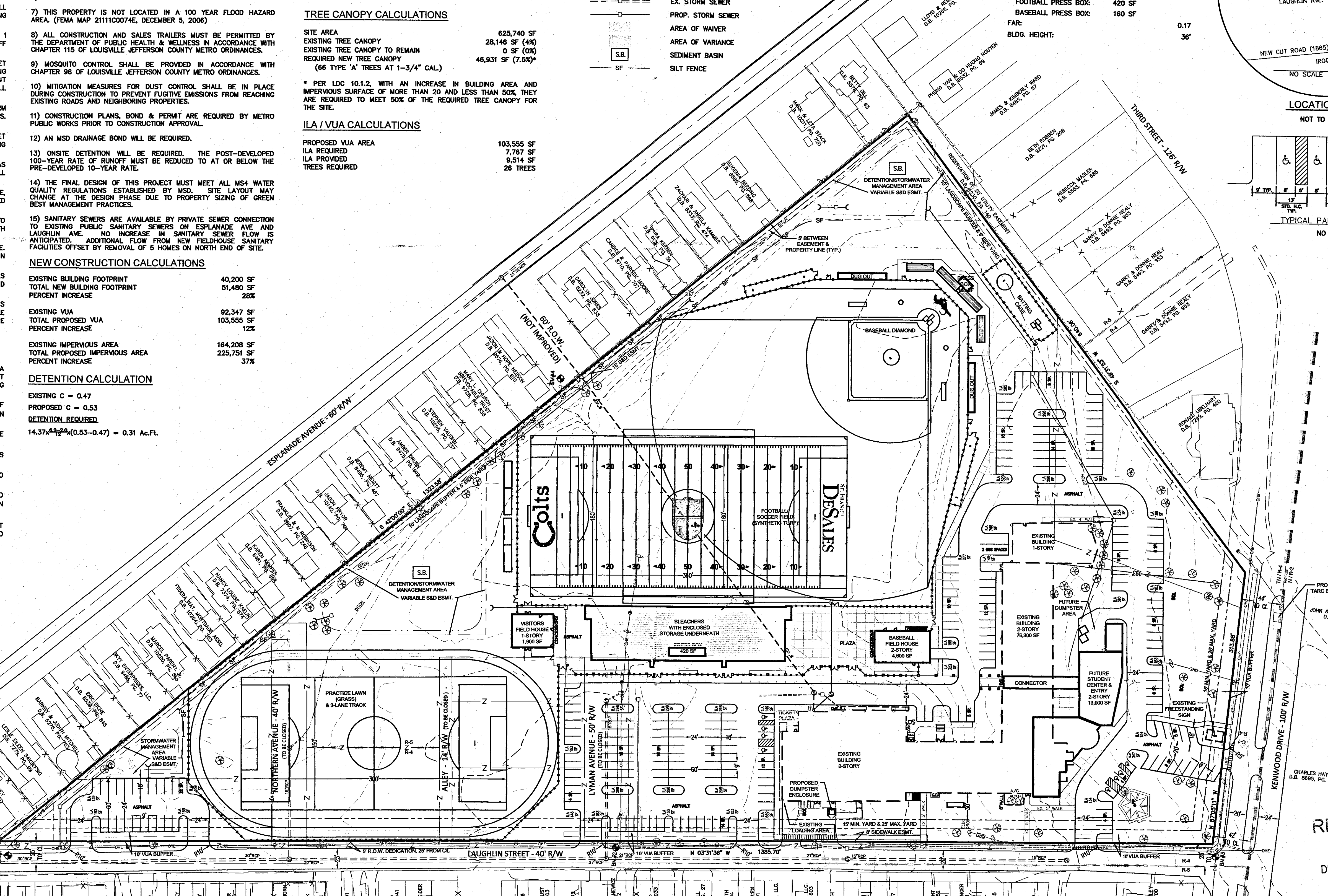
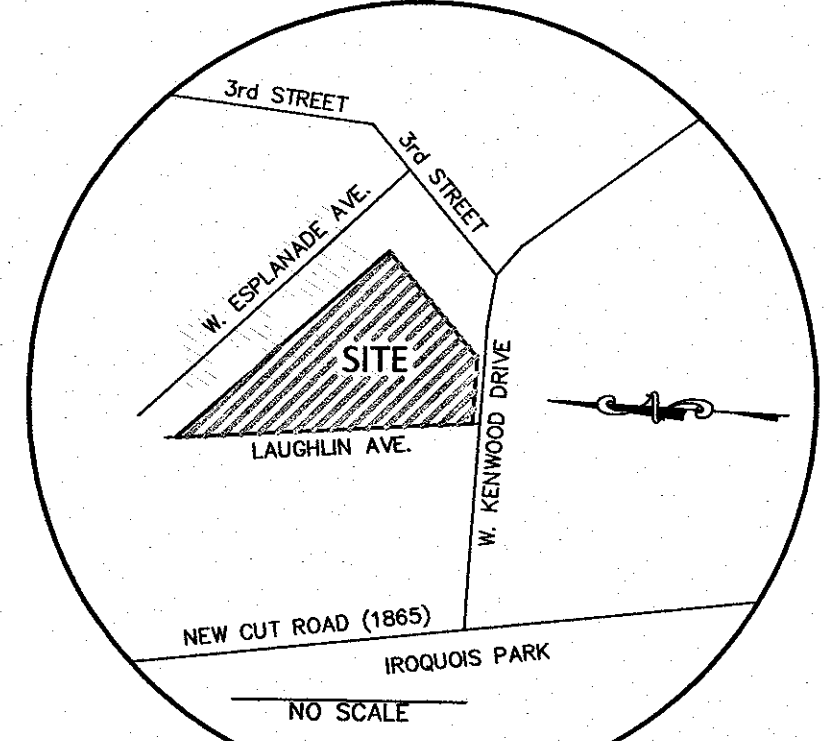
PROPOSED VUA AREA	103,555 SF
ILA REQUIRED	7,767 SF
ILA PROVIDED	9,514 SF
TREES REQUIRED	26 TREES

LEGEND

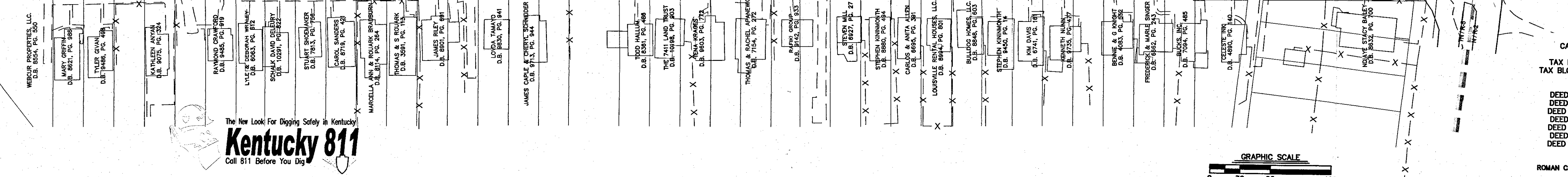
- PROP. SIDEWALK
- EX. ZONING DISTRICT
- EX. FORM DISTRICT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. FENCE
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM SEWER
- PROP. STORM SEWER
- AREA OF WAIVER
- AREA OF VARIANCE
- SEDIMENT BASIN
- SILT FENCE

SITE DATA

AREA:	14.37 ACRES
ZONING:	R-4, R-5 & C-1
FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	PRIVATE SCHOOL/RESIDENTIAL
PROPOSED USE:	PRIVATE SCHOOL
GROSS FLOOR AREA:	96,380 SF
EXISTING BUILDING:	76,300 SF
NEW ADDITION:	13,000 SF
BASEBALL FIELD HOUSE:	4,600 SF
VISITOR FIELD HOUSE:	1,900 SF
FOOTBALL PRESS BOX:	420 SF
BASEBALL PRESS BOX:	160 SF
FAR:	0.17
BLDG. HEIGHT:	36'



PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Date: 4/11/15
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



RECEIVED
 MAR 29 2015
 PLANNING & DESIGN SERVICES

WM # 473
 CASE # 14DEVPLAN154
 TAX BLOCK 61K, LOTS 1 & 2
 TAX BLOCK 61H, LOTS 24, 25, 26, 27, 28, & 29
 DEED BOOK 2808, PAGE 312
 DEED BOOK 2790, PAGE 230
 DEED BOOK 10255, PAGE 958
 DEED BOOK 10240, PAGE 96
 DEED BOOK 10165, PAGE 444
 DEED BOOK 10240, PAGE 99
 DEED BOOK 10309, PAGE 483
 PROPERTY OWNER:
 ROMAN CATHOLIC BISHOP OF LOUISVILLE
 P.O. BOX 1073
 LOUISVILLE, KY 40201

SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET,
 LOUISVILLE, KENTUCKY 40202
 (502) 584-6271

SHEET TITLE: **CATEGORY 3 PLAN**
 PROJECT TITLE: **DESALDES HIGH SCHOOL**
 425 W. KENWOOD DRIVE, LOUISVILLE, KENTUCKY 40299
 SHEET NO.: 2876
 SCALE: 1"=60'
 DATE: 12/22/14
 DRAWING NO.: **CAT-3**
 SHEET 1 OF 1