

STORMWATER NOTES:

Table with 2 columns: Description and Value. Includes IMPERVIOUS AREA, EXISTING IMPERVIOUS SURFACE (163,150 SQ. FT.), PROPOSED IMPERVIOUS SURFACE (165,350 SQ. FT.), TOTAL AREA OF SITE (291,937 SQ. FT.).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

LANDSCAPING SUMMARY:

Table with 2 columns: Description and Value. Includes TOTAL PROJECT AREA (291,937 SQ. FT.), EXISTING BUILDING SQUARE FOOTAGE (178,961 SQ. FT.), PROPOSED BUILDING SQUARE FOOTAGE (210,718 SQ. FT.), BUILDING SQUARE FOOTAGE INCREASE (31,757 SQ. FT.), VEHICLE USE AREA (20,183 SQ. FT.), REQUIRED INTERIOR LANDSCAPING (5%) (1,009 SQ. FT.), PROVIDED INTERIOR LANDSCAPING PER LDC (288 SQ. FT.), TOTAL INTERIOR LANDSCAPING (721 SQ. FT.).

THE PROPOSED BUILDING SQUARE FOOTAGE INCREASE IS 18% OF THE EXISTING BUILDING SQUARE FOOTAGE. THEREFORE NO LANDSCAPING OF THE SITE IS REQUIRED PER CHAPTER 10.2.2.A.3.

PARKING SUMMARY:

Table with 2 columns: Description and Value. Includes GRADE ELEMENTARY AND JUNIOR HIGH SCHOOLS (MIN 2 SP PER CLASSROOM OR 1 SP PER 5 SEATS IN PRIMARY ASSEMBLY AREA), HIGH SCHOOLS (MIN 5 SP PER CLASSROOM OR 1 SP PER 4 SEATS IN PRIMARY ASSEMBLY AREA), MINIMUM PARKING SPACES REQUIRED (GRADE ELEMENTARY, JUNIOR HIGH SCHOOLS: 531/5=106; HIGH SCHOOL: 311/4=78).

Table with 2 columns: Description and Value. Includes 10% REDUCTION FOR TARC 9.1.3.F.1 (184), 20% REDUCTION FOR LOCATING ON PREVIOUSLY DEVELOPED SITE (38), AS VEGETATED OPEN SPACE 9.1.3.F.9 (130).

Table with 2 columns: Description and Value. Includes GRADE ELEMENTARY, JUNIOR HIGH SCHOOLS (531/5=106), HIGH SCHOOL (311/4=78), TOTAL (184).

Table with 2 columns: Description and Value. Includes GRADE ELEMENTARY, JUNIOR HIGH SCHOOLS (531/5=106), HIGH SCHOOL (311/4=78), TOTAL (280).

Table with 2 columns: Description and Value. Includes PARKING SPACES PROVIDED (45 ON SITE + 90 OFF SITE) (135), INCLUDING 6 HC SPACES (3 ON SITE + 3 OFF SITE), OFF SITE PARKING IS LOCATED AT 1101 RAY AVE.

NOTE: CURRENTLY THERE ARE 51 ON-SITE PARKING SPACES. 13 SPACES WILL BE REMOVED TO ALLOW FOR NEW BUILDING CONSTRUCTION.

BASIS FOR PARKING CALCULATIONS:

Table with 2 columns: Description and Value. Includes ENTIRE SCHOOL (568 STUDENTS, 54 CLASSROOMS), GRADE ELEMENTARY AND JUNIOR HIGH SCHOOLS (376 STUDENTS (63%), 34 CLASSROOMS), HIGH SCHOOL (222 STUDENTS (37%), 20 CLASSROOMS).

BUILDING FOOTPRINT DATA:

Table with 2 columns: Description and Value. Includes EXISTING BUILDING (2423 GLENMARY AVE: 900 SQ. FT., 2427 GLENMARY AVE: 39,750 SQ. FT., 2453 GLENMARY AVE: 1,070 SQ. FT., 2451 GLENMARY AVE: 2,120 SQ. FT., 2455 GLENMARY AVE: 1,660 SQ. FT., 2467 GLENMARY AVE: 1,880 SQ. FT., 1108 & 1110 RAY AVE: 38,000 SQ. FT.), PROPOSED BUILDING (2-STORY BUILDING: 8,070 SQ. FT., 3-STORY BUILDING: 10,290 SQ. FT., BUILDING AREA INCREASE (18,360/79,310): 23%).

AIR POLLUTION CONTROL NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

EXISTING TREE ABBREVIATIONS

Table with 3 columns: Tree Name, Abbreviation, and Area (SF). Includes ASH (2,880 SF), BRADFORD PEAR (578 SF), CATALPA (3,840 SF), CHERRY (319 SF), CRABAPPLE (106 SF), DOGWOOD (1,737 SF), HOLLY (212 SF), MAGNOLIA (530 SF), MAPLE (10,320 SF), OAK (1,200 SF), PEAR (177 SF), REDBUD (284 SF), SPRUCE (106 SF), SWEETGUM (2,400 SF), WILLOW (960 SF).

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-286-6123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

EROSION PREVENTION AND SEDIMENT 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 MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE.

DETENTION BASINS (IF APPLICABLE) SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

MSD NOTES:

- 1. SITES RESULTING IN ONE ACRE OR MORE OF LAND DISTURBANCE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
2. MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.

LMPW NOTES:

- 1. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3. SIDEWALKS CROSSING DRIVE ENTRANCES SHALL BE CONSTRUCTED OF CONCRETE AND MATCH EXISTING SIDEWALKS IN COLOR AND TEXTURE.
4. BICYCLE RACKS ARE NOT REQUIRED BY LDC. THE NUMBER OF BICYCLE RACKS WILL BE DETERMINED BY LOUISVILLE COLLEGIATE SCHOOL IF NEEDED.

SITE KEY NOTES:

- A. STONE PATIO
B. 6" SANITARY SEWER CONNECTION
C. BRICK WALL TO MATCH EXISTING WALL
D. WROUGHT IRON GATE TO MATCH EXISTING GATE
E. 12" CHAINLINK GATE
F. 6' WOOD FENCE TIE TO EXISTING WOOD FENCE
G. 4" ORNAMENTAL FENCE
H. BARRIER GATE FOR SERVICE AREA
I. DUMPSTER ENCLOSURE CONCRETE BLOCK WALL ON THREE SIDES
J. UNDERGROUND STORMWATER DETENTION SYSTEM.

TREE CANOPY CALCULATIONS

Table with 2 columns: Description and Value. Includes CLASS CANOPY (B), PRESERVED TREE CANOPY COVERAGE AREA (15%+), NEW TREE CANOPY COVERAGE AREA REQ'D (0%), FAR (4.84 AC/6.70 AC.) (0.72), TREE CANOPY REDUCTION (66%), RESULTANT TREE CANOPY COVERAGE AREA REQ'D (7,445 SF), TREE CANOPY SQUARE FOOTAGE SHOWN ON PLAN (25,647 SF), NUMBER OF ILA TREES REQ'D (1.25 X VUA/4000 = 1.25 X 20,183/4000) (6), NUMBER OF ILA TREES PROVIDED (9).

LEGEND

Legend table with 2 columns: Symbol and Description. Includes EX. SANITARY/STORM SEWER, EXISTING CONTOURS, EXISTING FENCELINE, EXISTING OVERHEAD ELECTRIC, EXISTING L.W.C. WATERLINE, EXISTING L.G.&E. GASLINE, EXISTING SANITARY/STORM MANHOLE, EXISTING TREE, EXISTING GUY WIRE, EXISTING LIGHT STANDARD, EXISTING UTILITY POLE, EXISTING WATER VALVEMETER, EXISTING FIRE HYDRANT, EXISTING GAS VALVE, TO BE REMOVED/RELOCATED, DO NOT DISTURB, FLOW ARROW (PROPOSED = EXISTING), PROPOSED TREE, PROPOSED SHRUB, PROPOSED ASPHALT PAVEMENT, PROPOSED CONCRETE PAVEMENT, TCPA 'TREE CANOPY PROTECTION AREA'.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

MSD NOTE:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

VARIANCE/WAIVER REQUESTS:

A VARIANCE IS BEING REQUESTED FROM THE LDC CHAPTER 5, PART 2 TABLE 5.2.2 TO ALLOW THE BUILDING SETBACK ALONG RAY ST. TO BE GREATER THAN THE MAXIMUM 25 FOOT FRONT SETBACK ALLOWED FOR R-7 IN THE TRADITIONAL NEIGHBORHOOD.

A WAIVER IS BEING REQUESTED TO ALLOW THE THREE PROPOSED PARKING SPACES TO BE LOCATED BETWEEN THE STREET AND THE BUILDING 5.1.A.3.a

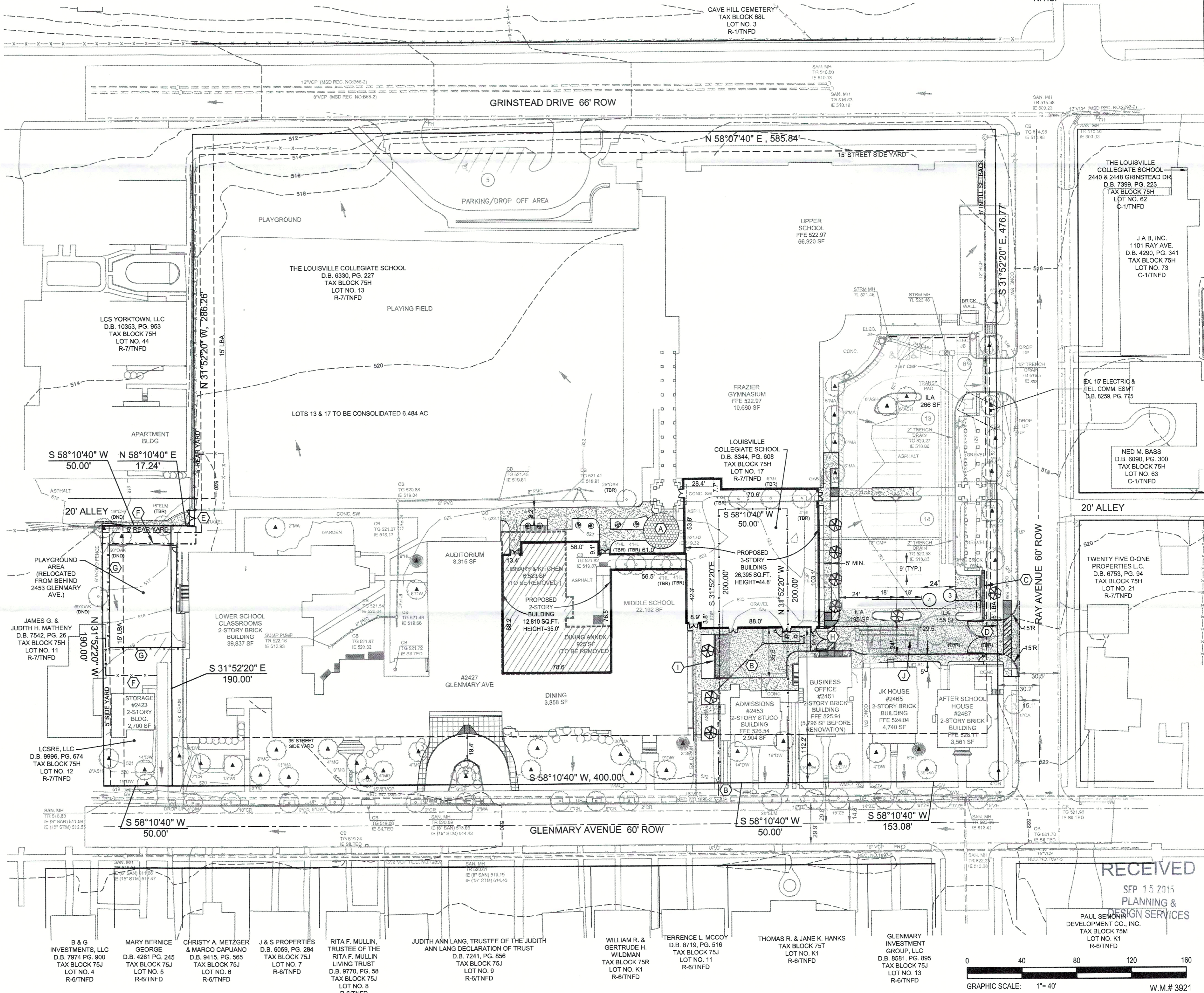
A WAIVER IS BEING REQUESTED TO ALLOW THE DUMPSTER ENCLOSURE TO NOT HAVE A GATE AS THERE WILL BE A GATE AT RAY AVE. AND ALONG THE SERVICE ROAD TO THE DUMPSTER. 10.4.9

SITE DATA

PROPERTY ADDRESS: 1108 & 1110 RAY AVE, 2423, 2427, 2453, 2461, 2465 & 2467 GLENMARY AVE, LOUISVILLE, KY 40204. MAILING ADDRESS: 2427 GLENMARY AVE, LOUISVILLE, KY 40204.

Table with 2 columns: Description and Value. Includes TAX BLOCK 75H, LOT 12 (D.B. 9996, PG. 674), GROSS ACREAGE: 9,500 SF (0.218 AC.), NET ACREAGE: 9,500 SF (0.218 AC.), TAX BLOCK 75H, LOT 17 (D.B. 6344, PG. 608), GROSS ACREAGE: 10,000 SF (0.230 AC.), NET ACREAGE: 10,000 SF (0.230 AC.), TAX BLOCK 75H, LOT 13 (D.B. 6330, PG. 627), GROSS ACREAGE: 272,437 SF (6.254 AC.), NET ACREAGE: 272,437 SF (6.254 AC.).

ZONED R-7 TRADITIONAL NEIGHBORHOOD FORM DISTRICT. HEIGHT: 45' (MAX). BUILDING AREA: 210,718 SQ. FT. EXISTING USE: SCHOOL. PROPOSED USE: SCHOOL. FAR: 0.72. COUNCIL DISTRICT: 8. FIRE DISTRICT: LOUISVILLE #4. TOTAL GROSS ACREAGE: 291,937 SF (6.702 AC.). TOTAL NET ACREAGE: 291,937 SF (6.702 AC.).



REVISIONS table with columns: NO., DATE, DESCRIPTION.

CIVIL DESIGN, INC. DUNAWAY ENGINEERING, INC. 3404 STONY SPRING CIRCLE, LOUISVILLE, KENTUCKY, 40220. PH: 671-0060 FAX: 671-0311. adam@civildesigninc.com

DATE: SIGNATURE:

DETAILED DISTRICT DEVELOPMENT PLAN. OWNER/DEVELOPER: THE LOUISVILLE COLLEGIATE SCHOOL, 2427 GLENMARY AVENUE, LOUISVILLE, KY 40204. PH: (502) 479-0361.

Table with 2 columns: Description and Value. Includes DRWN BY: AD, CHKD BY: ML, DATE: SEP 15, 2015, DRAWING: DDDP, SCALE: 1"=40', SHEET 1 OF 1.



RECEIVED stamp dated SEP 15 2015, and a graphic scale from 0 to 160 feet. W.M.# 3921.

Handwritten note: ESC01169