

14STREETS1021

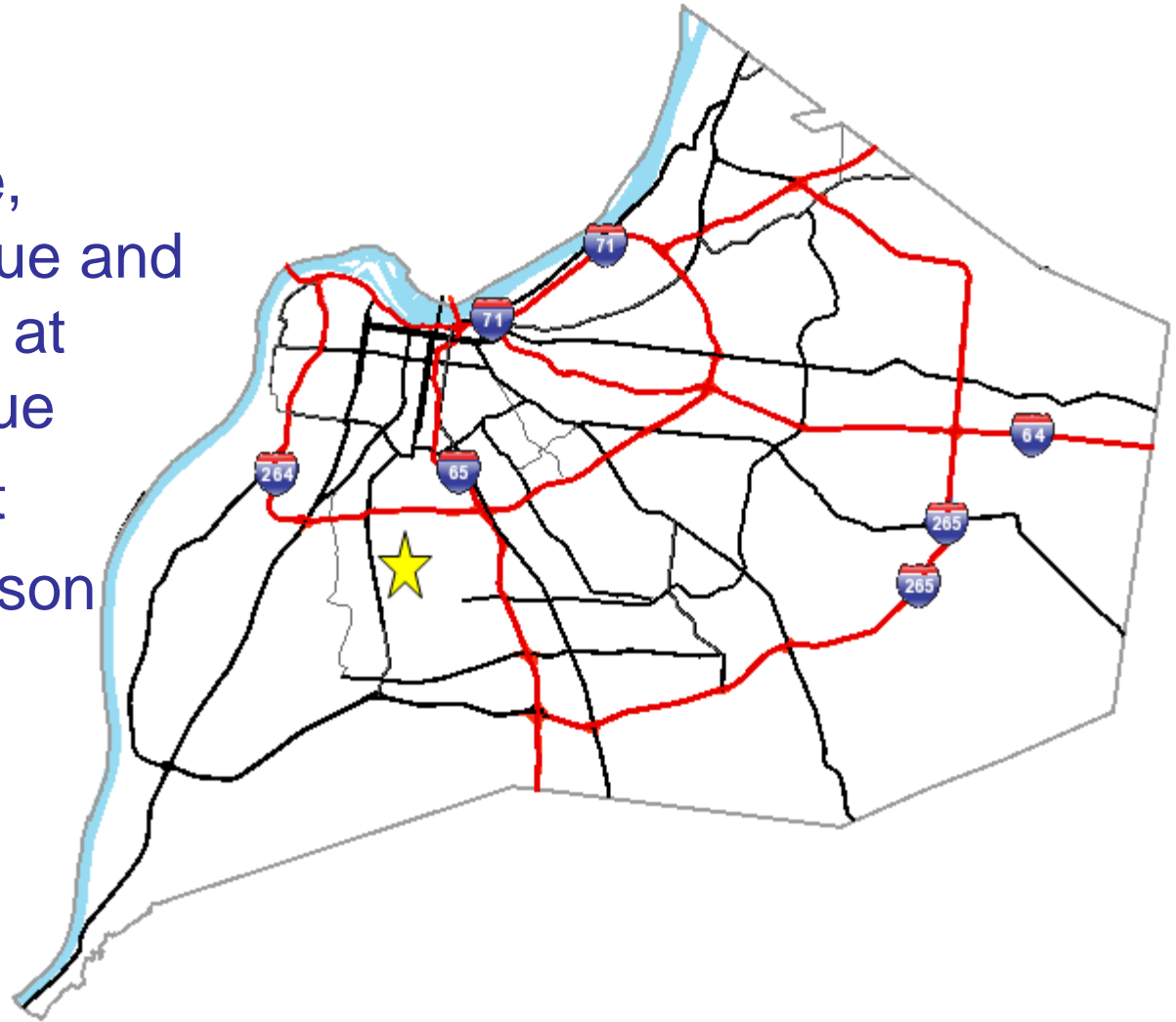
Lyman & Northern Ave. Closure



Planning/Zoning, Land Design & Development
April 28, 2015

Location

- Lyman Avenue, Northern Avenue and unnamed alley at Laughlin Avenue
- Council District 21 – Dan Johnson

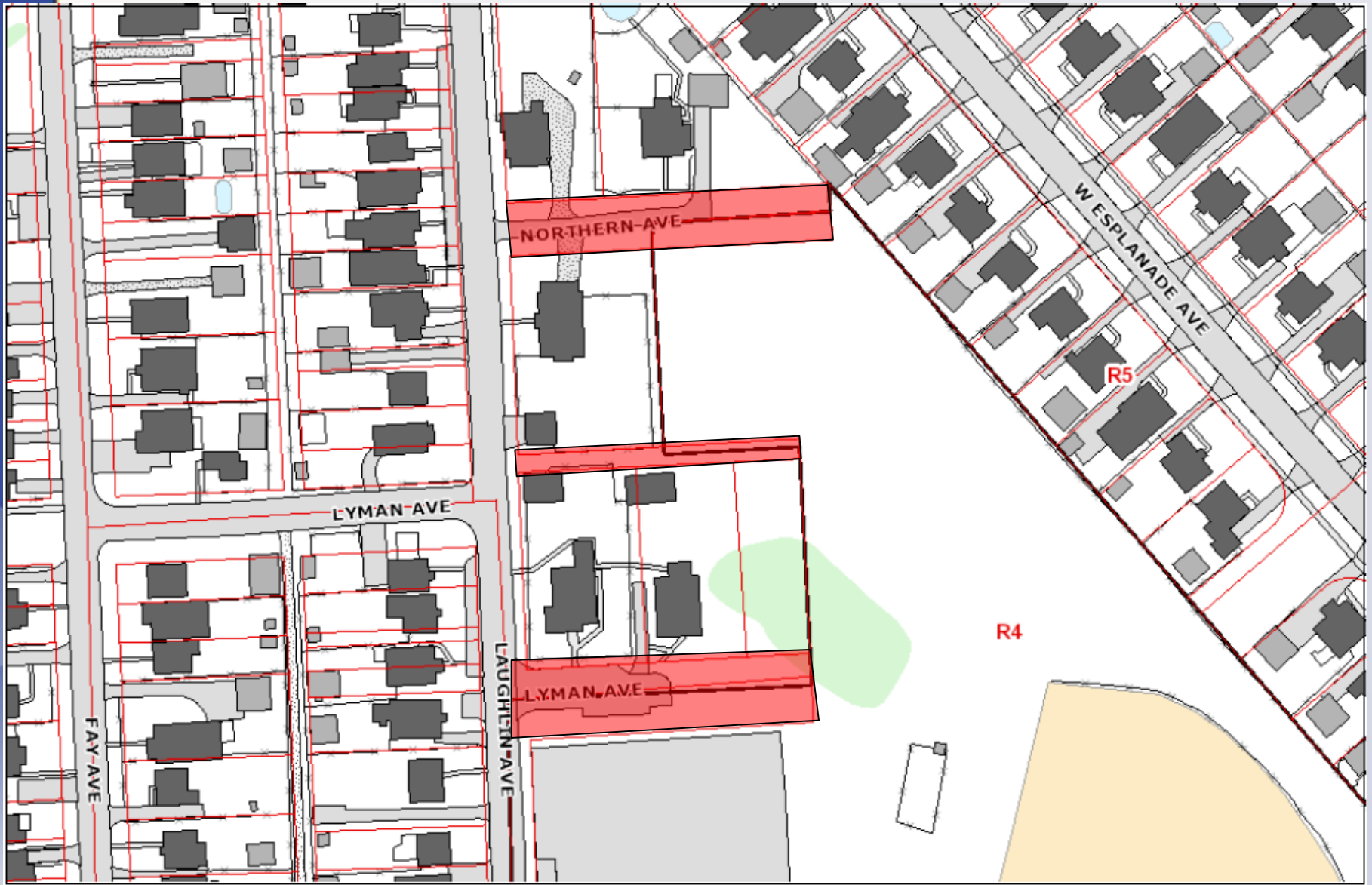


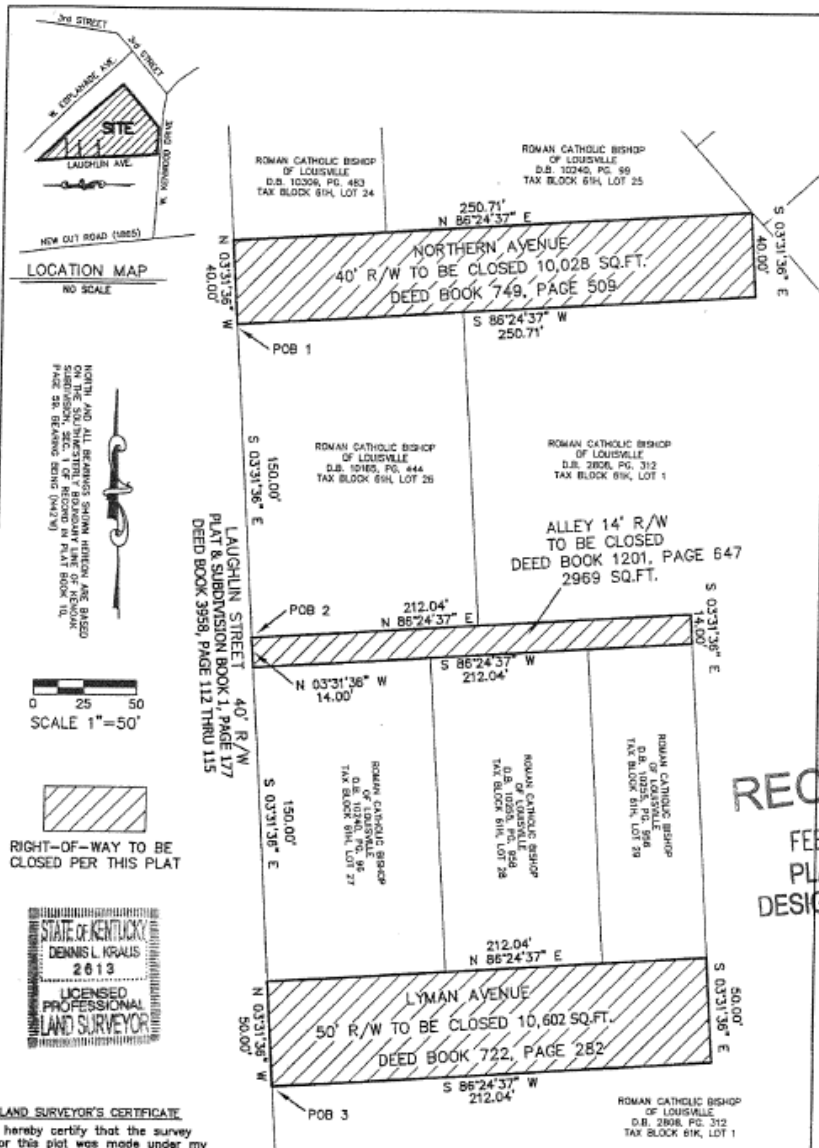
Request(s)

- Closure of Lyman Avenue, Northern Avenue and an unnamed alley

Case Summary / Background

- Portions of these roads are being closed to accommodate the proposed DeSales High School athletic facility.
- All properties along the proposed closures are owned by the same owner.





RIGHT-OF-WAY TO BE CLOSED PER THIS PLAT

STATE OF KENTUCKY
 DENNIS L. KRAUS
 2613
 LICENSED PROFESSIONAL
 LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey for this plat was made under my supervision and that the angular and linear measurements shown thereon are correct to the best of my knowledge and belief. This plat is not a boundary survey and does not comply with 201 KAR 18.150

Dennis L. Kraus 10/30/14
 Dennis L. Kraus, PLS No. 2613 Date

SABAK, WILSON & LINGO INC.
 Engineers, Landscape Architects & Planners
 The Henry Clay
 608 S. Third Street
 Louisville, Kentucky 40202
 PH: 502-584-6271 FAX: 502-584-6292

**RIGHT-OF-WAY CLOSURE PLAT
 LYMAN AVENUE, NORTHERN AVENUE
 & UNNAMED ALLEY**

APPLICANT: ROMAN CATHOLIC BISHOP OF LOUISVILLE
 P.O. BOX 1073, LOUISVILLE, KY 40201
 TAX BLOCK 61K, LDT 1
 TAX BLOCK 61K, LOTS 24, 25, 26, 27, 28, & 29
 DEED BOOK 2806, PAGE 312
 DEED BOOK 10255, PAGE 958
 DEED BOOK 10240, PAGE 96
 DEED BOOK 10165, PAGE 444
 DEED BOOK 10240, PAGE 99
 DEED BOOK 10306, PAGE 483

RECEIVED
 FEB 0
 PLANNING
 DESIGN



UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PREVIOUSLY LOCATED OR IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE MOVED OR DELETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE MOVED OR DELETED.

EPSC CONCEPT PLAN

- CONTRACTOR TO PROVIDE FIELD MEASUREMENTS WITH VED AND ALL SITE CONTRACTORS AND SUBCONTRACTORS PRIOR TO BEING ANY WORK ON THE SITE.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR PHASE 1 FROM THE EXISTING DRIVEWAY TO THE EAST SIDE OF THE SITE OFF LAUREN STREET IN AREA OF PROPOSED AREA.
- INSTALL SILT FENCE, HEAVYWEIGHT PROTECTION AND SILENT PROTECTION IN PHASE 1 WORK AREA. BEGIN GRADING NORTHERN DETENTION BASIN AREA FOR USE AS SILENT BARRIERS DURING PHASE 1 AND PHASE 2 CONSTRUCTION. INSTALL TEMPORARY OUTLET AND CONTROL STRUCTURES.
- CONSTRUCT PHASE 1 GRADING AND DRAINAGE. INSTALL STORM DRAINAGE PIPE, STRUCTURES, SWALES AND OTHERS. REVEGETATE DISTURBED AREAS AS THEY ARE COMPLETED.
- INSTALL SILT FENCE, HEAVYWEIGHT PROTECTION AND SILENT PROTECTION AT SOUTH END OF SITE PRIOR TO BEING PHASE 2 GRADING.
- GRADE AND INSTALL SOUTH DETENTION BASIN FOR USE AS SILENT BARRIERS DURING PHASE 2 CONSTRUCTION. INSTALL OUTLET PIPE AND CONTROL STRUCTURES.
- GRADE PHASE 2 SITE AND INSTALL STORM DRAINAGE PIPE, STRUCTURES, SWALES AND OTHERS. REVEGETATE DISTURBED AREAS AS THEY ARE COMPLETED.
- INSTALL SILT FENCE AND TEMPORARY SILT LADDS UPSTREAS TO PREVENT EROSION FROM PHASE 2 CONSTRUCTION TO NORTH DETENTION BASIN.
- COMPLETE GRADING ON FIELD AND REBARBED BY SITE. INSTALL WITH SOIL SEED & MULCH OR PLANT NATURAL IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REMOVE SEDIMENT FROM DETENTION BASINS, INGRADE AS NECESSARY TO MEET DESIGN BASH VOLUMES AND INVERTED ELEVATIONS.
- REMOVE EROSION CONTROL MEASURES ONCE VEGETATION IS ESTABLISHED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL ANY SILTATION IN STORM SEWERS THAT ARE A RESULT OF THE CONSTRUCTION ACTIVITIES.

ADDITIONAL REQUESTS

- WIDER FROM LDC 502.10 TO ELIMINATE THE EXISTING WALKWAY BUFFER AND PLANTING FOR THE SMALL EXISTING PARKING LOT ALONG DRIVEWAY DRIVE AND EXISTING LOADING AREA ALONG LAUREN STREET.
- WIDER FROM LDC 502.1 TO ALLOW PARKING IN FRONT OF THE BUILDING AND ELIMINATE THE 7' HARDWAY WALL BETWEEN THE PARKING LOT AND THE ROADWAY.
- WIDER FROM LDC 502.1 TO MAKE A PORTION OF THE SIDEWALK ALONG LAUREN STREET.
- WIDER FROM LDC 502.4 TO ELIMINATE THE 6' CONTINUOUS BORDER FROM THE PROPERTY FRONTING LAUREN STREET.
- VARIENCE FROM LDC TABLE 502.2 TO ALLOW PARKING TO EXCEED THE MAXIMUM NUMBER BY 30' ALONG LAUREN STREET AND 10' ALONG KENWOOD DRIVE.
- VARIENCE FROM LDC 502.1 TO ALLOW THE BUILDING TO BE SET BACK FROM THE CORNER OF LAUREN STREET AND KENWOOD DRIVE.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 12/27/24
 LOUISVILLE METRO PLANNING & DEVELOPMENT DEPARTMENT
 METRO PUBLIC WORKS

GENERAL NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL HANDICAP SET FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL DRAINAGE SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- ALL CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REPAIRED UPON COMPLETION OF THE JOB OR GRASS IS ESTABLISHED.
- CONSTRUCTION STAGING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA. FEMA MAP 21110C0101, SUBAREA 5.0001.
- ALL CONSTRUCTION AND SALES TREATMENT MUST BE PERMITTED BY THE SEPARATION OF PUBLIC RIGHTS AS REQUIRED IN ACCORDANCE WITH CHAPTER 113 OF LOUISVILLE METRO PLANNING & DEVELOPMENT DEPARTMENT BY LOUISVILLE METRO PLANNING & DEVELOPMENT DEPARTMENT.
- WARRANTY CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 113 OF LOUISVILLE METRO PLANNING & DEVELOPMENT DEPARTMENT.
- EROSION CONTROL MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE EROSION FROM BEING EXPOSED TO NEIGHBORING PROPERTIES.
- CONSTRUCTION PLANS, BIDDING AND PERMITS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- ALL WED DRAINAGE SHALL BE REQUIRED.
- GRADE DETENTION SHALL BE REQUIRED. THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO 40% OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL CITY-WIDE DRAINAGE REQUIREMENTS. ADDITIONAL FLOW FROM NEIGHBORHOOD SEWERAGE FACILITIES STREET BY REDUCING TO A FLOW TO BE WITHIN THE CITY.
- SAFETY SEWERS ARE AVAILABLE BY PRIVATE SEWER CONNECTION TO EXISTING PUBLIC SANITARY SEWERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE MOVED OR DELETED.

NEW CONSTRUCTION CALCULATIONS

EXISTING BUILDING FOOTPRINT	43,300 SF
TOTAL NEW BUILDING FOOTPRINT	31,940 SF
PERCENT INCREASE	73%
EXISTING VIA	62,347 SF
TOTAL PROPOSED VIA	104,240 SF
PERCENT INCREASE	168%
EXISTING IMPERVIOUS AREA	164,008 SF
TOTAL PROPOSED IMPERVIOUS AREA	225,721 SF
PERCENT INCREASE	138%

DETENTION CALCULATION

EXISTING C = 0.47
 PROPOSED C = 0.43
 DETENTION REQUIRED:
 $14.204 \times (0.43 - 0.47) = -0.21 \text{ ACF}$

PARKING CALCULATIONS

- MINIMUM PARKING REQUIRED:
- CLASSROOMS @ 20/ROOM = 102 OR
 - 800 SEATS IN ASSEMBLY AREA @ 1/4 RATE = 200
- MAXIMUM PARKING ALLOWED:
- CLASSROOMS @ 10/ROOM = 202 OR
 - 800 SEATS IN ASSEMBLY AREA @ 1/4 SEATS = 207
- EXISTING PARKING (INCLUDING A.P.C. SPACES): 238 SPACES
- * A 10% REDUCTION IS AVAILABLE BECAUSE THIS SITE IS WITHIN 200' OF A TRAIL ROUTE.

TREE CANOPY CALCULATIONS

SITE AREA: 433,000 SF
 EXISTING TREE CANOPY: 28,140 SF (6%)
 LOGGING TREE CANOPY TO REMAIN: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 46,480 SF (11%)
 (ON TYPE 'A' TREES AT 1-1/4" CHL)

* PER LDC 502.10 WITH AN INCREASE IN BUILDING AREA AND IMPERVIOUS SURFACE OF MORE THAN 25% AND LOSS TREE CANOPY, THEY ARE REQUIRED TO MEET ONE OF THE REQUIRED TREE CANOPY FOR THE SITE.

I.L.A./V.I.A CALCULATIONS

PROPOSED VIA AREA: 104,240 SF
 LA REQUIRED: 7,787 SF
 LA PROVIDED: 6,614 SF
 TREES REQUIRED: 28 TREES

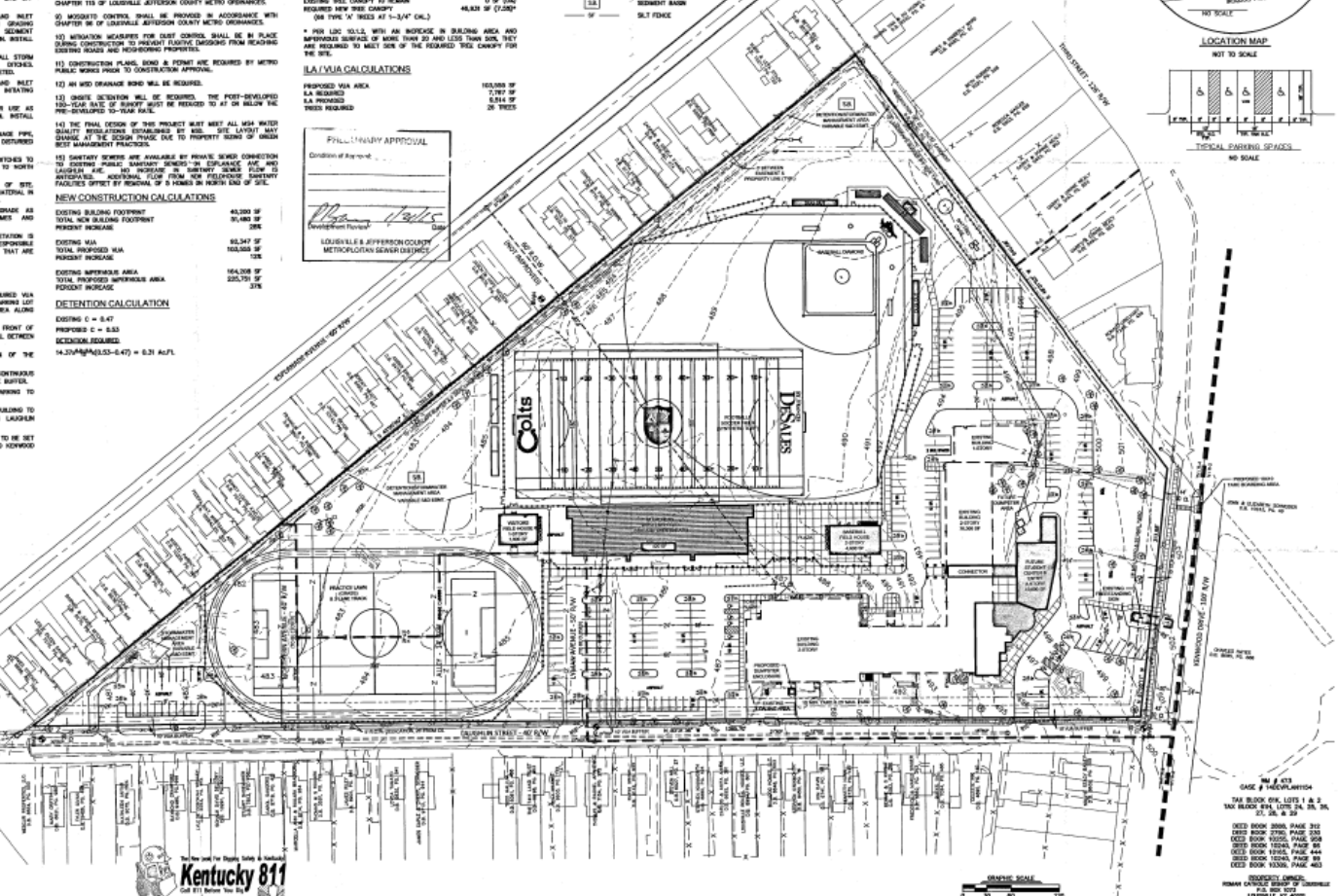
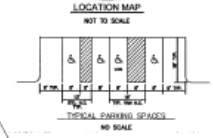
PRELIMINARY APPROVAL
 Division of Engineering
 [Signature]
 DATE: 12/27/24

LEGEND

- PROP. SIDEWALK
- EX. ZONING DISTRICT
- EX. FORM DISTRICT
- EX. MAJOR CONTROL
- EX. FENCE
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM SEWER
- PROP. STORM SEWER
- AREA OF IMPACT
- AREA OF VARIANCE
- SEMI-ADJ. BOUNDARY
- SILT FENCE

SITE DATA

AREA:	14.37 ACRES
ZONING:	R-4, P-3 & D-1
FORM DISTRICT:	TRADITIONAL NEIGHBORHOODS
EXISTING USE:	PRIVATE SCHOOLS, RESIDENTIAL, PRIVATE SCHOOL
PROPOSED USE:	PROPOSED USE
WOODS COVER AREA:	66,300 SF
CEMENT BUILDING:	76,300 SF
NEW ADDITION:	13,000 SF
REBARRED FIELD HOUSE:	1,400 SF
VISITOR FIELD HOUSE:	1,000 SF
FOOTBALL PRACTICE Bldg:	400 SF
BARRELL PRESS Bldg:	180 SF
FARM:	
BUILD HEIGHT:	6.17'



SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 600 S. WENWOOD DRIVE, LOUISVILLE, KENTUCKY 40299
 (502) 261-1111

RECEIVED
 12/27/24 2:00 PM
 PLANNING & DEVELOPMENT DEPARTMENT
 PROJECT TITLE: DESALES HIGH SCHOOL
 425 W. KENWOOD DRIVE, LOUISVILLE, KENTUCKY 40299

CATEGORY 3 PLAN
 SHEET TITLE: 14STREETS1021
 SHEET NO.: 1 OF 1



PC Recommendation

- Public Hearing was held on 4/2/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the street name change to Louisville Metro Council (9 members voted)