

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Edward W. ...*
 DATE: 5/30/19
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

TRACT 1: MODIFIED CONDITIONAL USE PERMIT REQUESTED:

A Modified Conditional Use Permit is requested from Section 4.2.39 of the Land Development Code for the Tract 1 off-street parking area.

VARIANCES REQUESTED:

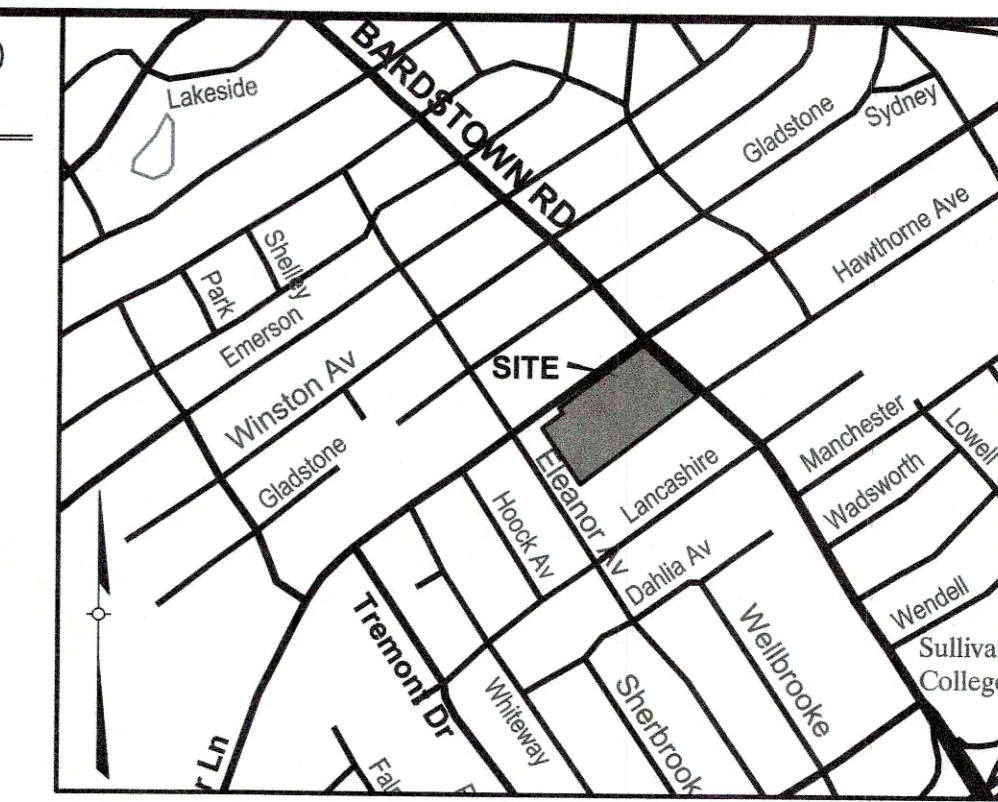
TRACT 2: A VARIANCE IS REQUESTED FROM TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM THE 35 FT. MAXIMUM PERMITTED TO 38' FEET.

TRACT 1: 2140 TYLER LANE CONDITIONAL USE PERMIT GRANTED BY B-179-00 & B-180-00 SEPTEMBER 18, 2000

A Conditional Use Permit was granted to permit off-street parking in the R-5 zone.

TRACT 2: 2162 & 2170 TYLER LANE WAIVERS GRANTED DOCKET: 9-31-00PWLV SEPTEMBER 7, 2000

- A Waiver was granted of the landscaping requirements as set forth in Article 12 of The Land Development Code to omit the required interior and perimeter landscaping for Tract 2.
- A Variance was granted to permit parking spaces to encroach on Tract 2 into the west property line required yard.
- A Variance was granted to permit the Gymnasium/Convocation Center building height to exceed 35 ft.
- A Variance was granted to permit an existing sign to encroach into the Bardstown Road required yard.



LOCATION MAP NOT TO SCALE

PROJECT DATA

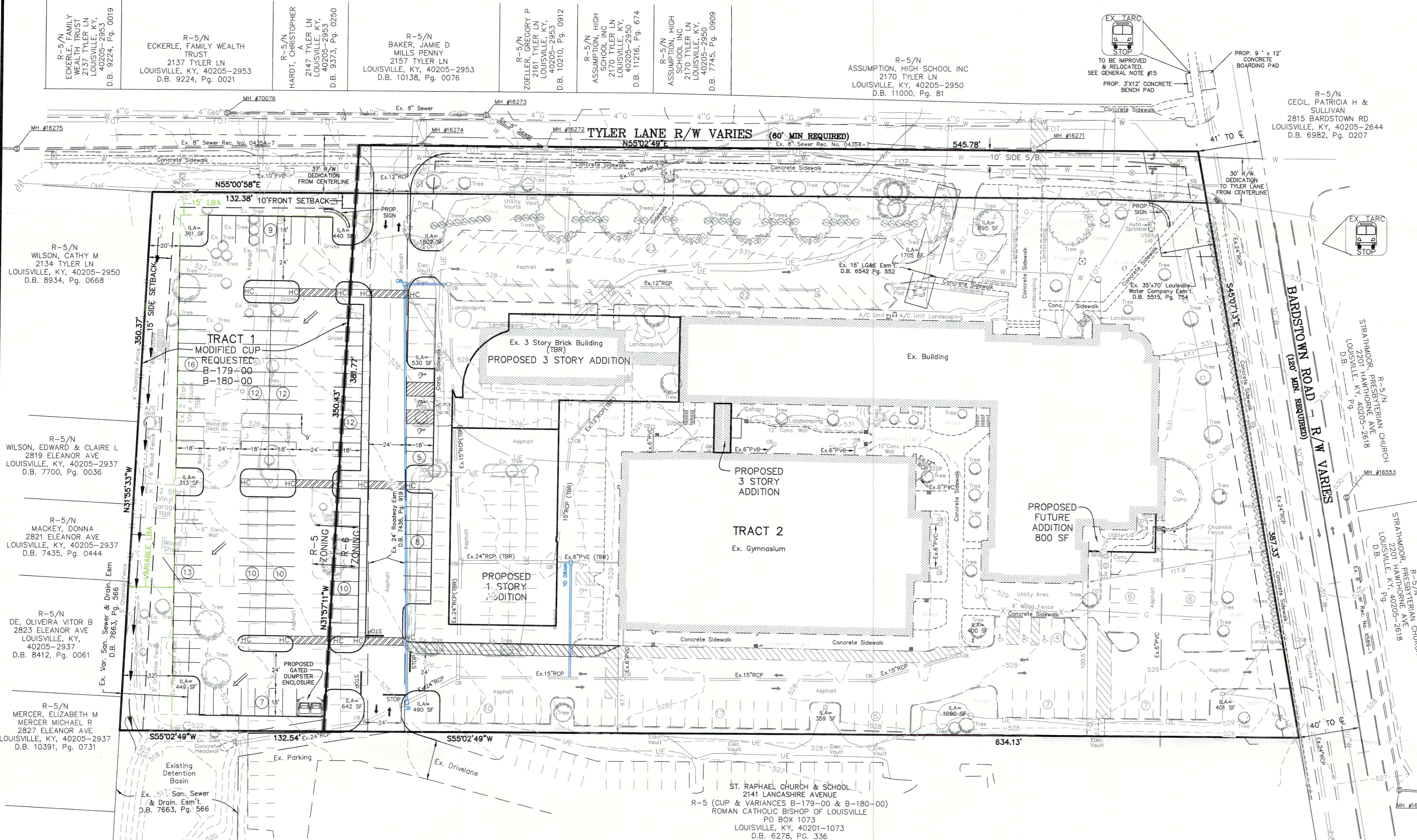
TOTAL SITE AREA	= 6.23 Ac. (281,266 SF)
R/W DEDICATION AREA	= 0.40 Ac. (17,235 SF)
NET SITE AREA	= 5.83 Ac. (264,031 SF)
EXISTING ZONING:	TRACT 1 = R-5 (1.06 ACRES)(56,348 SF)
	TRACT 2 = R-6 (4.77 ACRES)(207,683 SF)
	(EX. C.U.P. TO BE MODIFIED)
EXISTING USE:	= NEIGHBORHOOD
	= PRIVATE SCHOOL (TO REMAIN)
EXISTING BUILDING AREA TO REMAIN	= 120,837 SF
BUILDING ADDITION	= 34,913 SF
TOTAL PROPOSED BLDG AREA	= 155,750 SF
PROPOSED ADDITION BUILDING HEIGHT	= 38 FT (VARIANCE REQUESTED)
	(35 FT HEIGHT MAX. ALLOWED)
F.A.R.	= 0.75
	(0.75 MAX ALLOWED FOR R-6)
PARKING REQUIRED:	MINIMUM: 5 SP EA CLASSROOM
	OR 1 SPACES EACH 4 SEATS IN PRIMARY ASSEMBLY AREA (WHICHEVER IS GREATER)
	MAXIMUM: 10 SP EA CLASSROOM
	OR 1 SPACES EACH 3 SEATS IN PRIMARY ASSEMBLY AREA (WHICHEVER IS GREATER)
65 CLASSROOMS	= 325 SP
	OR 850 SP
1,150 SEATS IN PRIMARY ASSEMBLY AREA	= 283 SP
	OR 363 SP
PARKING REQUIRED	= 325 SP MIN
	-TARC 10% REDUCTION = -32 SP
TOTAL PARKING REQUIRED	= 293 SP MIN
PARKING PROVIDED:	EX. ONSITE PARKING (TO REMAIN) = 110 SPACES
	EX. OFFSITE PARKING (AMERICAN LEGION) = 131 SPACES
	PROPOSED ADDITIONAL ONSITE PARKING = 124 SPACES
TOTAL PARKING PROVIDED	= 365 SPACES (INCLUDES 8 ADA SP)
VEHICULAR USE AREA	PROPOSED VEHICULAR USE AREA (TRACT 1) = 31,467 SF
	EXISTING VEHICULAR USE AREA (TRACT 2) = 68,791 SF
TOTAL VEHICULAR USE AREA	= 100,438 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5 %)	= 7,532 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,682 SF
EXISTING IMPERVIOUS	= 182,911 SF
PROPOSED IMPERVIOUS	= 199,201 SF (9.3% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A Metro Public Works encroachment permit and bond will be required for all work done in the Tyler Lane Right-of-Way.
- State highway encroachment permit will be required for any work done in the Bardstown Road Right-of-Way prior to Metro Public Works construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved; the fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Tract 1 & 2 are not being consolidated.
- Cross Access with St. Raphael's is provided by D.B. 10932 PG. 640, D.B. 10566 PG. 342 & D.B. 7436 PG. 646.
- A Shared parking agreement will be recorded between Assumption & St. Raphael's prior to Metro Public Works construction plan approval.
- Existing sidewalk reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be inspected prior to final bond release.
- At such time as the St. Raphael property submits a redevelopment plan, Assumption agrees to work with Metro Public Works to provide a unified vehicular use access and circulation system including the possible consolidation of the existing Bardstown Road curb cuts.
- The Developer/Property Owner shall install a concrete boarding pad, bench pad, and then notify TARC when the construction is complete. TARC will then install a standard bench. In addition, the Developer/Property Owner shall clean the stop as needed.
- Assumption shall install no parking signs per Metro-Public Works Standard Specifications along their Bardstown Road frontage adjacent to the Bardstown Road paved shoulder. Queuing on the paved shoulder for students pick up and drop off is permitted.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state standards.
- No portion of the site is within the 100 year flood plain per firm map no. 21111 C 0060 E.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and water quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD design manual requirements.
- Detention is being provided offsite in the existing detention basin located on the adjacent St. Raphael Church and School property located at 2141 Lancashire Avenue. Evolution of the existing detention basin capacity required prior to MSD construction plan approval. Modifications may be required.
- Post-developed peak flows will be limited to pre-developed peak flows for 2.10, 25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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 proper sizing of Green-Best Management Practices.
- A downstream sanitary capacity facilities request has been submitted to MSD on April 15th, 2019.



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA / 12$$

$$AC = 0.95 - 0.23 = 0.72$$

$$A = (\text{PROP. IMPERVIOUS} - \text{EX. IMPERVIOUS}) 199,201 \text{ SF} - 182,911 \text{ SF} = 16,290 \text{ SF} (0.37 \text{ AC})$$

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

$$X = (0.72)(0.37)(2.8) / 12 = .06 \text{ AC.} - \text{FT.}$$

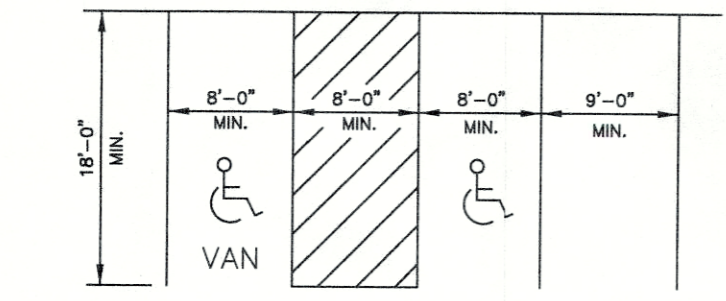
REQUIRED X = 2,613 CU.FT.

PROVIDED EXISTING BASIN = 8,000 SQ.FT.

TOTAL = 8,000 SQ.FT. @ APPROX. .5 FT. DEPTH = 4,000 CU.FT. > 2,613 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 281,266 SF
EXISTING CANOPY COVERAGE	= 3% (8,438 SF)
PRESERVED CANOPY COVERAGE AREA	= 3% (8,438 SF)
NEW TREE CANOPY COVERAGE AREA	= 16% (45,002 SF)
TOTAL TREE CANOPY COVERAGE AREA REQUIRED AND PROVIDED	= 19% (53,440 SF)

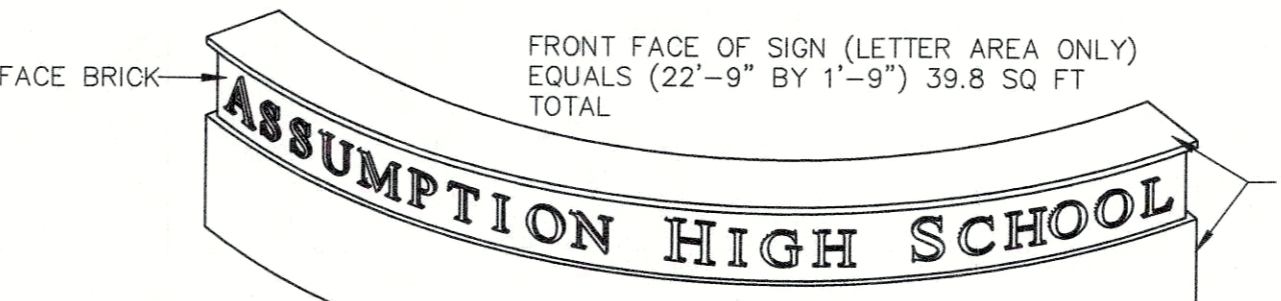
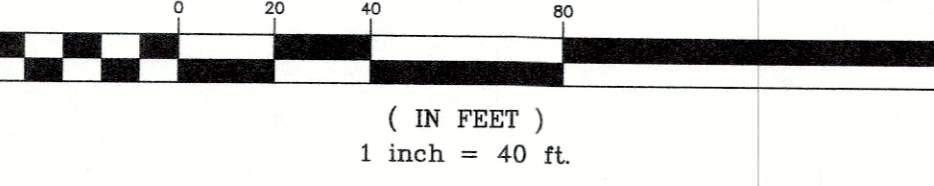


TYPICAL PARKING SPACE LAYOUT NO SCALE

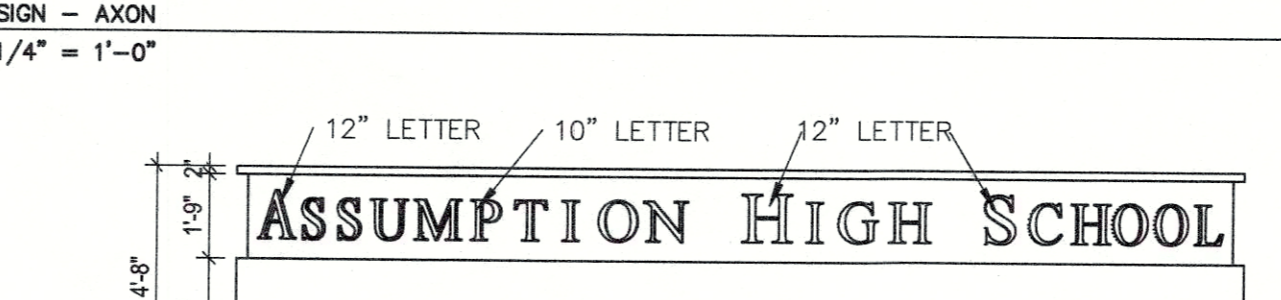
LEGEND

- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED DITCH/SWALE

GRAPHIC SCALE



PROPOSED SIGN DETAIL



SIGN - ELEVATION 1/4" = 1'-0"

RECEIVED
 MAY 06 2019
 PLANNING & SERVICES
 LOUISVILLE/JEFFERSON COUNTY METRO DISTRICT
 ASSUMPTION HIGH SCHOOL INC.
 2170 TYLER LANE
 LOUISVILLE, KENTUCKY 40205

TRACT 1
 R-5 PROPERTY PARKING
 2140 TYLER LANE
 PARCEL ID: 080G 01150000
 D.B. 10932, PG. 640

TRACT 2
 R-6 PROPERTY ASSUMPTION HIGH SCHOOL
 2162 & 2170 TYLER LANE
 PARCEL ID: 080G 0091000
 D.B. 10566, PAGE 342

CASE: 19DEVPLAN1074 & 19CUP1061
 RELATED CASES: 9-31-00PWLV
 B-179-00 & B-180-00
 MSD WM# 4348

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/22/19	REVISED PER AGENCY COMMENTS	AER
2	5/6/19	REVISED PER AGENCY COMMENTS	AER

PROJECT DATA

FILE NAME: 18025 R00DP.dwg
 DATE: 3/25/19
 SCALE: AS SHOWN
 DRAWN BY: ARH/AH
 CHECKED BY: KY/AR

PROFESSIONAL'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 500 WILKINS AVE. SUITE 100
 LOUISVILLE, KY 40202
 TEL: 502.446.5975 FAX: 502.446.9714
 WEB: WWW.LD-DC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN MODIFIED CUP

2140, 2162 and 2170 TYLER LANE
 LOUISVILLE, KENTUCKY 40205

OWNER
 ASSUMPTION HIGH SCHOOL, INC.
 2170 TYLER LANE
 LOUISVILLE, KENTUCKY
 40205-2950

JOB NO. 18025

SHEET 1 OF 1