

STORMWATER NOTES:

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS SURFACE	163,150 SQ. FT.
PROPOSED IMPERVIOUS SURFACE	165,360 SQ. FT.
TOTAL AREA OF SITE	291,937 SQ. FT.

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

LANDSCAPING NOTE:

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

IF DURING CONSTRUCTION THE 50' OAK TREE THAT IS LOCATED NORTH OF THE UNDERGROUND STORMWATER DETENTION SYSTEM IS NEGATIVELY IMPACTED AND SHOULD DIE A NEW TREE SHALL BE PLANTED IN ITS PLACE.

PARKING SUMMARY:

GRADE, ELEMENTARY AND JUNIOR HIGH SCHOOLS	MIN. 2 SP PER CLASSROOM, OR 1 SP PER 5 SEATS IN PRIMARY ASSEMBLY AREA WHICHEVER IS GREATER MAX. 3 SP PER CLASSROOM, OR 1 SP PER 3 SEATS IN PRIMARY ASSEMBLY AREA WHICHEVER IS GREATER
HIGH SCHOOLS	MIN. 5 SP PER CLASSROOM, OR 1 SP PER 4 SEATS IN PRIMARY ASSEMBLY AREA WHICHEVER IS GREATER MAX. 10 SP PER CLASSROOM, OR 1 SP PER 3 SEATS IN PRIMARY ASSEMBLY AREA WHICHEVER IS GREATER

MINIMUM PARKING SPACES REQUIRED	
GRADE, ELEMENTARY, JUNIOR HIGH SCHOOLS	531/5=106
HIGH SCHOOL	311/4=78

TOTAL	184
10% REDUCTION FOR TARC 9.1.3.F.1	16
20% REDUCTION FOR LOCATING ON PREVIOUSLY DEVELOPED SITE AND MAINTAINING 20% OF THE SITE AREA AS VEGETATED OPEN SPACE 9.1.3.F.2	36
TOTAL (AFTER APPLYING REDUCTIONS)	130

MAXIMUM PARKING SPACES ALLOWED	
GRADE, ELEMENTARY, JUNIOR HIGH SCHOOLS	531/3=177
HIGH SCHOOL	311/3=103
TOTAL	280

PARKING SPACES PROVIDED (45 ONSITE + 90 OFFSITE) 135
INCLUDING 6 HC SPACES (3 ONSITE + 3 OFFSITE)
OFFSITE PARKING IS LOCATED AT 1107 RAY AVE, 2420 GRINSTEAD DR AND 2440 GRINSTEAD DR.
NOTE: CURRENTLY THERE ARE 51 ON-SITE PARKING SPACES. 13 SPACES WILL BE REMOVED TO ALLOW FOR NEW BUILDING CONSTRUCTION.

BASIS FOR PARKING CALCULATIONS:

ENTIRE SCHOOL	598 STUDENTS, 54 CLASSROOMS
GRADE, ELEMENTARY AND JUNIOR HIGH SCHOOLS	376 STUDENTS (63%), 34 CLASSROOMS
HIGH SCHOOL	222 STUDENTS (37%), 20 CLASSROOMS
ENTIRE SCHOOL ASSEMBLIES ARE HELD IN MRL GYM (TOTAL CAPACITY 842 SEATS)	
GRADE, ELEMENTARY AND JUNIOR HIGH SCHOOLS	531 SEATS (63%)
HIGH SCHOOL	311 SEATS (37%)

BUILDING FOOTPRINT DATA:

EXISTING	
2423 GLENMARY AVE	900 SQ. FT.
2427 GLENMARY AVE	39,750 SQ. FT.
2453 GLENMARY AVE	1,070 SQ. FT.
2461 GLENMARY AVE	2,120 SQ. FT.
2465 GLENMARY AVE	1,660 SQ. FT.
2467 GLENMARY AVE	1,660 SQ. FT.
1108 & 1110 RAY AVE	38,000 SQ. FT.
EXISTING BUILDING TO BE DEMOLISHED	6,070 SQ. FT.
TOTAL	79,310 SQ. FT.
PROPOSED	
2-STORY BUILDING	8,070 SQ. FT.
3-STORY BUILDING	10,290 SQ. FT.
BUILDING AREA INCREASE	18,360 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 EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

EXISTING TREE ABBREVIATIONS

ASH	ASH	2,880 SF
BRADFORD PEAR	BP	576 SF
CATALPA	CA	3,840 SF
CHERRY	CH	319 SF
CRABAPPLE	CR	106 SF
DOGWOOD	DW	1,737 SF
HOLLY	HL	212 SF
MAGNOLIA	MG	530 SF
MAPLE	MA	10,320 SF
OAK	OAK	1,200 SF
PEAR	PR	177 SF
REDBUD	RD	284 SF
SPRUCE	SP	106 SF
SWEETGUM	SG	2,400 SF
WILLOW	WI	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. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

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. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC 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 SEEDED, 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:

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

LMPW NOTES:

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

SITE KEY NOTES:

- STONE PATIO.
- 6" SANITARY SEWER CONNECTION.
- BRICK WALL TO MATCH EXISTING WALL.
- WROUGHT IRON GATE TO MATCH EXISTING GATE.
- 12" CHAINLINK GATE.
- 6' WOOD FENCE TIE TO EXISTING WOOD FENCE.
- 4' ORNAMENTAL FENCE.
- BARRIER GATE FOR SERVICE AREA.
- DUMPSTER ENCLOSURE. CONCRETE BLOCK WALL ON THREE SIDES.

TREE CANOPY CALCULATIONS

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
(291,937 SF X15% = 43,791 SF; 43,791 SF X 66% = 28,902 SF;	
43,791 SF - 28,902 SF = 14,888 SF; 14,888 SF/2 = 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

SMH	EX. SANITARY/STORM SEWER
STMMH	
---	EXISTING CONTOURS
---	EXISTING FENCELINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING L.W.C. WATERLINE
---	EXISTING L.G.&E. GASLINE
SMH	EXISTING SANITARY/STORM MANHOLE
12"	
LP	EXISTING GUY WIRE
LP	EXISTING LIGHT STANDARD
UP	EXISTING UTILITY POLE
OWWM	EXISTING WATER VALVE/METER
YFH	EXISTING FIRE HYDRANT
YH	EXISTING GAS VALVE
(TBR)	TO BE REMOVED/RELOCATED
(DND)	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. 5.5.1.A.3.a

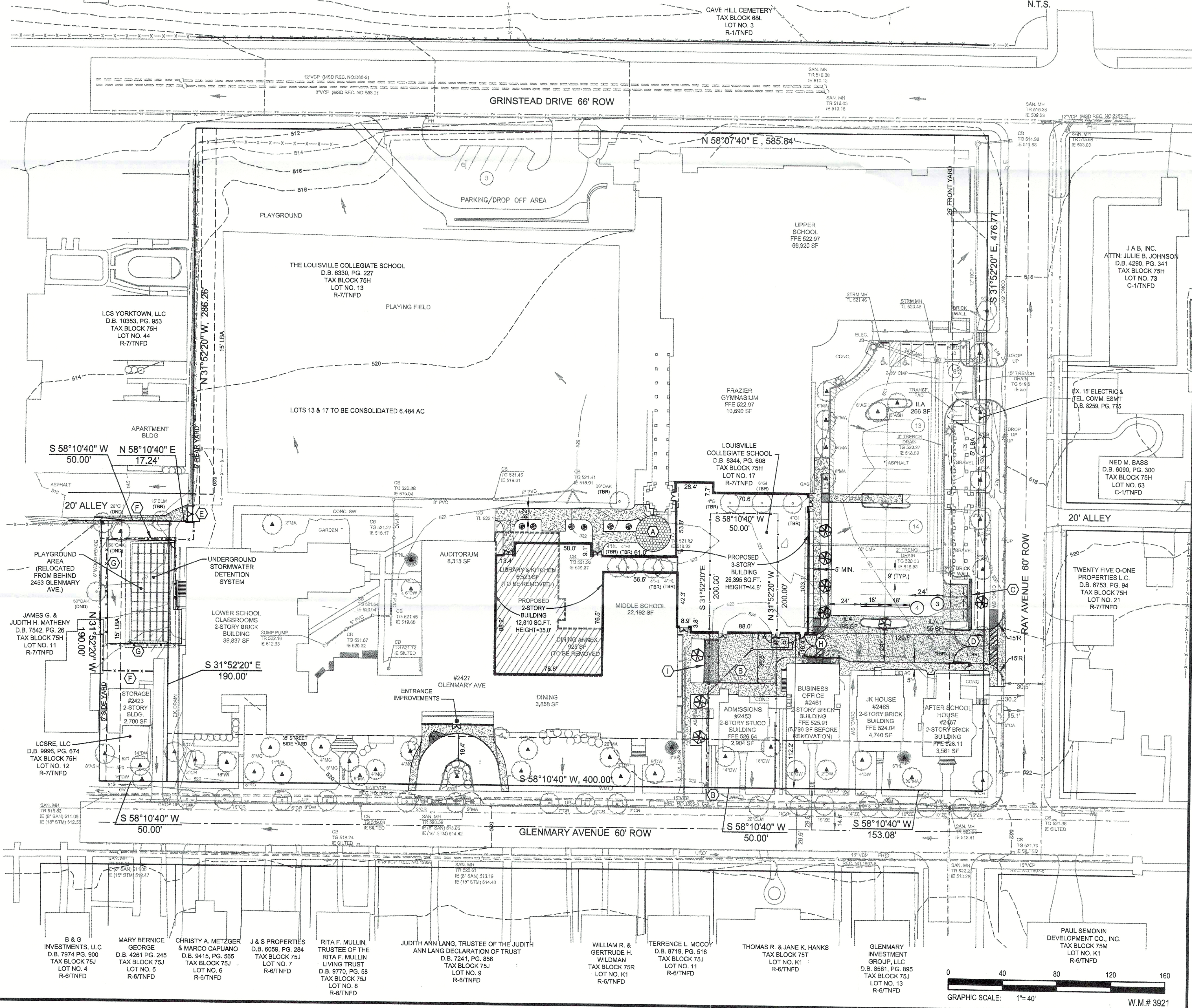
A WAIVER IS BEING REQUESTED TO ALLOW THE DUMPSTER ENCLOSURE TO NOT HAVE A GATE AS THERE WILL BE A GATE AT RAY AVE. AND ALONG THE SERVICE ROAD TO THE DUMPSTER. 10.4.9

SITE DATA

PROPERTY ADDRESS: 1108 & 1110 RAY AVE.
2423, 2427, 2463, 2461, 2465 & 2467 GLENMARY AVE
LOUISVILLE, KY 40204
MAILING ADDRESS: 2427 GLENMARY AVE
LOUISVILLE, KY 40204

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. 8344, 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. 227
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.)



NO.	DATE	REVISIONS	DESCRIPTION	BY

CIVIL DESIGN, INC.
DUNAWAY ENGINEERING, INC.
3404 STONY SPRING CIRCLE
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CIVIL DESIGN, INC.
WBE | DBE
Commonwealth of Kentucky
and Sanjour Corp. Permit No. 940
Engineering Corp. Permit No. 3254

DATE
SIGNATURE

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

RECEIVED
AUG 31 2015
PLANNING & DESIGN SERVICES

DRWN BY: AD CHKD BY: MLL
DATE: AUG 28, 2015
DRAWING: DDDP
SCALE: 1"= 40'
SHEET 1 OF 1