

VARIANCE GRANTED: (GRANTED 5-9-2013 DOCKET #18806)

1. A Variance was granted from Section 5.3.5.C.3.c of the Louisville Metro Land Development Code to vary the 20 ft. Rear setback for the proposed drive lane and parking spaces.

WAIVERS GRANTED: (GRANTED 5-9-2013 DOCKET #18806)

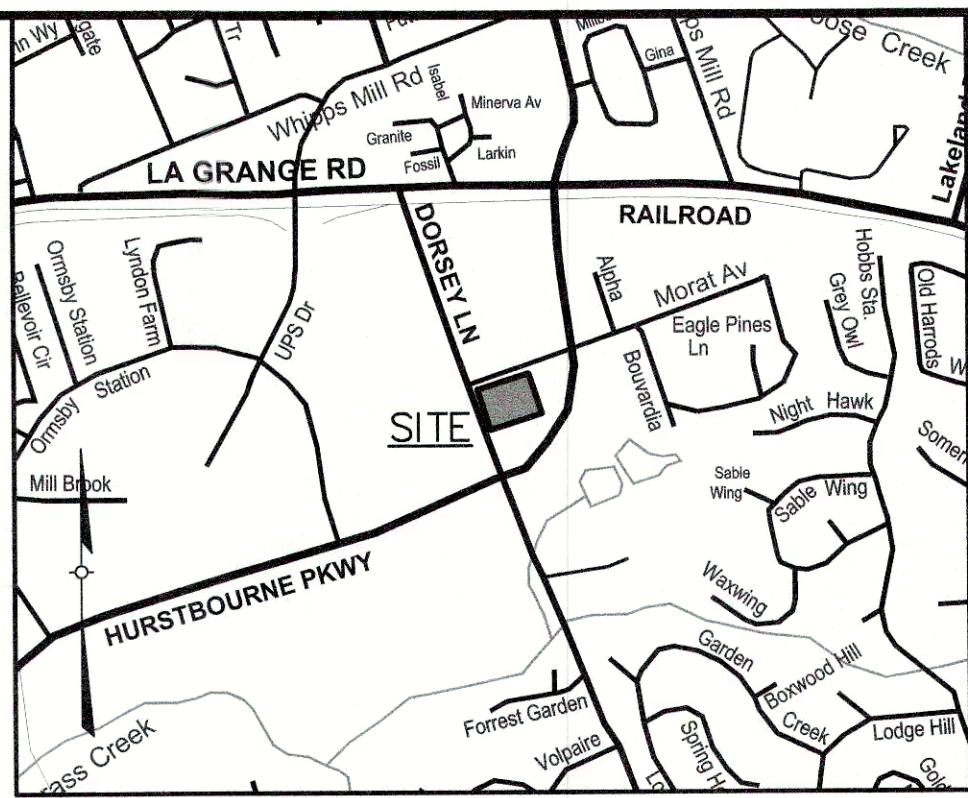
1. A Waiver was granted from Section 5.5.2.C.2.a of the Louisville Metro Land Development Code Campus Form District Suburban Form District Specific Design Standards to waive the proposed parking in the rear setback.
2. A Waiver was granted from Section 5.6.1.C of the Louisville Metro Land Development Code to waive 50% of the wall surfaces at street level consisting of clear windows and doors for the Dorsey Lane building facade.

VARIANCE REQUESTED:

1. A Variance is requested from Section 5.3.5.C.3.c of the Louisville Metro Land Development Code to vary the 20 ft. Rear setback for the 13 proposed parking spaces.

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.5.2.C.2.a of the Louisville Metro Land Development Code Campus Form District Suburban Form District Specific Design Standards to waive the encroachment of the 13 proposed parking spaces in the rear setback.



LOCATION MAP
NOT TO SCALE

THE ADDITION OF 13 PARKING SPACES IS
THE ONLY REVISION TO THE SITE LAYOUT.

PROJECT DATA

TOTAL SITE AREA	=	2.2± Ac. (97,458 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	CAMPUS
EXISTING USE	=	DAYCARE
EXISTING BUILDING AREA	=	11,000 SF
BUILDING HEIGHT	=	22 FT. (150 FT. MAX. ALLOWED)
F.A.R.	=	0.11 (1.0 MAX. ALLOWED)
PARKING REQUIRED FOR 30 EMPLOYEES		
2 SP X 30 EMP MIN.; 4 SP X 30 EMP MAX.		MIN. MAX.
	=	60 SP 120 SP
TOTAL PARKING PROVIDED	=	63 SPACES (INCLUDES 3 HC)
VEHICULAR USE AREA	=	
EXISTING VEHICULAR USE AREA	=	28,391 SF
PROPOSED VEHICULAR USE AREA	=	2,099 SF
TOTAL VEHICULAR USE AREA	=	30,490 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	2,287 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	2,904 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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.
- A Cross Access & Shared Parking Agreement has been recorded between Primrose School 1151 Dorsey Lane and Stonecrest Senior Living Facility 1520 Hurstbourne Parkway.
- Dumpsters shall be enclosed and screened per Chapter 10.
- City of Lyndon approval required.
- Morat Avenue and the proposed improvements to Morat by others per Case 16993 shall remain in public r/w until which time the entire property to the south of Morat Avenue is developed and it is deemed by Metro Public Works that Morat Avenue shall be closed as public r/w.

MSD NOTES:

- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0031 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention has been provided.

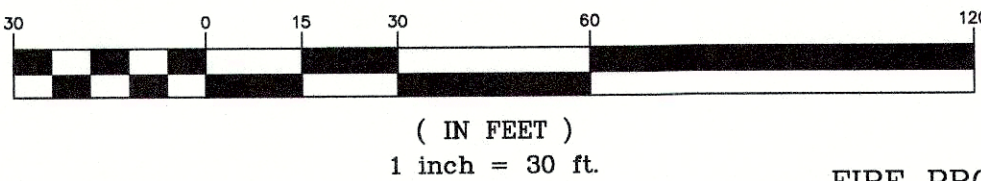
TREE CANOPY CALCULATIONS (CLASS C 0%-40%)

NOTE: THESE CALCULATIONS ARE THE SAME AS SHOWN ON THE 13LSCAPE1055 LANDSCAPE PLAN FOR THIS SITE APPROVED ON OCT. 1, 2013.

TOTAL SITE AREA	=	97,458 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (19,492 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	**20% (19,728 S.F.)

**TREES PROPOSED TO BE PLANTED PER 13LSCAPE1055 LANDSCAPE PLAN

GRAPHIC SCALE



COUNCIL DISTRICT - 18
FIRE PROTECTION DISTRICT - MIDDLETOWN

SITE ADDRESS:
1151 Dorsey Lane
TAX BLOCK 0306, LOT 0053
D.B. 10246, PG. 0280

RELATED CASE: 18806
WM #9577

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PRIMROSE SCHOOL

1151 DORSEY LANE

OWNER/DEVELOPER

FOUR ALMONDS LLC

1151 DORSEY LANE

LOUISVILLE, KY 40223

JOB NO.

13031 -NP

SHEET

1

OF 1

LOD RELATED CASE: 06251, 16111, 12087

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WARDEN RD. SUITE 100
LOUISVILLE, KY 40240
PHONE: 502.442.9714
WEB SITE: WWW.LD-D.COM

RECEIVED

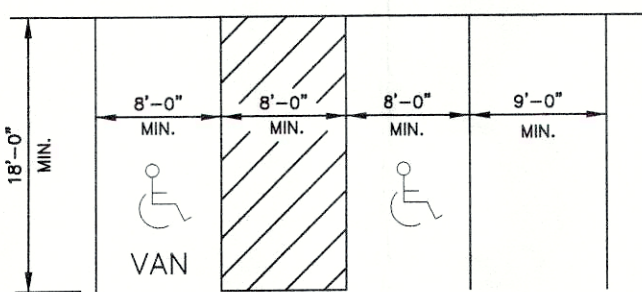
JUL 31 2017

DESIGN SERVICES

PRO/C
BT Property LLC
55 Glenlake Pkwy
Atlanta, GA 30328-3474
D.B. 7313, Pg. 0680

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

C-1/C
Louisville, Multifamily DST
P.O. Box 3666
Hinsdale, IL 60522-3666
D.B. 10261, Pg. 0284

MORAT AVENUE 40'R/W

(ROAD IMPROVEMENTS BY OTHERS CASE #16993)

EXISTING PRIMROSE SCHOOL
DAYCARE

Ex. Detention Basin

Shading indicates the area the ex. Variance and Waiver
were granted for on 5/9/13 by Case: 18806