



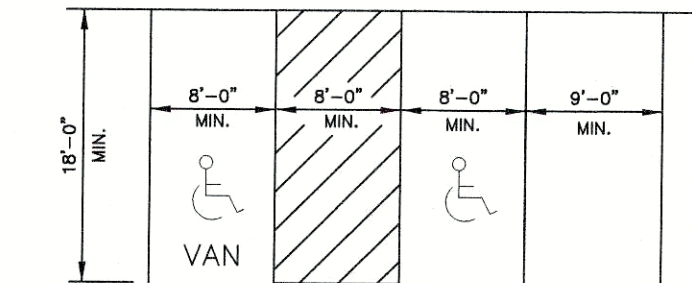
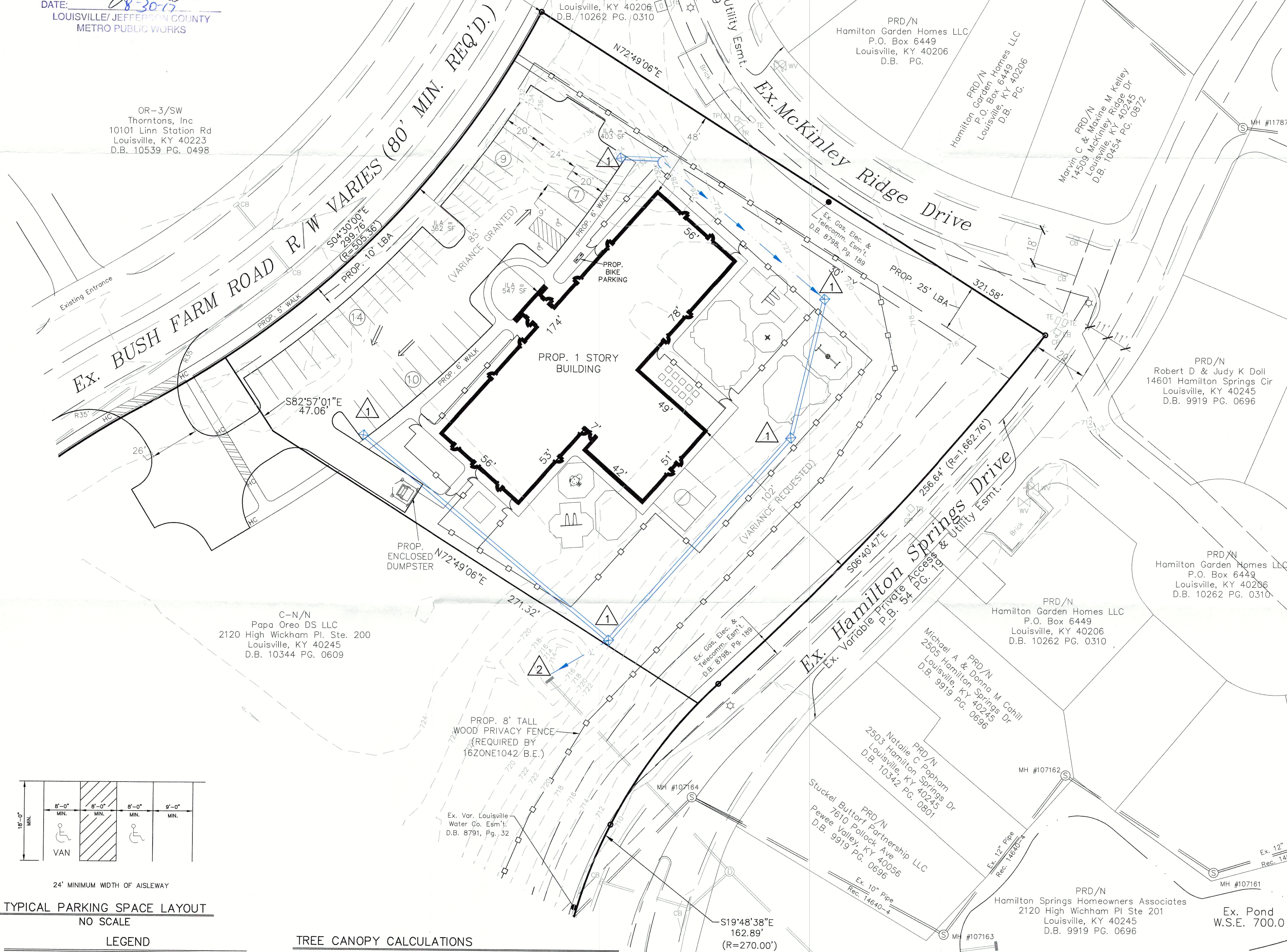
**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS:

BY: Tony Kell  
DATE: 8-30-17  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

OR-3/SW  
Thorntons, Inc  
10101 Linn Station Rd  
Louisville, KY 40223  
D.B. 10539 PG. 0498

PRELIMINARY APPROVAL	
Condition of Approval:	
<u>Tony Kell 8-30-17</u>	
Development Review	Date
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT	



**TYPICAL PARKING SPACE LAYOUT  
NO SCALE**

LEGEND	
	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 83,155 SF
EXISTING TREE CANOPY COVERAGE	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (16,631 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (17,280 SF)

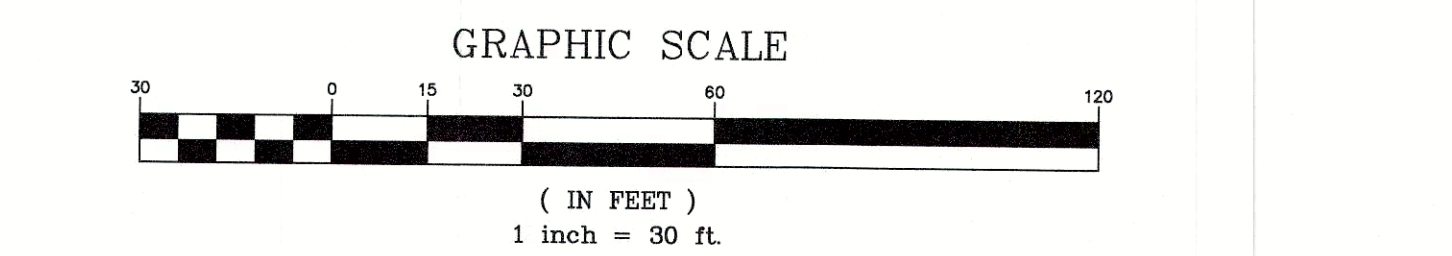
**VARIANCE REQUESTED:**  
1. A Variance is requested from Table 5.3.2 of The Louisville Metro Land Development Code to vary the Hamilton Springs Drive 80' maximum setback.  
**VARIANCE GRANTED: (16ZONE1042 JANUARY 19, 2017)**  
1. A Variance has been granted from Table 5.3.2 of The Louisville Metro Land Development Code to vary the Bush Farm Road 80' maximum setback.

SITE DATA	
SITE AREA	= 1.94 Ac. (83,155 S.F.)
EXISTING ZONING	= C-N
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= DAYCARE
PROPOSED BUILDING AREA	= 12,300 S.F.
BUILDING HEIGHT	= 1 STORY (30' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
2 SP/15 EMPLOYEE MIN./4 SP/15 EMPLOYEE MAX.	= 30 SPACES 60 SP
TOTAL PARKING PROVIDED	= 40 SPACES (2 ACCESSIBLE SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM INDOORS)
F.A.R.	= 0.15 (0.5 MAX. ALLOWED)
VEHICULAR USE AREA	= 14,303 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,312 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 1,312 S.F.

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - State Highway encroachment permit will be required for the entrance.
  - No increase in drainage run off to state roadways.
  - There shall be no commercial signs in the Right of Way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - 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 drip line 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.
  - KTC permit will be required prior to construction plan approval.
  - All drainage structures within state right of way shall be state design.
  - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
  - At the time of construction review, if a Old Henry Road 5 ft. walk is not built with KYTC Project #5-367.20 a fee in lieu for the 5 ft. wide walk will apply.
  - A KARST Survey was conducted by Kevin Young, RLA on July, 26 2016 and no KARST objects were found.
  - A Shared Access Agreement shall be recorded with the property to the south for the Bush Farm Road entrance prior to Metro Public Works providing construction plan approval.

- MSD NOTES:**
- Sanitary sewer service provided by PSC, subject to fees and any applicable charges. Private sewer easement or up to 20' stub from manhole #107164 prior to certificate of occupancy.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 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.
  - Detention for this site has been mitigated off-site in the Hamilton Springs Ex. Detention Basin. Basin Capacity to be verified prior to MSD construction plan approval.
  - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
  - A Downstream Facilities Capacity Request will be submitted to MSD. 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.
  - Erosion & Silt Control shown is conceptual only and final design will be determined on construction plans.
  - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

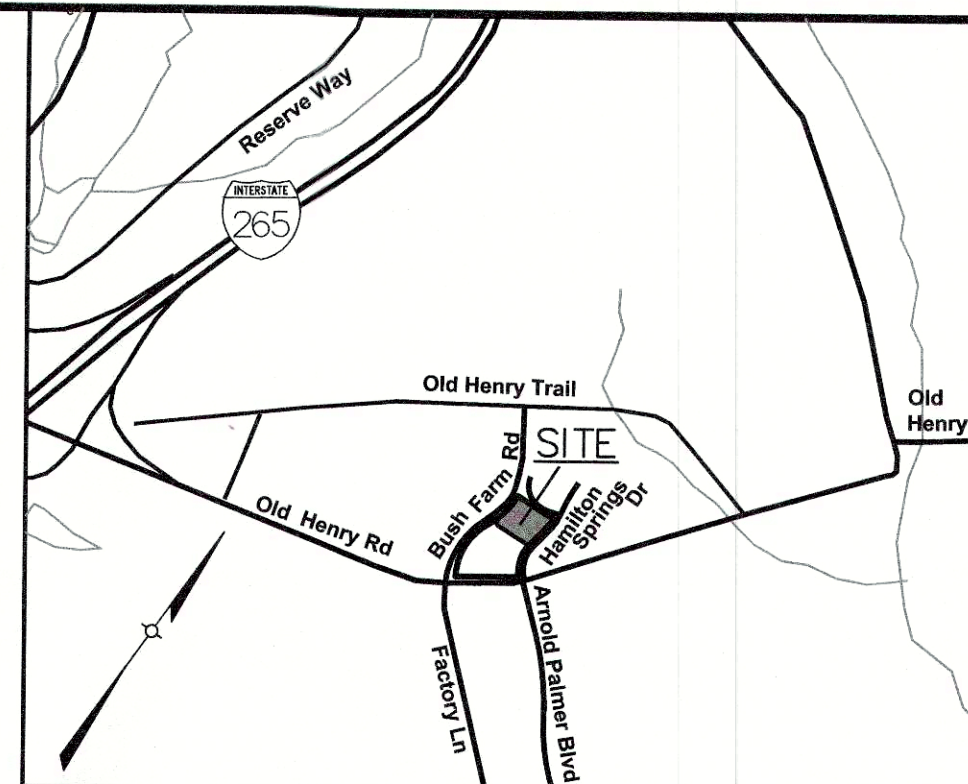
- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
  - Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development 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 seeded and stabilized.
  - Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil 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 through 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 site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
  - Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
  - 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



**OWNER:**  
PAPA OREO DS LLC  
2120 HIGH WICKHAM PL STE 200  
LOUISVILLE, KY 40245  
**SITE ADDRESS:**  
14801 BUSH FARM RD  
LOUISVILLE, KY 40245  
TAX BLOCK 0015, LOT 0609  
D.B. 10344, PG. 0775

**COUNCIL DISTRICT - 19  
FIRE PROTECTION DISTRICT - MIDDLETOWN**  
CASE: 17DEVPLAN1140  
RELATED CASE: 16ZONE1042  
MSDWM: 11377

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION



**LOCATION MAP  
NOT TO SCALE**

REVISIONS	
NO.	DESCRIPTION

**DATE**  
**BY**  
**NO.**

**DATE**  
**BY**  
**NO.**

**PROJECT DATA**  
FILE NAME: 17140-RDDP  
DATE: 8/7/17  
SCALE: AS SHOWN  
DRAWN BY: JH/JSB  
CHECKED BY: AER

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
505 WESTERN BLVD., SUITE 100, LOUISVILLE, KENTUCKY 40202  
TEL: 502.261.1000 FAX: 502.261.1001  
WEB SITE: WWW.LD&D-INC.COM

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**  
**PRIMROSE SCHOOL AT OLD HENRY CROSSING**  
**14801 BUSH FARM ROAD**  
DEVELOPER  
**PRIMROSE SCHOOL FRANCHISING CO.**  
3660 CEDARCREST ROAD  
ACWORTH, GA 33101

**JOB NO. 17140**  
**SHEET 1 OF 1**

**RECEIVED**  
AUG 28 2017  
DESIGN SERVICES