



Civil Design, Inc.

3404 Stony Spring Circle | Louisville, KY 40220 | 502.671.0060
WWW.CIVILDESIGNINC.COM

August 10, 2020

Planning & Design Services
444 S. 5th St.
Louisville, KY 40202

**RE: Kentucky Country Day School
Building Additions**

REC'D

AUG 11 2020

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Dear Jon,

Kentucky Country Day School is proposing to add two new additions to their existing school located at 4100 Springdale Rd, totaling 22,146 sq.ft.

The first addition will be located along the front of the school to the east of the main entrance. The proposed building will be a two-story 21,311 sq.ft. addition (STEAM addition). The first floor will be 11,148 sq.ft. with one large STEAM (Science, Technology, Engineering, Arts and Mathematics) classroom, two smaller classrooms, spirit store, restrooms, conference rooms, admissions/reception area and various administrative offices. The second floor be 10,163 sq.ft. with 8 classrooms and restrooms. The proposed addition will be 28'8" in height.

The second addition will be located along the rear of the school on the northeast corner of the existing building. The proposed building will be a one-story 835 sq.ft. (The Lower School addition) and will include two new offices. The proposed addition will be 14'8" in height.

The classrooms proposed in the larger addition are currently located in the basement of the existing building and will be accommodated in the proposed 2-story 21,311 sq.ft. addition. The basement area will be converted into additional office and storage space. This proposed addition will decrease the number of classrooms from 23 to 21, based on the proposed larger STEAM classroom. There will not be an increase in enrollment with these proposed additions.

No new landscaping or tree canopy is required for this site. The existing building is 152,170 sq.ft. total, which includes the Fine Arts Center and Theater, the Fine Arts Wing, Lower School, Middle School, Gardner Gym and Middle School Gym, new additions are 22,146 sq.ft. total, resulting in an overall increase of 14.5%.

All structures and parking exceed the setbacks of the R-4 zone, Neighborhood Form District requirements.

There will not be an increase in traffic to the site as no increase in enrollment is proposed.

No increase in classrooms are being added with these additions; therefore, no new parking spaces are required. There are 613 spaces, including 13 HC spaces on site.

All activities on site will be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).

No new signage is proposed. There will be new lighting added to the proposed building expansions at the entrances for security purposes. No new lighting is proposed in any of the existing parking areas.

Sincerely,



Missy Legel

Project Designer

502-242-9061

Mlegel@civildesigninc.com

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July 22, 2020

RE: Neighborhood meeting for two proposed additions to Kentucky Country Day School

Dear Neighbor:

We are writing to notify you about an upcoming "neighborhood meeting" regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually, and the details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Kentucky Country Day School is proposing to add two new additions to their existing school located at 4100 Springdale Road, totaling 22, 146 sq.ft. We have filed a plan for pre-application review with the Planning & Design Services (PDS) that has been assigned case number 20-CUPPA-0096, and the assigned case manager is Jon Crumble.

The virtual meeting will be held on **August 5, 2020** beginning at **6:30 p.m.**

Enclosed for your review are the following:

1. The site plan
2. LOJIC zoning map & a Google aerial map showing the location of the site
3. Detailed summary of the project
4. Contact Information
5. Instructions on how to join the virtual meeting
6. Information on how to obtain case information online from PDS' online customer service portal
7. PDS' "After the Neighborhood Meeting" flyer

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS manager listed on the attached contact information sheet.

Sincerely

Missy Legel
Project Designer
502-242-9061
Mlegel@civildesigninc.com

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Building Stronger Communities

20 - CUPPA - 0106

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 THE PRIVATE DEVELOPMENT REVIEW OFFICE, BPSO. THE EPSC SHALL BE INSTALLED FOR THE PLAN AND USED AS INDICATED.

DEFLECTION BARRIERS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL REMAIN AS SEDIMENT BARRIERS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROAD SURFACES SHALL BE CLEANED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED AND ADEQUATELY COVERED THROUGHOUT THE USE OF SALT PILE.

ALL STREAM CROSSINGS MUST UTILIZE LOWWATER CROSSING STRUCTURES PER M40 STANDARD DRAWING BR-02. WHERE CONSTRUCTION ON LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REINSTATED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LACEDS (GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES) SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE WITH 10 BERING DISCHARGED INTO A STREAM, POND, SINK OR CATCH BASIN.

MSD NOTES:

1. USED DUE TO THE DESIGN OR CONSTRUCTION OF THIS PLAN, THE CONNECTIONS OR ACCURACY OF ALL ENGINEERING, CONSULTATIONS REGARDING THE GOALS, RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL, MEETS APPROVAL, PROFESSIONAL SEAL AND SIGNATURE:
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND REFERRED COUNTRY METROPOLITAN IN SEWER DISTRICTS DESIGN MANUAL, AND ALL STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- APCD NOTE:

APCD NOTE:

INVESTIGATION QUESTIONS FOR SOOT CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM
BEACHES, CRUISE SHIPS, AIRPORTS, BUS STOPS, MARINE VESSELS, RECREATION VESSELS, AND OTHER SOURCES.

PARKING SUMMARY NOTES:

SCHOOL	
NUMBER OF CLASSROOMS	26
PRIMARY ASSEMBLY AREA (SQ. FT.)	600
MEET. PARKING SPACES REQUIRED	100 CLASSROOM
13 PASSENGER	100 CLASSROOM OR 1 SPACE FOR EACH SEAT IN THE PRIMARY ASSEMBLY AREA WHEN SEATING IS GALILEO.
AREA WHEN SEATING IS GALILEO	100 CLASSROOM
MEET. PARKING SPACES ALLOWED	100 CLASSROOM
20 PASSENGER	100 CLASSROOM OR 1 SPACE FOR EACH 3 SEAT IN THE PRIMARY ASSEMBLY AREA WHEN SEATING IS GALILEO.
AREA WHEN SEATING IS GALILEO	100 CLASSROOM
PASSENGER SPACES PROVIDED	103 INCLUDING 13 MC

TREE CANOPY/LANDSCAPING SUMMARY:

TOTAL PROJECT AREA 234,097 SQ.FT
EXISTING BUILDING AREA 152,170 SQ.FT
PROPOSED BUILDING AREA 22,169 SQ.FT (14.5%)
NO NEW VEHICULAR USE AREA IS BEING ADDED TO THE SITE
NO TREE CANOPY OR LANDSCAPING FOR THIS SITE IS REQUIRED BY LDC CHAPTER 10.12.B.1 AND 10.22.A.3

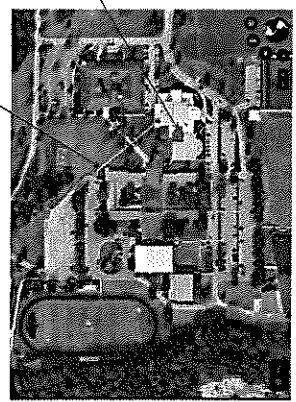
SITE DATA NOTES:

4140 SPRINGDALE RD.
LOUISVILLE, KY 40241
D.B. #918, P.L. #48
TAX BLOCK #74, LOT 10
GROSS ACREAGE: 74.50 AC
NET ACREAGE: 14.50 AC.
ZONED R-4
CAMPUS FOR DISTRICT
WEIGHT: 52 (NAC)
CAMPUS RANKING AREA: 22, 14 SQ FT
EX. BUILDING AREA: 170 SQ FT
ESTIMATED USE: PRIVATE SCHOOL
PROPOSED USE: PRIVATE SCHOOL
P/R = 0.34
CROSS DISTRICT: 78
FLOOR DISTRICT: ANCHORAGE/AMON ET/DM



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Conditional Use Permit Neighborhood Meeting Summary

Kentucky Country Day School – 20-CUPPA-0096

August 5th, 2020

A neighborhood meeting was held virtually on Wednesday, August 5th beginning at 6:30 p.m. Notices were mailed out to all first and second tier adjoining property owners. Three neighbors joined the meeting. A PowerPoint presentation was shared on the screen showing the development plan and an overall aerial of the school property indicating the location of the two proposed building additions to the existing school. Once the presentation was completed, questions, comments or concerns were taken from the attendees. One attendee asked if there would be any additional traffic due to the proposed building additions. Adam Beckum with KCD addressed this question, stating, that over the past 90 days renovations of the school had been on-going and that there would not be any additional construction traffic with the proposed additions as has been seen with the current renovations. Peter Huestis with KCD also mentioned that materials will be stored on site. There were no further questions, comments, or concerns from the attendees, and the next steps in the BOZA process was explained. With no one else joining the meeting, the meeting was adjourned at 6:50 p.m.

Kentucky Country Day School 20-CUPPA-0096 Attendees GoToMeeting Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 5, 2020 6:17 PM EDT	29 minutes	7	611-353-101

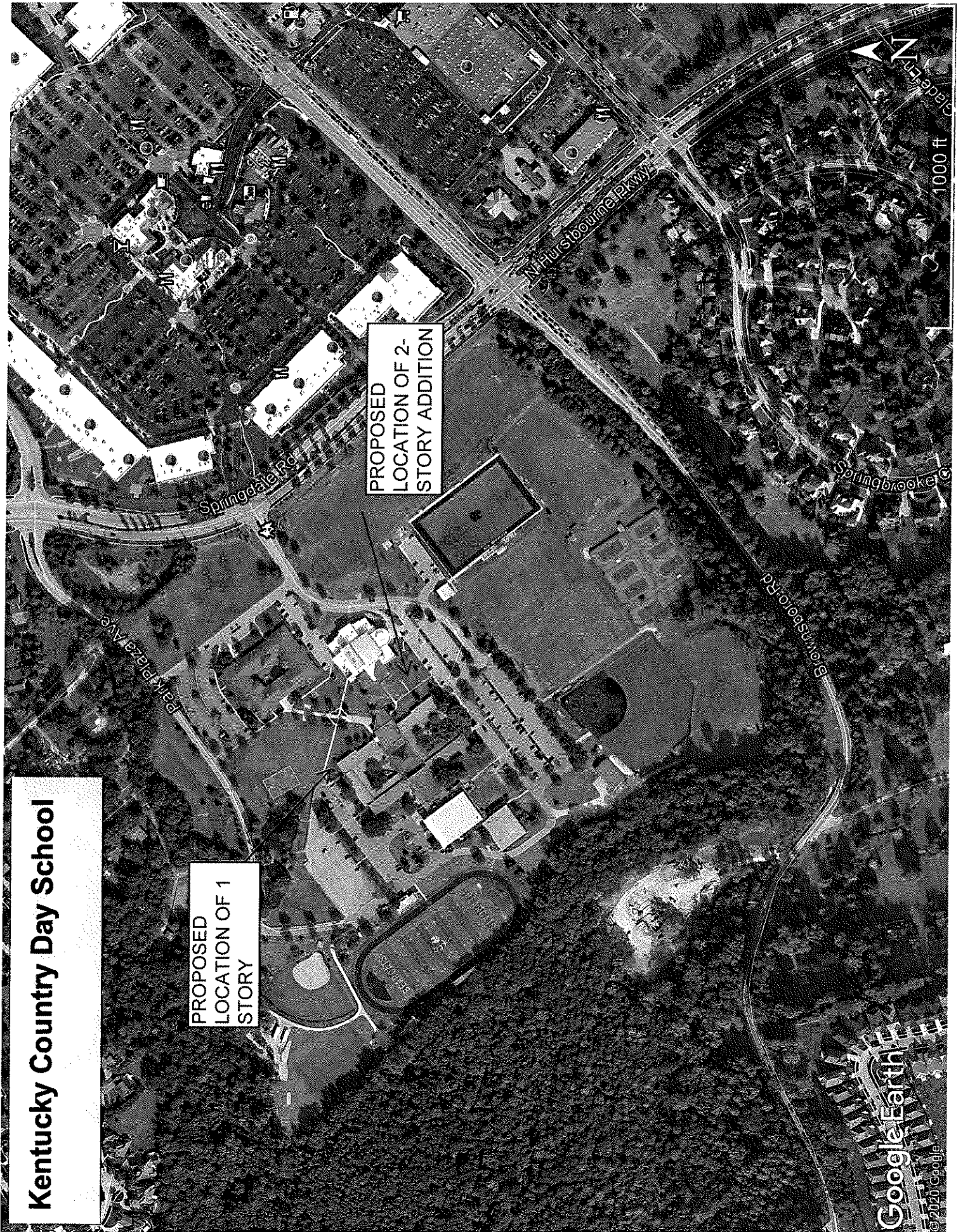
Details

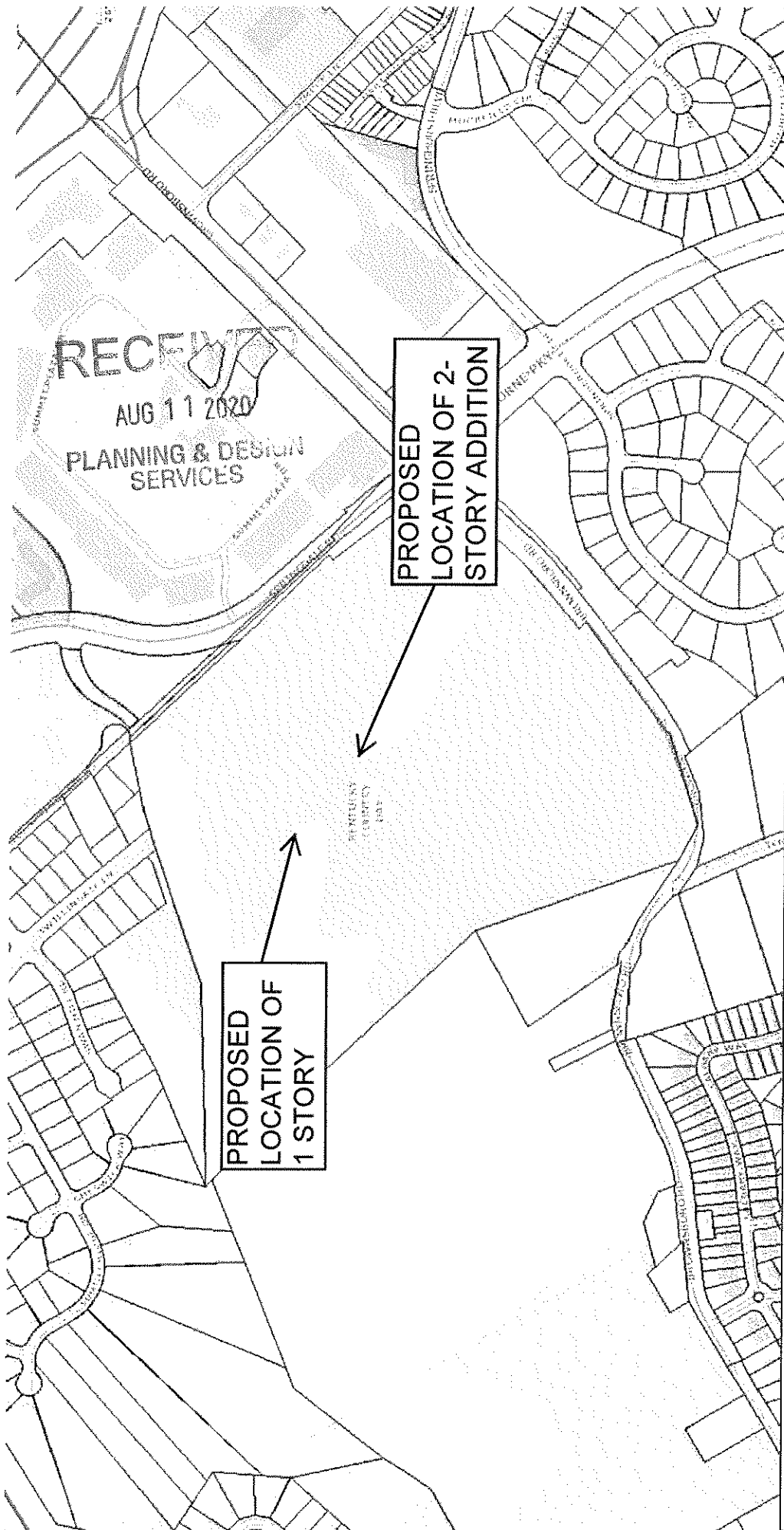
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Adam Beckum		6:18 PM	6:47 PM	28
Hong Misha		6:25 PM	6:46 PM	21
Missy Legel	mlegel@civildesigninc.com	6:17 PM	6:47 PM	29
Peter Huestis		6:31 PM	6:46 PM	15
SCB Architects (Meeting Room 2 kkinman@scbarchitects.com		6:18 PM	6:46 PM	28
Sharon Willer		6:31 PM	6:46 PM	15
Sheila Lee	slee149@cox.net	6:32 PM	6:46 PM	14

Kentucky Country Day School

PROPOSED
LOCATION OF 1
STORY

PROPOSED
LOCATION OF 2-
STORY ADDITION





Kentucky Country Day School



LOJIC
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This map is not a legal document and should not be used
for general reference and navigation.

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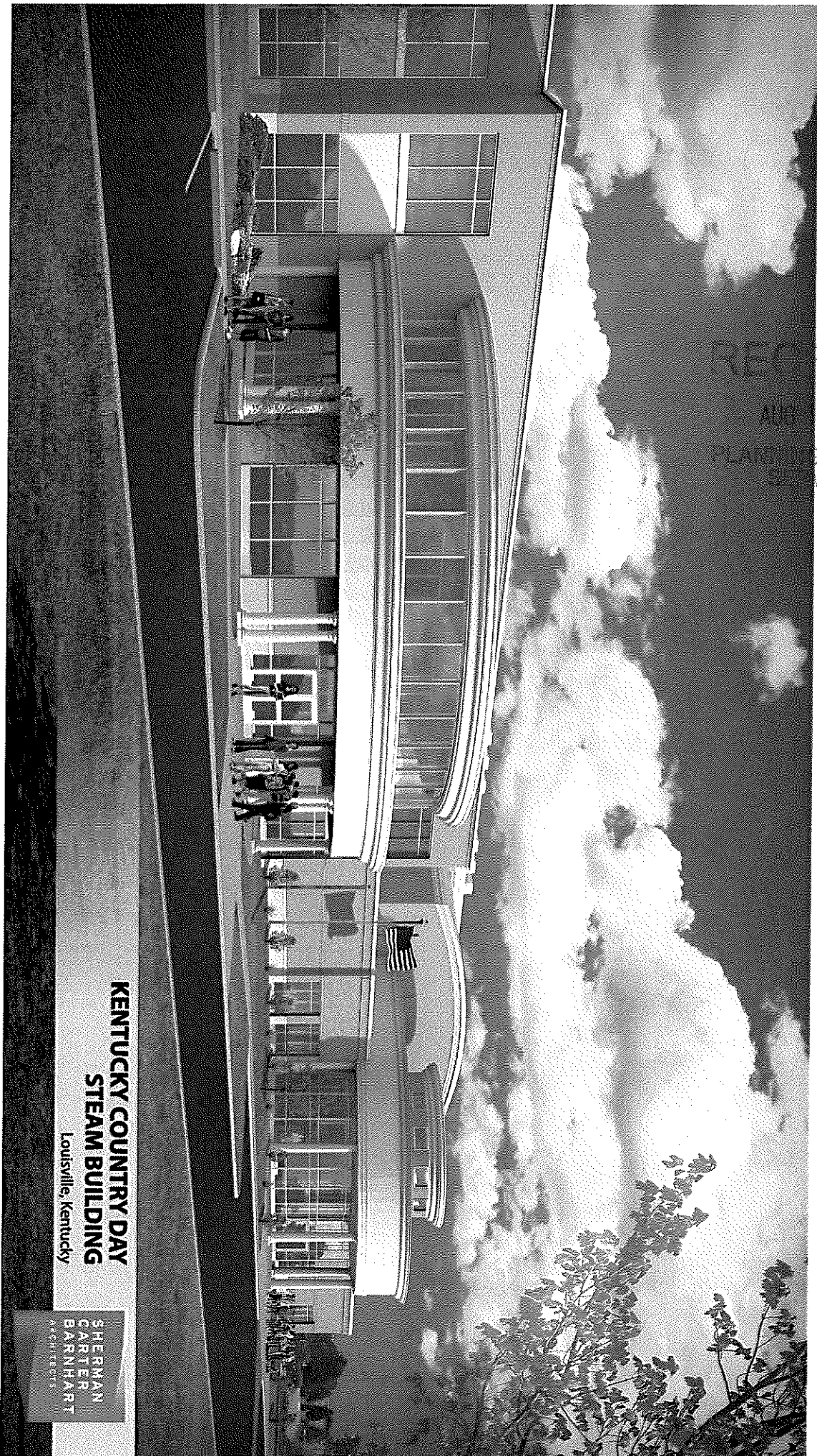
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LOWER SCHOOL

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**KENTUCKY COUNTRY DAY
STEAM BUILDING**

Louisville, Kentucky

SHERMAN
CARTER
BARNHART
ARCHITECTS