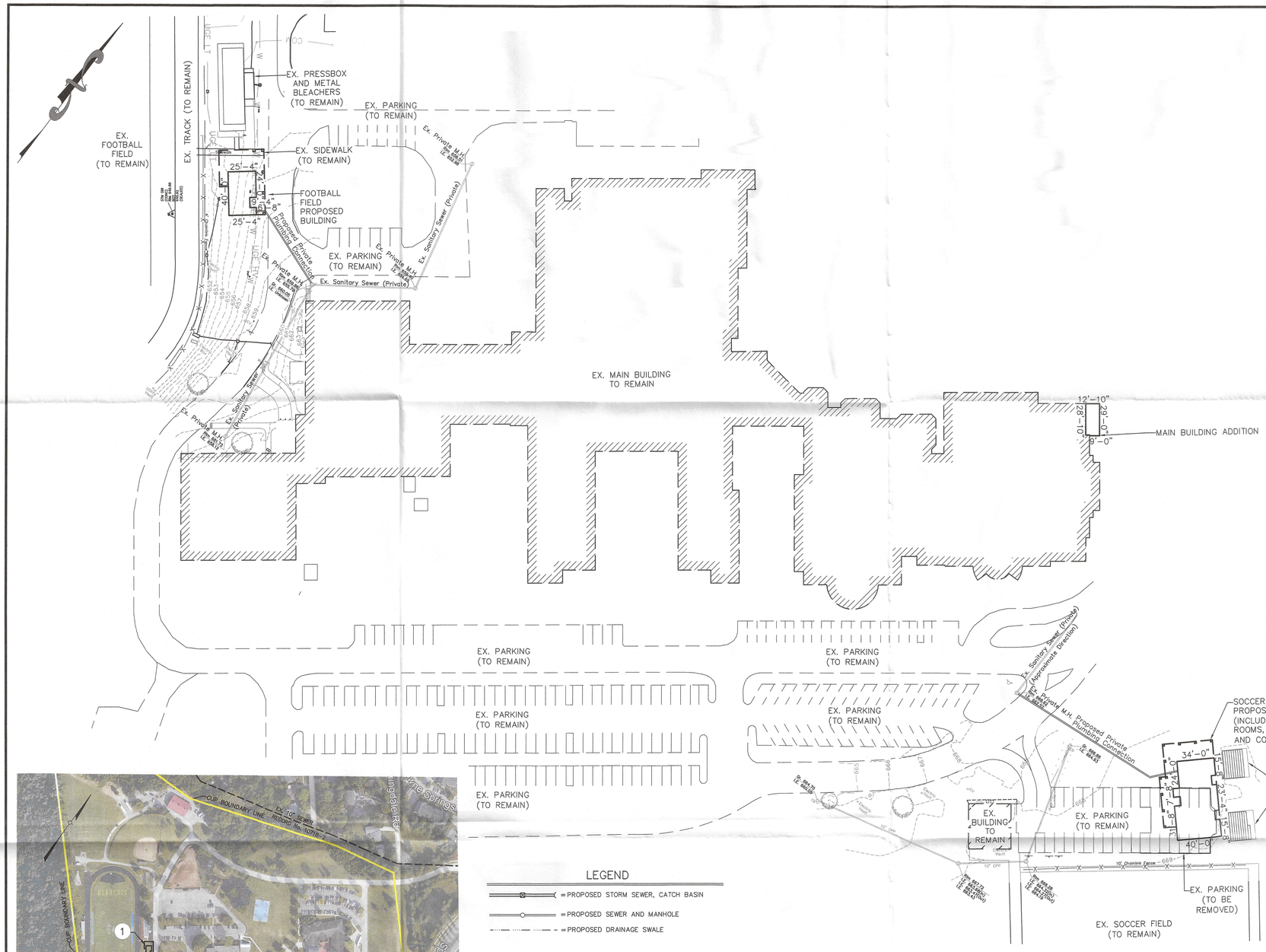


LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

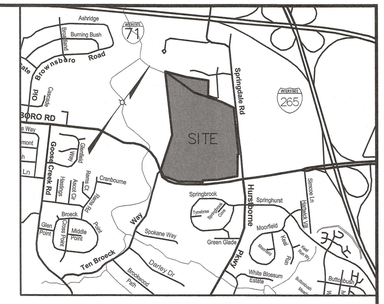
SITE SUMMARY

1. FOOTBALL FIELD PROPOSED BUILDING
2. MAIN BUILDING ADDITION
3. SOCCER FIELD PROPOSED BUILDING (INCLUDES LOCKER ROOMS, PRESS BOX, AND CONCESSIONS)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 78.4± Ac. (3,416,763 SF)
EXISTING ZONING	= R-4 (CUP)
FORM DISTRICT	= CAMPUS
EXISTING USE	= PRIVATE SCHOOL
BUILDING AREA	
EXISTING MAIN BUILDING	= 174,316 SF
SOCCER FIELD PROPOSED BUILDING (INCLUDES LOCKER ROOMS PRESS BOX, AND CONCESSIONS)	= 3575 SF
FOOTBALL FIELD PROPOSED BUILDING	= 957 SF
MAIN BUILDING ADDITION	= 369 SF
PROPOSED BUILDING AREA	= 4901 SF (2.8% INCREASE)
TOTAL BUILDING AREA	= 179,217 SF
F.A.R.	= 0.05 (0.5 MAX. ALLOWED)
BUILDING FOOTPRINT	
EXISTING MAIN BUILDING	= 174,316 SF
SOCCER FIELD PROPOSED BUILDING (INCLUDES LOCKER ROOMS PRESS BOX, AND CONCESSIONS)	= 2530 SF
FOOTBALL FIELD PROPOSED BUILDING	= 957 SF
MAIN BUILDING ADDITION	= 369 SF
PROPOSED BUILDING FOOTPRINT	= 3856 SF (2.2% INCREASE)
TOTAL BUILDING FOOTPRINT	= 178,172 SF
BUILDING HEIGHT	
SOCCER FIELD PROPOSED BUILDING (INCLUDES LOCKER ROOMS PRESS BOX, AND CONCESSIONS)	= 2 STORY/24'-0" (150' MAX. ALLOWED)
FOOTBALL FIELD PROPOSED BUILDING	= 1 STORY/20'-0" (150' MAX. ALLOWED)
PARKING REQUIRED	= TO BE DETERMINED BY PLANNING DIRECTOR
TOTAL PARKING PROVIDED	= 600 SP (13 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= NO ADDITIONAL VUA IS PROPOSED
EXISTING IMPERVIOUS	= 1,656,780 SF
ADDITIONAL IMPERVIOUS	= 3951 SF (0.2% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. 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.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
4. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
5. Tree canopy requirements are not applicable per 10.1.2.A.3 because increase in building footprint is 2.3%.
6. Accessory structures must be screened in accordance with LDC 10.2.6 & 4.4.9.
7. Trash collection at the football and soccer field buildings will be by trash cans. KCD employees will transfer to centrally located onsite dumpsters.
8. Louisville Metro Public Works and Planning & Design Services approved a Brownsboro Road partial walk Fee in Lieu on 08/03/2023. The walk FIL is required to be paid prior to MPW providing construction plan approval

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connections to private on-site plumbing and is subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD. (7/27/23)
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Site will be subject to MSD Regional Facilities Fee.
7. 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.
8. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 3951 S.F.
9. All retail shops must have individual connections per MSD's fats, oil and grease policy.

RECEIVED
SEP 11 2023
PLANNING & DESIGN SERVICES

SITE ADDRESS:
4100 SPRINGDALE ROAD
LOUISVILLE, KY 40241
TAX BLOCK W-4, LOT 1
D.B. 4918, PG. 488

CASE: 23-MCUP-0010
RELATED CASE: 20-CUP-0106

COUNCIL DISTRICT – 16, 17
FIRE PROTECTION DISTRICT – ANCHORAGE MIDDLETOWN
MUNICIPALITY – LOUISVILLE, TEN BROECK

MSD WM #4273

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/7/23	AGENCY COMMENTS	ZS
2	8/18/23	AGENCY COMMENTS	AR

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 23012 – MCUP–FILED: 8–7–23
DATE: 8/7/2023
SCALE: AS SHOWN
DRAWN BY: ZS
CHECKED BY: AR

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
505 WURTSBURN AVENUE, SUITE 101 · LOUISVILLE, KENTUCKY 40223
PHONE: (502) 425-7700 · FAX: (502) 425-0274
WEB SITE: WWW.LD-D-INC.COM

MODIFIED CONDITIONAL USE PERMIT PLAN

KENTUCKY COUNTRY DAY SCHOOL

OWNER/DEVELOPER
KENTUCKY COUNTRY DAY SCHOOL INC
4100 SPRINGDALE RD
LOUISVILLE, KY 40241

JOB NO. 23012

SHEET 1 OF 1

23-MCUP-0010

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