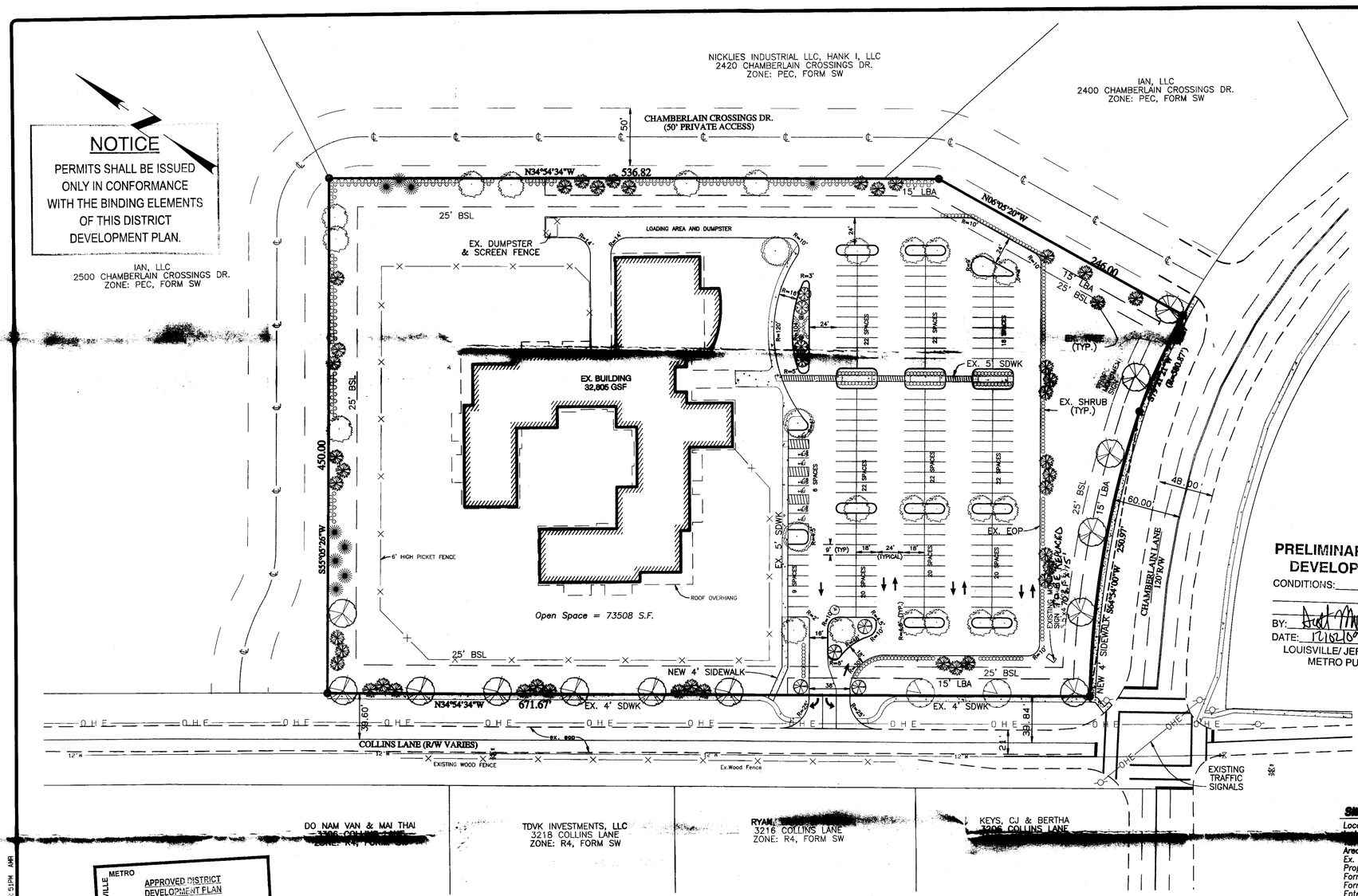

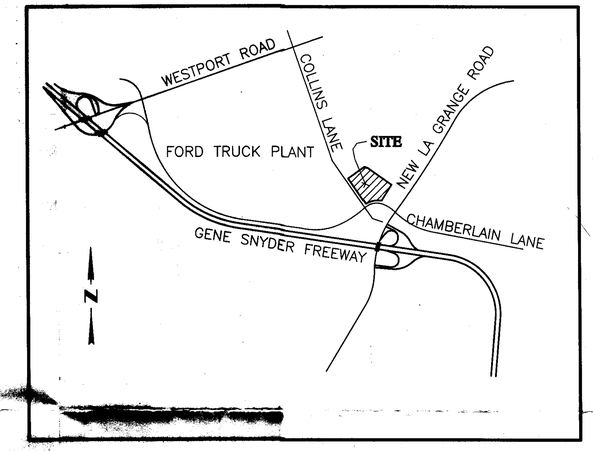

VICINITY MAP

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY:

DATE: 12/16/09

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

Development Review — Date 12/2/09

LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

SITE NOTES

1. NO NEW CONSTRUCTION IS PROPOSED. THIS PLAN IS FOR THE PURPOSE OF CHANGE IN USE AND CHANGE IN ZONE.
2. SANITARY SEWER FLOW FROM THIS PROJECT IS TREATED AT THE HITE CREEK WASTE WATER TREATMENT PLANT THROUGH AN EXISTING PROPERTY SERVICE CONNECTION.
3. ELECTRIC SERVICE IS PROVIDED BY LOUISVILLE GAS AND ELECTRIC.
4. WATER SERVICE IS PROVIDED BY THE LOUISVILLE WATER COMPANY.
5. NO INCREASE IN STORM WATER RUNOFF
6. PROPERTY IS IN PLEASURE WORTHINGTON FIRE DISTRICT AND SUBJECT TO APPROVAL.
7. EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, TAKEN FROM EXISTING MAPPING RECORDS. NO SURVEY PERFORMED.
8. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO FINAL PLAN TRANSMITTAL.

Site Development Data

Location:	3215 Collins Lane
Deed Book:	9376 PG 829
Tax Block:	304, 000
Area:	7.540 S.F.
Ex. Zoning:	[illegible]
Proposed Zoning:	[illegible]
Form District:	[illegible]
Form District Transit Zone:	N
Enterprise Zone:	N
Existing Use:	Daycare
Proposed Use:	Business and Other Proprietary Schools

Tree Canopy Data

Class C Tree Canopy Category

Gross Site Area	307,840 S.F
% Tree Canopy Preserved	23%
% Tree Canopy Required	0%
Total Tree Canopy Required	0%
Total Tree Canopy Provided	0%
Total Tree Canopy Provided	0 S.F

Impervious Areas

Total Site Area	307,840 S.F.
Existing Conditions	
Pervious	191,536 S.F.
Impervious	116,304 S.F.

Building Floor Area Data

Existing Building to remain:

Gross Floor Area:	32,805 S.F.
F.A.R.	0.11
Max Allowed F.A.R.	1.0

Interior Landscape Requirements

Vehicle Use Area:		83,499 S.F.
ILA Required:	7.5%	6,262 S.F.
ILA Provided:	8.6%	7,141 S.F.
ILA Trees Required:	(1/4000 S.F.)	21 trees
ILA Trees Provided:		21 trees

Open Space Requirements

Gross Site Area:	307,840 S.F
Open Space Required:	10.0%
Open Space Required:	30,784 S.F
Open Space Provided:	23.9%
Open Space Provided:	73,508 S.F

Dimensional Standards

Building Setbacks	Min	Max	Perimeter Buffering
Front:	25	n/a	15' LBA when parking adjacent to ROW
Side:	0'	0'	0' when adjacent to PEC
Street Side:	25	n/a	15' LBA when parking adjacent to ROW
Rear:	0	0'	15' LBA when parking adjacent to ROW
Max. Height of Building:	50'		
Existing Building Height:	35'		

Parking Summary

	Min	Max
Business and Other Proprietary Schools	1 space for each 4 classroom seats, plus 1 space for each 3 employees on maximum shift	1 space for each 2 classroom seats, plus 1 space for each employee on maximum shift
Spaces Required	400 seats /4 = 100 spaces 40 emplyees/3 = 14 spaces Total Spaces Required = 114	400 seats /2 = 200 spaces 40 emplyees/1 = 40 spaces Total Spaces Required = 240
Spaces Provided (Existing)	199 spaces 7 ADA spaces 206 Total	

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NOV 23 2009

GRAPHIC SCALE 1"=50'
0 50 100 150

PDS CASE NO. [illegible]
MSD WM # 7318

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Existing Water Line
- Ex. Gas Line
- Existing Overhead Electric
- Ex. Ditch Line
- Ex. Tree

UTILITY NOTE

ALL UTILITIES SHOWN 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) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

1-800-752-6007
KENTUCKY 811
CALL 2 WORKING DAYS BEFORE YOU DIG

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.

SEDIMENT-LADEN 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.

WHERE CONSTRUCTION OR LAND DISTURBING 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.

PUBLIC WORKS NOTES

FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO THE JEFFERSON COUNTY PUBLIC WORKS AND TRANSPORTATION SUBDIVISION INSPECTORS FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502)574-5810 OR (502)459-2291.

ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.

WHEN MATCHING BITUMINOUS PAVEMENTS, A TWO (2) INCH DEPTH SAWCUT AT A MINIMUM OF TWELVE (12) INCHES FROM THE EDGE OR TO SOUND MATERIAL WILL BE MADE AND THE ASPHALT MATERIALS PLACED TO FORM A WATERTIGHT JOINT.

APPROVED DISTRICT DEVELOPMENT PLAN
LOUISVILLE METRO PLANNING COMMISSION
DOCKET NO. 13143
APPROVAL DATE Oct. 18, 2010
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

ALEX ROSENBERG P.E.
Civil Engineering & Land Development Services
2011 Sugar Maple Drive, LaGrange, Kentucky 40031
(502) 254-2245 Off. (502) 565-4460 Fax

REVISION	DATE
1	
2	
3	
4	
5	

ACCOUNT: 2009-379
DATE: 8-26-09
DESIGNED BY: AMR
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

Daymar Properties of Louisville, LLC
2401 New Hartford Road
Owensboro, KY 42303
(270) 926-1188, (270) 686-8912 fax

Daymar College
3215 Collins Lane
Louisville, Kentucky 40245

REZONE PLAN

DRAWING 1 OF 1

G:\AL Engineering Inc\ALEI Projects\2009-379 Daymar Collins Ln\379 Chamberlain DDP.pro 11/21/2009 5:36:51PM AMR