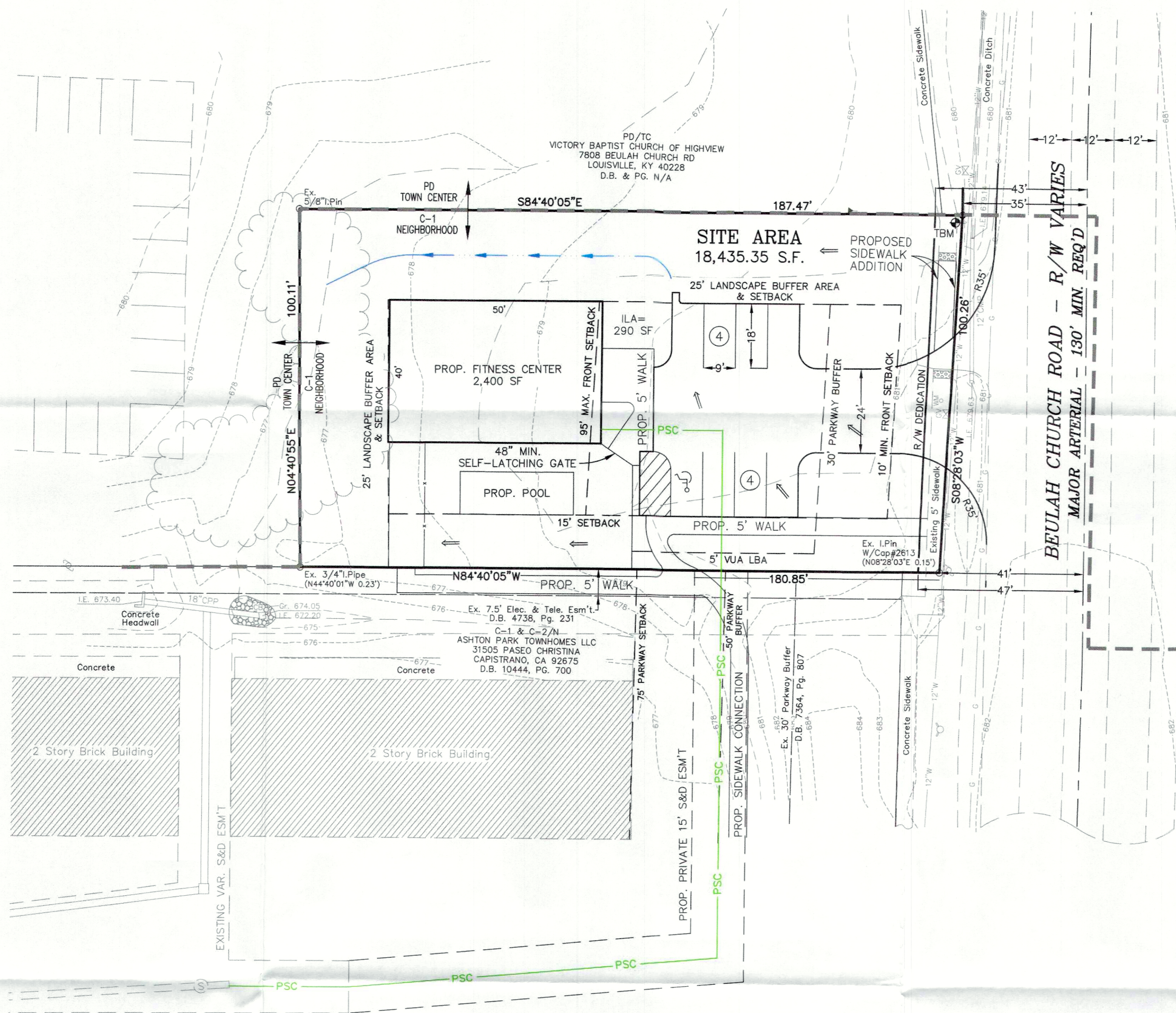
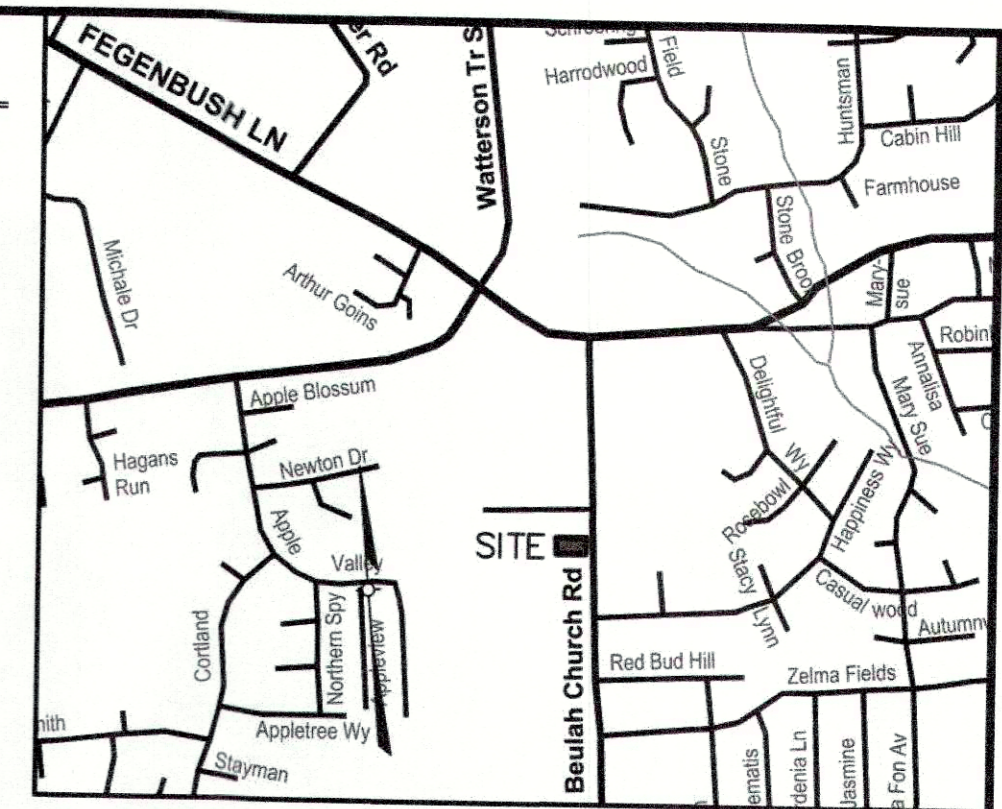


WAIVER REQUESTED

1. A Waiver is requested from Section 5.5.2 of the Louisville Metro Land Development Code to not provide a vehicular and pedestrian connection for the adjacent property to the north.



PROJECT DATA

TOTAL SITE AREA	= 0.42± Ac. (18,435 SF)
R/W DEDICATION AREA	= 0.01± Ac. (608 SF)
NET SITE AREA	= 0.41± Ac. (17,829 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= FITNESS CENTER
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 2,400 SF
F.A.R.	= 0.13 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
1/300 S.F. MIN.	= 8 SP
1/100 S.F. MAX.	= 24 SP
TOTAL PARKING PROVIDED	
8 SP MIN.	= 8 SP
24 SP MAX.	= 24 SP
(1 ADA SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 3,184 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 80 SF (2.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 290 SF
EXISTING IMPERVIOUS	= 9,583 SF
PROPOSED IMPERVIOUS	= 9,115 SF (3% DECREASE)

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.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging obutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.

MSD NOTES:

- 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.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- 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.

REVISIONS

NO.	DATE	DESCRIPTION	BY	TF
1	8/29/22	PER AGENCY COMMENTS		
2	10/24/22	PER AGENCY COMMENTS		
3	11/15/22	PER AGENCY COMMENTS		
4	11/21/22	MSD COMMENTS		

ENGINEER'S SEAL

SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 22013 - DDDP

SCALE: AS SHOWN

DATE: 8/1/22

CHECKED BY: DT

DRAWN BY: TF

LD&D

LAND DESIGN & DEVELOPMENT, INC.

LAND SURVEYING - LANDSCAPE ARCHITECTURE

503 WASHINGTON AVE. SUITE 200

PHOENIX, AZ 85004

PHONE: 602.441.2714

FAX: 602.441.2716

WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

7804 BEULAH CHURCH ROAD

OWNER/DEVELOPER

FRIESS PROPERTY COMPANY

31866 CAMINO CAPISTRANO

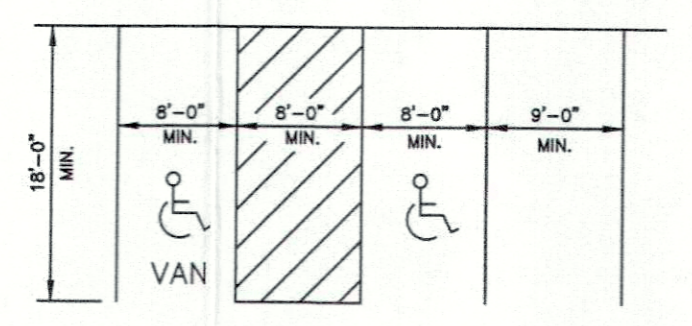
SAN JUAN CAPISTRANO, CA 92675

JOB NO. **22013**

SHEET **1** OF **1**

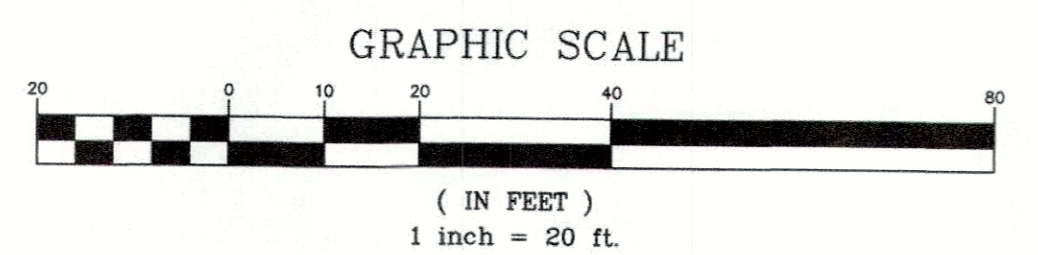
LEGEND

- - - 722 - - - = EXISTING CONTOUR
- = EXISTING STORM SEWER
- PSC— = PROPOSED PROPERTY SERVICE CONNECTION
- X— W — = EXISTING WATER LINES
- X— G — = EXISTING GAS LINES
- OHE— = OVERHEAD ELECTRIC
- X— X — = PROPOSED FENCE
- - - - - = PROPOSED DRAINAGE SWALE
- - - - - = EXISTING DITCH
- - - - - = EXISTING TREE LINE
- - - - - = EXISTING GUY WIRE
- WM = WATER METER
- = EXISTING UTILITY POLE
- = EXISTING GAS VALVE
- = EXISTING FIRE HYDRANT



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 0.42± Ac. (18,435 S.F.)
EXISTING TREE CANOPY AREA	= 8% (1,463 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (6,452 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (6,452 S.F.)



SITE ADDRESS:

7804 BEULAH CHURCH RD

LOUISVILLE, KY 40228

TAX BLOCK 646, LOT 113

D.B. 11175, PG. 796

COUNCIL DISTRICT - 23

FIRE PROTECTION DISTRICT - HIGHVIEW

MUNICIPALITY - LOUISVILLE

PLANNING & DESIGN SERVICES

CASE: 22-DDP-0086

WM#7804