

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 VEHICULAR USE AREA (VUA) = 23,844 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 23,844 X 0.075 (7.5%)
 ILA REQUIRED = 1,788 SQ. FT.
 ILA PROPOSED = 2,425 SQ. FT.
 LBA-PERIMETER: REQUIRED - 15' ADJACENT TO M-2
 PROVIDED - 10' (NORTH)*
 PROVIDED - VARIES (SOUTH)*
 *NOTE: LDC WAIVER REQUIRED

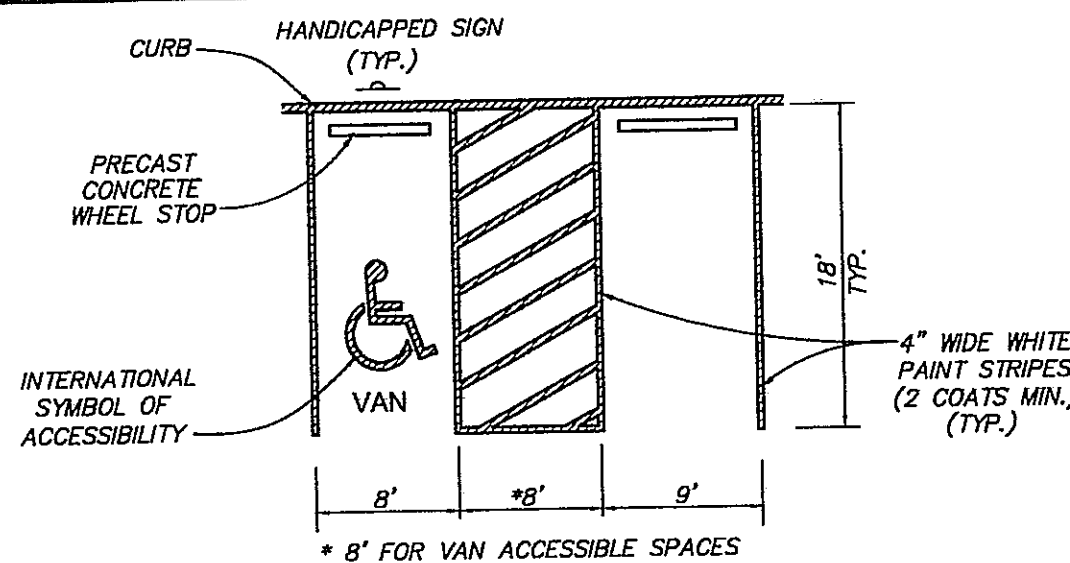
UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-8007, 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, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



PET SUITES
 STORE MASTER FUNDING I, LLC
 D.B. 9827, PG. 698
 ZONED M-2

TYPICAL PARKING DETAIL
 NO SCALE



EROSION PREVENTION AND SEDIMENT CONTROL

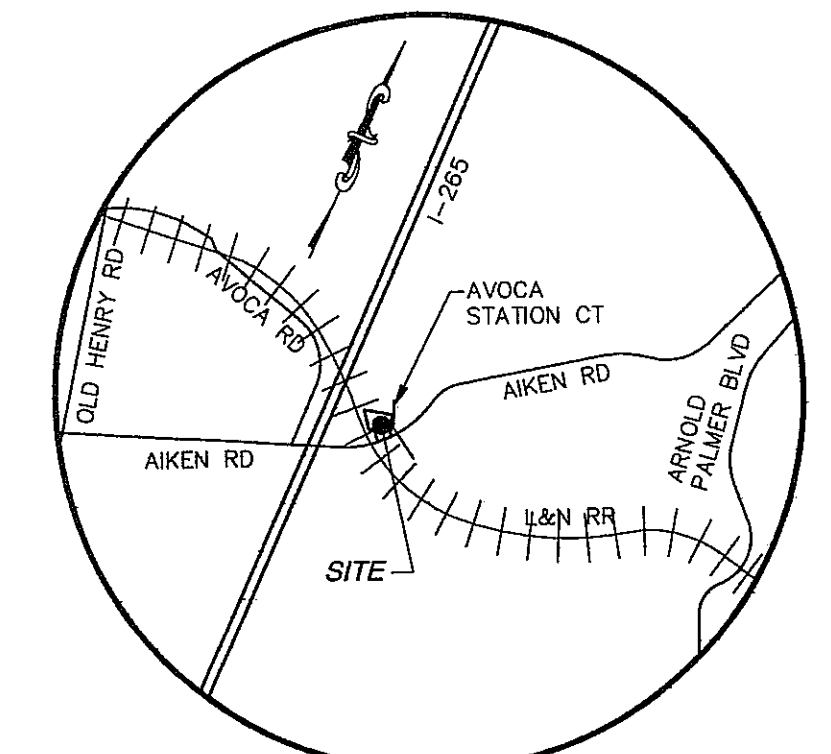
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.



LOCATION MAP
 NO SCALE

SITE SUMMARY

EXISTING ZONING DISTRICT: M-2
 PROPOSED ZONING DISTRICT: C-M
 FORM DISTRICT: SUBURBAN WORKPLACE
 COUNCIL DISTRICT: 19
 FIRE PROTECTION DISTRICT: MIDDLETOWN
 TAX BLOCK 0024 LOT NUMBER 0239
 D.B. 7280, PG. 727
 EXISTING USE: VACANT
 PROPOSED USE: GYMNASIACS FACILITY
 PROPOSED BUILDING AREA: 12,000 S.F.
 FLOOR AREA RATIO: 0.14
 HEIGHT: 50' MAX. HEIGHT ALLOWED
 TOTAL SITE ACREAGE: 1.90 AC. (82,764 S.F.)

PARKING SUMMARY

BUILDING = 12,000 S.F.
 PARKING REQUIREMENTS (MINIMUM) = 40 SPACES
 INDOOR GYMNASIACS:
 1 PARKING SPACE PER 300 S.F. = 40 SPACES
 PARKING REQUIREMENTS (MAXIMUM) = 120 SPACES
 INDOOR GYMNASIACS:
 1 PARKING SPACE PER 100 S.F. = 120 SPACES
 TOTAL PARKING = 54 SPACES INCLUDING 3 ACCESSIBLE SPACES

BICYCLE PARKING REQUIREMENTS

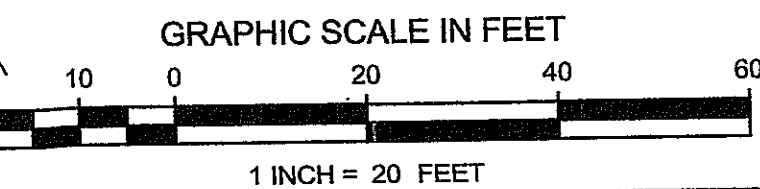
SHORT TERM SPACES = 4 - BICYCLE RACK TO BE PROVIDED
 LONG TERM SPACES = 2 - TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES

DRAINAGE SUMMARY

SITE AREA 82,764 S.F. (1.90 AC.)
 EXISTING IMPERVIOUS AREA = 5,639 S.F.
 EXISTING PERVIOUS AREA = 77,125 S.F.
 PROPOSED IMPERVIOUS AREA = 42,241 S.F.
 PROPOSED PERVIOUS AREA = 40,523 S.F.
 IMPERVIOUS AREA NET INCREASE = 36,602 S.F.
 STORMWATER DETENTION CALCULATION:
 $C (PRE) = 0.28$
 $C (POST) = 0.60$
 $\Delta C = 0.60 - 0.28 = 0.32$
 $A = 1.90 AC.$
 $R = 2.8 \text{ INCHES OF RAINFALL}$
 $X = (0.32)(2.8)(1.90)/12$
 $X = 0.142 \text{ ACRE- FEET (6,186 CUBIC FEET)}$

LEGEND

- 501--- EXISTING CONTOUR
- ||||| EXISTING RAILROAD
- SAN-SAN- PROPOSED SANITARY SEWER
- STM-STM- PROPOSED STORM SEWER
- PROPOSED FLOW DIRECTION
- ▲ ADA COMPLIANT RAMP
- ▭ PROPOSED SEWAGE LAGOON
- ▭ PROPOSED PAVEMENT
- (TBR) TO BE REMOVED
- (DND) DO NOT DISTURB
- EXISTING TREE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Bony Mellett*
 DATE: 2-27-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

TREE CANOPY CALCULATIONS

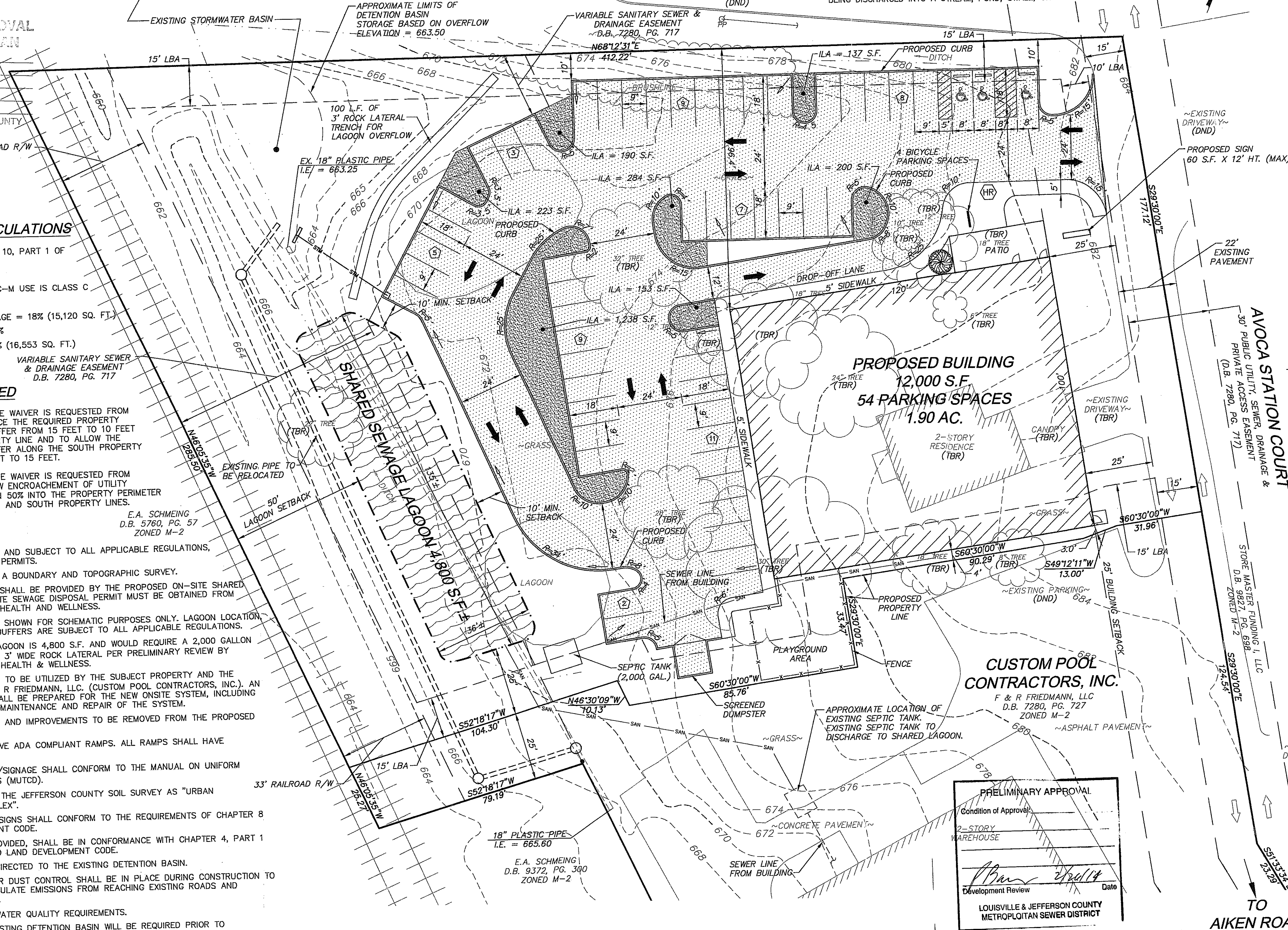
IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
 FROM TABLE 10.1.1:
 TREE CANOPY CATEGORY FOR C-M USE IS CLASS C
 FROM TABLE 10.1.2:
 EXISTING TREE CANOPY COVERAGE = 18% (15,120 SQ. FT.)
 TREE CANOPY PRESERVED = 0%
 TREE CANOPY REQUIRED = 20% (16,553 SQ. FT.)

WAIVERS REQUESTED

1. A LAND DEVELOPMENT CODE WAIVER IS REQUESTED FROM SECTION 10.2.4.A TO REDUCE THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER FROM 15 FEET TO 10 FEET ALONG THE NORTH PROPERTY LINE AND TO ALLOW THE PROPERTY PERIMETER BUFFER ALONG THE SOUTH PROPERTY LINE TO VARY FROM 3 FEET TO 15 FEET.
2. A LAND DEVELOPMENT CODE WAIVER IS REQUESTED FROM SECTION 10.2.4.B TO ALLOW ENCROACHMENT OF UTILITY EASEMENTS BY MORE THAN 50% INTO THE PROPERTY PERIMETER BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES.

GENERAL NOTES

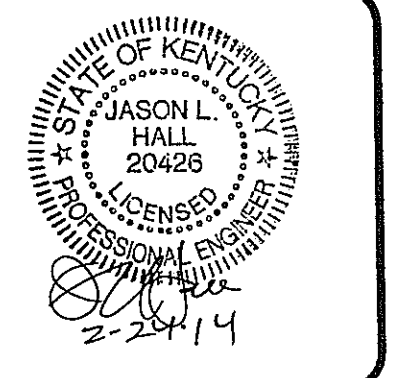
1. THIS PLAN IS CONCEPTUAL AND SUBJECT TO ALL APPLICABLE REGULATIONS, REVIEWS, APPROVALS AND PERMITS.
2. THIS PLAN IS SUBJECT TO A BOUNDARY AND TOPOGRAPHIC SURVEY.
3. SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE PROPOSED ON-SITE SHARED SEWAGE LAGOON. AN ONSITE SEWAGE DISPOSAL PERMIT MUST BE OBTAINED FROM LOUISVILLE METRO PUBLIC HEALTH AND WELLNESS.
4. THE PROPOSED LAGOON IS SHOWN FOR SCHEMATIC PURPOSES ONLY. LAGOON LOCATION, SIZE AND ANY REQUIRED BUFFERS ARE SUBJECT TO ALL APPLICABLE REGULATIONS.
5. THE PROPOSED SHARED LAGOON IS 4,800 S.F. AND WOULD REQUIRE A 2,000 GALLON SEPTIC TANK AND 100' OF 3' WIDE ROCK LATERAL PER PRELIMINARY REVIEW BY LOUISVILLE METRO PUBLIC HEALTH & WELLNESS.
6. THE PROPOSED LAGOON IS TO BE UTILIZED BY THE SUBJECT PROPERTY AND THE PROPERTY OWNED BY F & R FRIEDMANN, LLC. (CUSTOM POOL CONTRACTORS, INC.). AN EASEMENT AGREEMENT SHALL BE PREPARED FOR THE NEW ONSITE SYSTEM, INCLUDING PROVISIONS FOR ACCESS, MAINTENANCE AND REPAIR OF THE SYSTEM.
7. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE PROPOSED 1.90 AC. TRACT.
8. ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
9. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS "URBAN LAND-UDORTHERNS COMPLEX".
11. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
12. ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
13. STORMWATER SHALL BE DIRECTED TO THE EXISTING DETENTION BASIN.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
16. AN ANALYSIS OF THE EXISTING DETENTION BASIN WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. BASIN MUST MEET MSD REQUIREMENTS.
17. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
18. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.



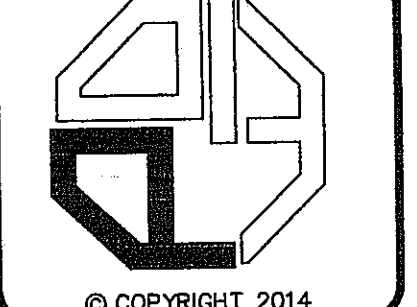
CUSTOM POOL CONTRACTORS, INC.
 F & R FRIEDMANN, LLC
 D.B. 7280, PG. 727
 ZONED M-2

PRELIMINARY APPROVAL
 Condition of Approval: _____ Date: _____
 Development Review: _____
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TO AIKEN ROAD
 2/19/14 REVISED PROPOSED PROPERTY LINE PER FIELD SURVEY AND ADJUSTED SITE PLAN ACCORDINGLY. REVISED PER AGENCY REVIEW COMMENTS.
 13ZONE1026
 WM # 10885



PRISM ENGINEERING & DESIGN GROUP, LLC
 2300 PLANTSIDE DRIVE, SUITE B
 LOUISVILLE, KENTUCKY 40299
 OFFICE (502) 491-8891
 FAX (502) 491-8898
 WWW.THEPRISMDSIGNGROUP.COM



DETAILED DISTRICT DEVELOPMENT PLAN FOR KENTUCKY GYMNASIACS ACADEMY
 13705 AIKEN ROAD
 LOUISVILLE, KENTUCKY 40245

F & R FRIEDMANN, LLC
 11122 BROOKSTONE COURT
 LOUISVILLE, KENTUCKY 40223
KENTUCKY GYMNASIACS ACADEMY, INC.
 1920 STANLEY GAULT PARKWAY, #500
 LOUISVILLE, KENTUCKY 40223
 (502) 254-1010

OWNER:	F & R FRIEDMANN, LLC
PROJECT NO.:	213024-S1
REVISIONS:	
DATE:	FEBRUARY 3, 2014
DRAWN BY:	CMK
CHECKED BY:	JLH
SCALE:	1" = 20'

1 OF 1

13ZONE1026