

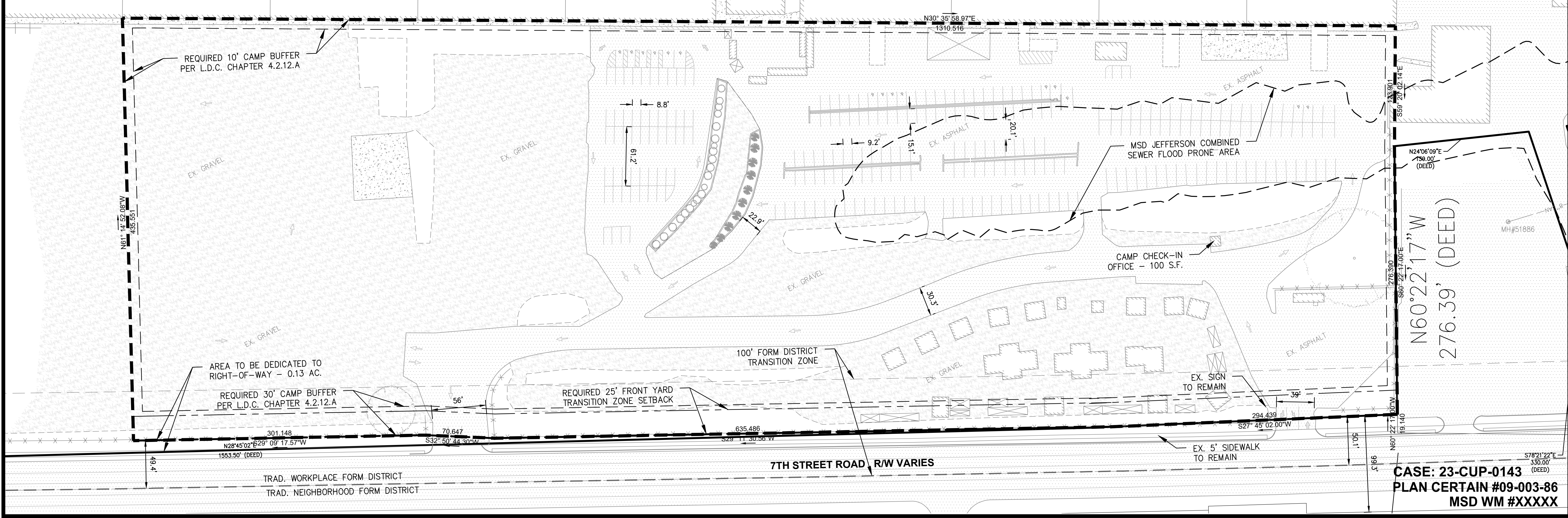
LOCATION MAP
NOT TO SCALE

OVERALL PROPERTY BOUNDARY
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 100' 200' 400'
 SCALE: 1" = 200'

CONDITIONAL USE PERMIT
 REQUEST CONDITIONAL USE PER CHAPTER 4.2.11 TO ALLOW A CAMPGROUND TO BE LOCATED EZ-1 ZONE.

LANDSCAPE REQUIREMENTS
 NO NEW LANDSCAPE REQUIRED PER CHAPTER 10.1 & 10.2 BASED ON PERCENT OF IMPROVEMENTS NOT MEETING THE THRESHOLD FOR LANDSCAPE REQUIREMENTS. NO NEW CONSTRUCTION.

CONDITIONAL USE PERMIT PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 25' 50' 100'
 SCALE: 1" = 50'



SITE DATA

GROSS SITE AREA	57.64 ACRES
NET SITE AREA	2,910,702.25 SQ.FT.
C.U.P. AREA	12.64 ACRES
EXISTING ZONING	EZ-1
EXISTING FORM DISTRICT	TWFD
EXISTING USE	MIXED USE
TOTAL EXISTING BUILDING AREA	910,792.1 SQ.FT.
PROPOSED C.U.P. USE	CAMPGROUND
PARKING REQUIREMENTS PARKING REQUIREMENTS TO BE DETERMINED BY PLANNING DIRECTOR	

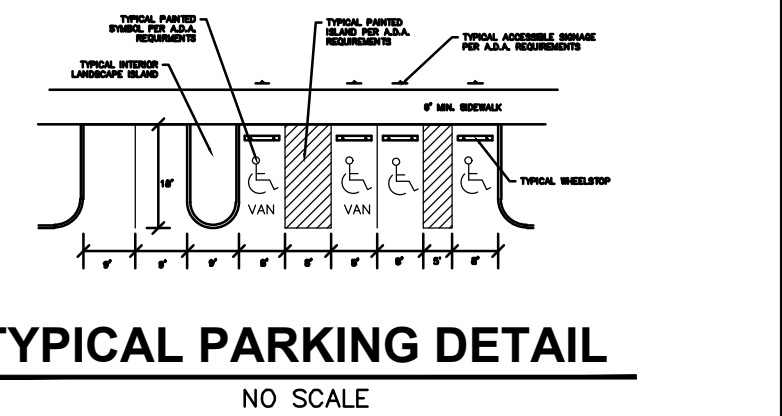
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	2,510,702 S.F.
NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.1.2.B.3 OF THE L.D.C. FOR INCREASE OF LESS THAN 20%. NO NEW CONSTRUCTION.	

- GENERAL NOTES:**
1. ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
 2. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
 3. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FLOATING PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 5. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND LOIC.
 6. ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE.
 7. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER L.D.C. REQUIREMENTS.
 8. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE(3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 9. TRASH RECEPTACLES ARE LOCATED THROUGHOUT CAMP AREA AND ARE EMPTIED DAILY AT MAIN DUMPSTER AREA.
 10. ONLY ABOVE GROUND FIRE PITS ARE ALLOWED PER SHELVEY FIRE DEPARTMENT.
 11. CAMPSITES ARE DAILY/WEEKLY ONLY, NO LEASES.

HEALTH DEPT. NOTES

1. SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO ISSUE OF ANY PERMITS.



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CONDITIONAL USE PERMIT PLAN
 DERBY PARK RV RESORT
 OWNER:
 LOUISVILLE 2900, LLC
 11111 SANTA MONICA BLVD.
 SUITE 800
 LOS ANGELES, CA 90024

240719 - DEV PLAN CUP
 DRAWING

FOR REVIEW ONLY

PLAN STATUS

4/24/23	SUBMITTAL
7/11/23	HEALTH DEPT NOTE
7/31/23	METRO WORKS REV

DATE	DESCRIPTION
XX	JLC XX
DESIGN	DRAWN CHKD
SCALE	H: AS SHOWN V: N/A
JOB No.	240719
DATE	02-06-2023
FILE No.	FILE NO

CASE: 23-CUP-0143
 PLAN CERTAIN #09-003-86
 MSD WM #XXXXX

NOT FOR CONSTRUCTION