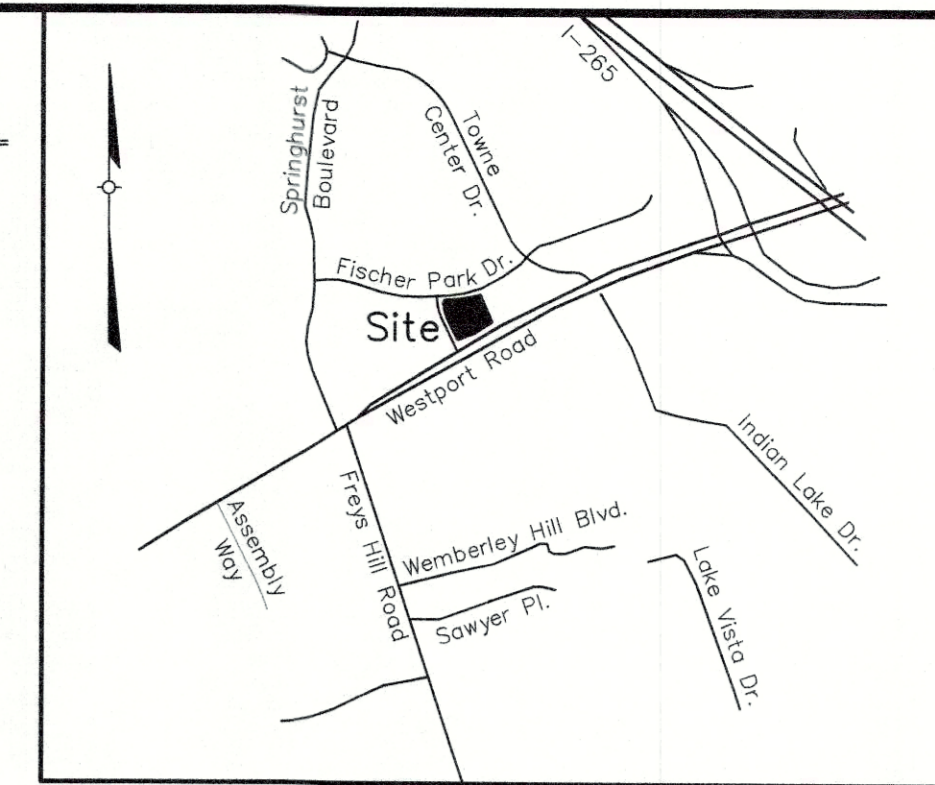


**WAIVER REQUEST**

- 1- A Waiver from Section 5.9.2.A.1.b.i is requested to not provide a pedestrian connection from the Buildings to the Westport Road sidewalk.
- 2- A Waiver from Section 10.2.10 is requested to reduce the required 15' VUA LBA to 10' along Westport Road.



LOCATION MAP  
NOT TO SCALE

**PROJECT DATA**

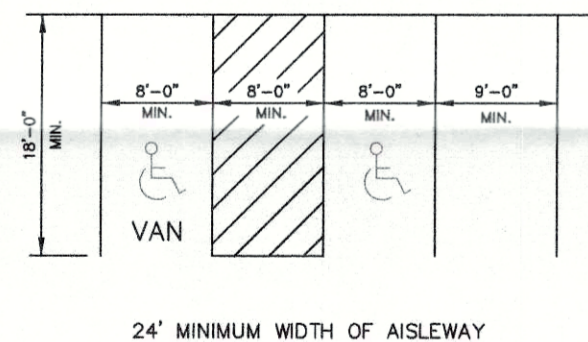
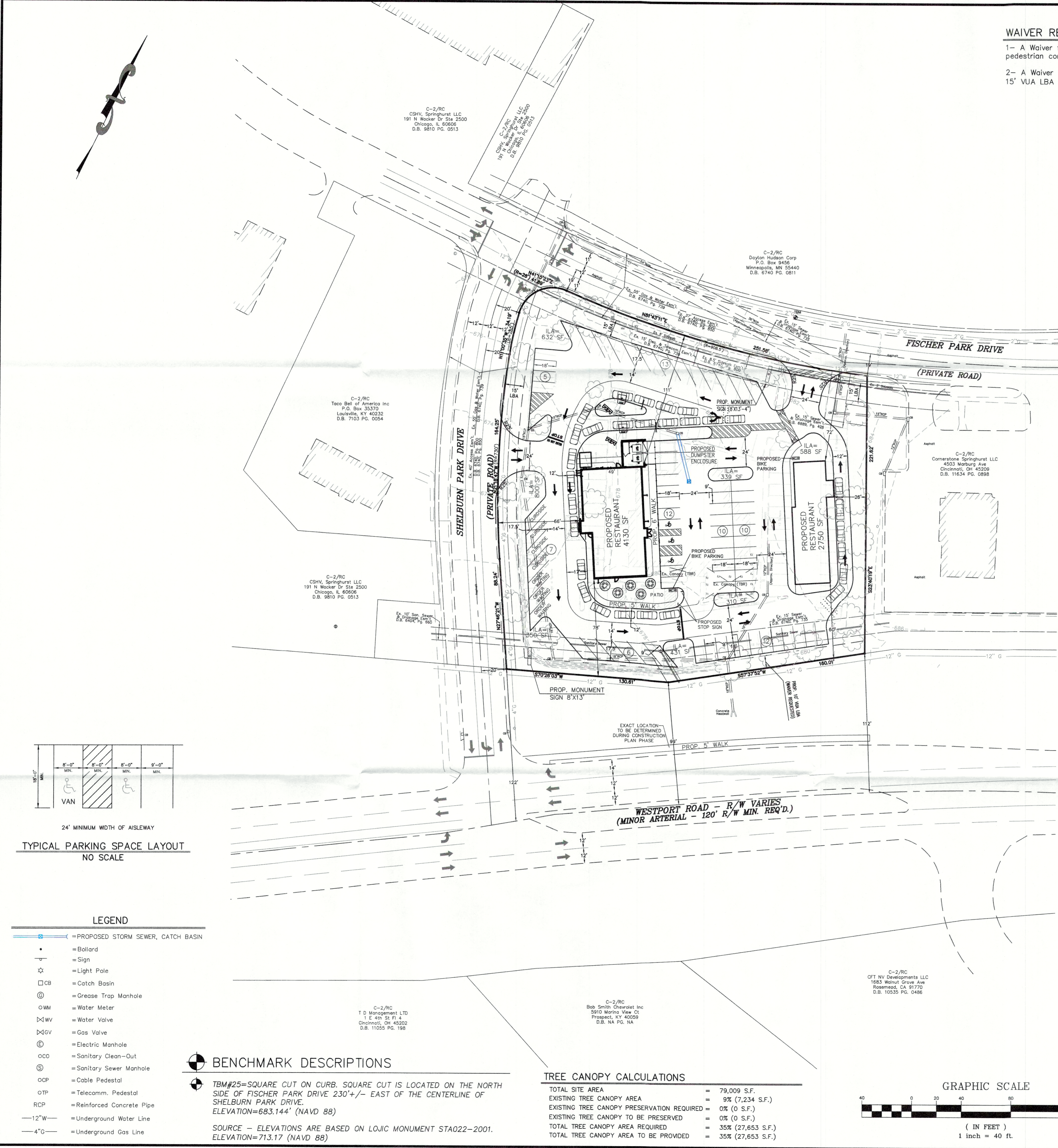
TOTAL SITE AREA	= 1.81± Ac. (79,009 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= RESTAURANT
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (150' MAX. ALLOWED)
BUILDING AREA	
PROPOSED RESTAURANT A	= 4,130 SF
PROPOSED RESTAURANT B	= 2,750 SF
TOTAL BUILDING AREA	= 6,880 SF
F.A.R.	= 0.09 (5.0 MAX. ALLOWED)
<b>PARKING REQUIRED</b>	
1 SP/500 S.F. MIN.	= 14 SP
1 SP/100 S.F. MAX.	= 69 SP
<b>PROPOSED PARKING SPACES</b>	
- HC PARKING SPACES	= 3 SPACES
- ORDER WAITING SPACES	= 3 SPACES
- CURBSIDE PICKUP SPACES	= 4 SPACES
PARKING PROVIDED	= 65 SPACES
<b>PROPOSED BIKE PARKING REQUIRED/PROVIDED</b>	
	= 2 LONG TERM/4 SHORT TERM (LONG TERM PROVIDED INDOORS)
<b>TOTAL VEHICULAR USE AREA</b>	
	= 43,657 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,274 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,450 SF (7.9%)
<b>EXISTING IMPERVIOUS</b>	
	= 58002 SF
PROPOSED IMPERVIOUS	= 53,565 SF (8% 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 abutting 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 survey. Boundary information was taken from survey.

**MSD NOTES:**

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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 PSC 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 0019 F dated February 26, 2021.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plot 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.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices. For purposes of this Development Plan, it is assumed that the existing Sub-base will be utilized and the total area of sediment disturbance will be less than 1 acre. Detailed area quantities will be provided at the construction drawing phase.



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

**LEGEND**

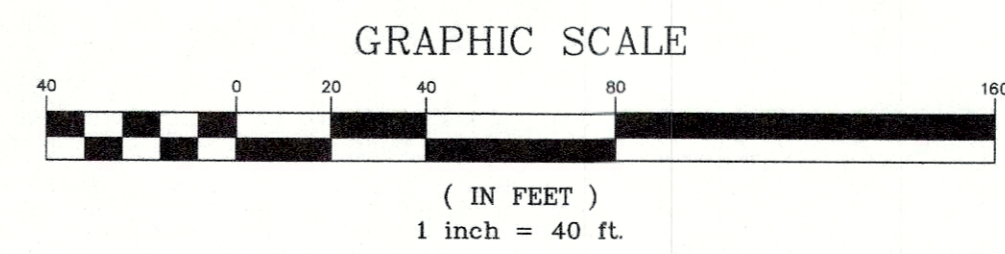
- PROPOSED STORM SEWER, CATCH BASIN
- = BOLLARD
- = SIGN
- ☆ = LIGHT POLE
- CB = CATCH BASIN
- ⊙ = GREASE TRAP MANHOLE
- WM = WATER METER
- ⊗ WV = WATER VALVE
- ⊗ GV = GAS VALVE
- ⊙ = ELECTRIC MANHOLE
- ⊙ CO = SANITARY CLEAN-OUT
- ⊙ CS = SANITARY SEWER MANHOLE
- ⊙ CP = CABLE PEDESTAL
- ⊙ TP = TELECOMM. PEDESTAL
- RCP = REINFORCED CONCRETE PIPE
- 12" W = UNDERGROUND WATER LINE
- 4" G = UNDERGROUND GAS LINE

**BENCHMARK DESCRIPTIONS**

- TBM#25 = SQUARE CUT ON CURB. SQUARE CUT IS LOCATED ON THE NORTH SIDE OF FISCHER PARK DRIVE 230'+/- EAST OF THE CENTERLINE OF SHELBURN PARK DRIVE. ELEVATION=683.144' (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA022-2001. ELEVATION=713.17 (NAVD 88)

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 79,009 S.F.
EXISTING TREE CANOPY AREA	= 9% (7,234 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (27,653 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (27,653 S.F.)



OWNER:  
JR REAL ESTATE LLC  
3309 COLLINS LANE  
LOUISVILLE, KY 40245

SITE ADDRESS:  
10601 FISCHER PARK DRIVE  
LOUISVILLE, KY 40241  
TAX BLOCK W002, LOT 0120  
D.B. 9618, PG. 0092

COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN  
MUNICIPALITY - LOUISVILLE

RECEIVED  
SEP 12 2022  
PLANNING & DESIGN SERVICES

CASE #22-DDP-0082  
WM# 5805

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	10/13/22	REVISED PER AGENCY COMMENTS	JH
2	8/29/22	PER AGENCY COMMENTS	BB

PROJECT DATA  
FILE NAME: 22017-DDDP  
SCALE: AS SHOWN  
DATE: 4-25-22  
DRAWN BY: JH  
CHECKED BY: MH

PROJECT DATA  
FILE NAME: 22017-DDDP  
SCALE: AS SHOWN  
DATE: 4-25-22  
DRAWN BY: JH  
CHECKED BY: MH

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
605 WILSONVILLE RD. SUITE 100  
LOUISVILLE, KY 40258  
PHONE: 502.444.9274  
FAX: 502.444.9274  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**CULVER'S - SPRINGHURST**  
DEVELOPER  
**10601 FISCHER PARK DRIVE**  
CULVER'S OF LOUISVILLE  
P.O. BOX 22706  
LOUISVILLE, KY 40252

JOB NO. 22017  
SHEET 1 OF 1