

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- By scaled map location and graphic plotting only, the subject property lies within Flood Zone "X", that is defined as outside 500-year flood plain, per Flood Insurance Rate Map Community and Panel Number 2111100085 D, with an effective date of February 2, 1994.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- This site is subject to the Binding Elements in Docket No. 00-00-00 of record in the Office of the Louisville & Jefferson County Planning Commission.
- Related Case:
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Verge areas within public right-of-way to be provided per Metro Public Works.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1% maximum grade shall be 10%.
- The developer will be responsible for any utility relocation on the property.
- Developer shall provide road improvements to Dorsey Lane and Hurstbourne Parkway. Improvements shall be completed prior to any request for Certificate of Occupancy. **PER ROAD SCHEMATIC PLAN**

MSD NOTES

- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Sanitary sewer service will be provided by connection and subject to applicable fees.
- Site will be subject to MSD Regional Facilities Fee.

METRO WORKS NOTES

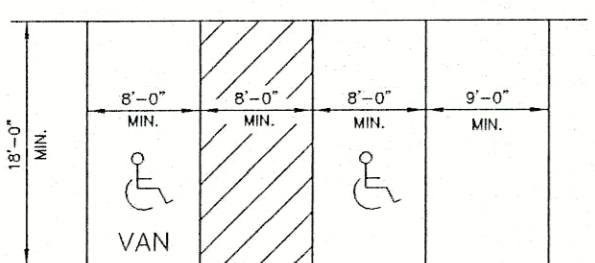
- An encroachment permit and bond will be required for all work done in the Hurstbourne Parkway Dorsey Lane right-of-way.
- Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.
- There should be no increase in drainage runoff to the right of way.
- There should be no commercial signs on the right of way.
- There should be no landscaping in the right of way without an encroachment permit.
- Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
- An Encroachment Bond will be required for all work done in the right of way.
- A Crossover Access Agreement will be recorded with the owners of both properties to the north.
- Construction Plans, Bond and Permit are required for all work done within the right-of-way.
- Right-of-way dedication by deed or minor plat prior to construction approval.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	281,833 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (56,367 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (57,600 S.F.)
80 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	=	57,600 S.F.
TOTAL TREE CANOPY PROVIDED	=	20% (57,600 S.F.)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $AC = 0.70 - 0.23 = 0.43$
 $A = 7.35 ACRES$
 $R = 2.8 INCHES$
 $X = (.52)(6.47)(2.8) / 12 = 0.74 AC.-FT.$
 REQUIRED X = 32,235 CU.FT.
 PROVIDED BASIN = 26,210 SO.FT.
 TOTAL = 12,054 SO.FT. @ APPROX. 3.5 FT. DEPTH
 = 42,189 CU.FT. > 40,772 CU.FT.



LEGEND

- PROPOSED SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING PAVEMENT TO BE REMOVED
- AREA OF RIGHT OF WAY DEDICATION

DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION, FINAL SURFACE OVERLAY, SIGNAL MODIFICATIONS AND STRIPING ASSOCIATED WITH DORSEY LN. & HURSTBOURNE PKWY. ROAD IMPROVEMENTS

C/PRO-1
Faulkner Hinton Ormsby II LLC
9625 Ormsby Station Rd
Louisville, KY 40223
D.B. 7993, Pg. 100

C/C-1
Faulkner Hinton Ormsby II LLC
9625 Ormsby Station Rd
Louisville, KY 40223
D.B. 7993, Pg. 100

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

C/R-4
Icon Dorsey Land, LLC
3220 Office Pointe Pl.
Louisville, KY 40220
D.B. 8851, Pg. 395

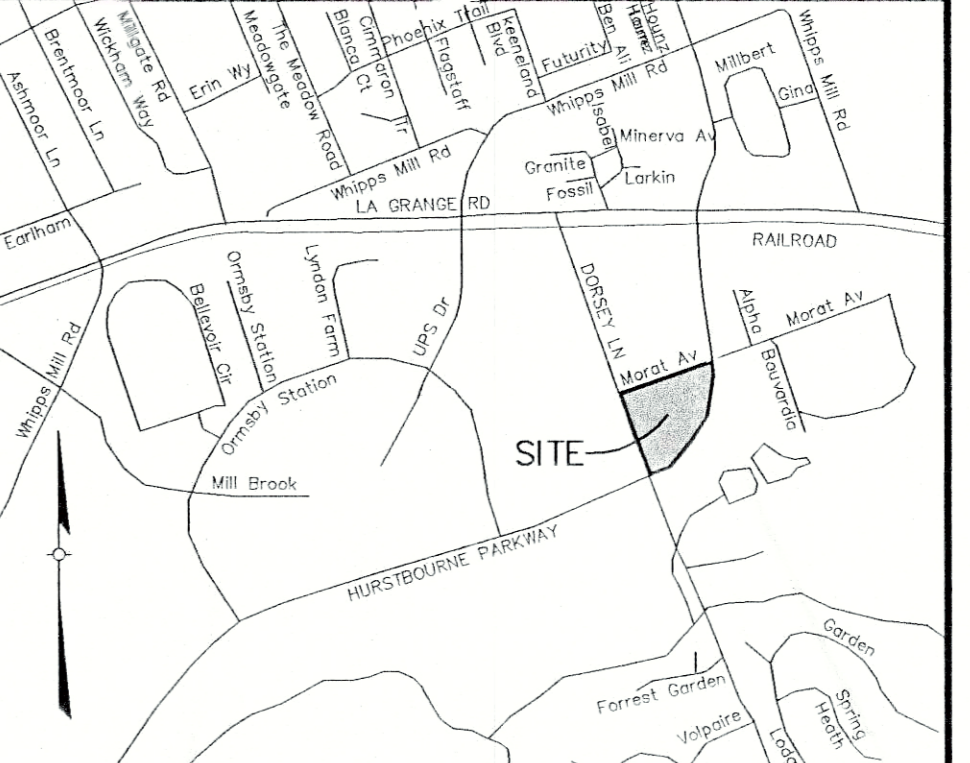
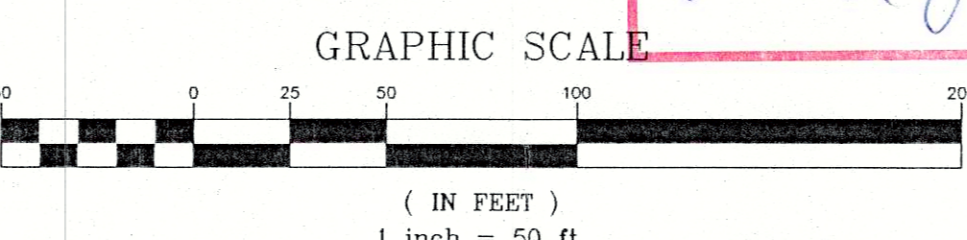
C/R-4
Icon Dorsey Land, LLC
3220 Office Pointe Pl.
Louisville, KY 40220
D.B. 8897, Pg. 132

C/R-4
Frank Shaver, M
1108 Taylorwood Rd
Simpsonville, KY 40067
D.B. 5122, Pg. 970

N/R-4
Dorothy A Barnett
1600 Alpha Ave
Louisville, KY 40223
T.B. 306, Lot 48

N/R-4
Dorothy A Barnett
1600 Alpha Ave
Louisville, KY 40223
T.B. 306, Lot 49

N/R-4
Paul A. & Sally C. Payne
8901 Nottingham Pkwy
Louisville, KY 40222
D.B. 4366, Pg. 67



PROJECT DATA

EXISTING TOTAL SITE AREA	=	7.1± Ac.
PROPOSED TOTAL SITE AREA (INCLUDES STREET CLOSURE)	=	7.3± Ac.
EXISTING ZONING	=	R-4
FORM DISTRICT	=	CAMPUS
PROPOSED ZONING	=	C-1
EXISTING USE	=	RESIDENTIAL
PROPOSED USE	=	COMMERCIAL

TRACT 1 DATA

TRACT 1 AREA	=	6.2± Ac.
ROW DEDICATION	=	0.06± Ac.
TOTAL TRACT 1 AREA	=	6.1± Ac.
EXISTING ZONING	=	R-4
FORM DISTRICT	=	CAMPUS
PROPOSED ZONING	=	C-1
EXISTING USE	=	RESIDENTIAL
PROPOSED USE	=	COMMERCIAL
PROPOSED BUILDING (3 STORIES)	=	42,028 SF
BUILDING HEIGHT	=	50'
F.A.R.	=	0.15
PARKING REQUIRED	MIN. MAX.	
GYM (MIN. 1/300 MAX. 1/100 MIN.)	=	140 SP 420 SP
PARKING PROVIDED (INCLUDES 5 HANDICAP SPACES)	=	278 SPACES

V.U.A. DATA

TOTAL VUA	=	123,631 SF
ILA REQUIRED	=	9,272 SF
ILA PROVIDED	=	14,448 SF

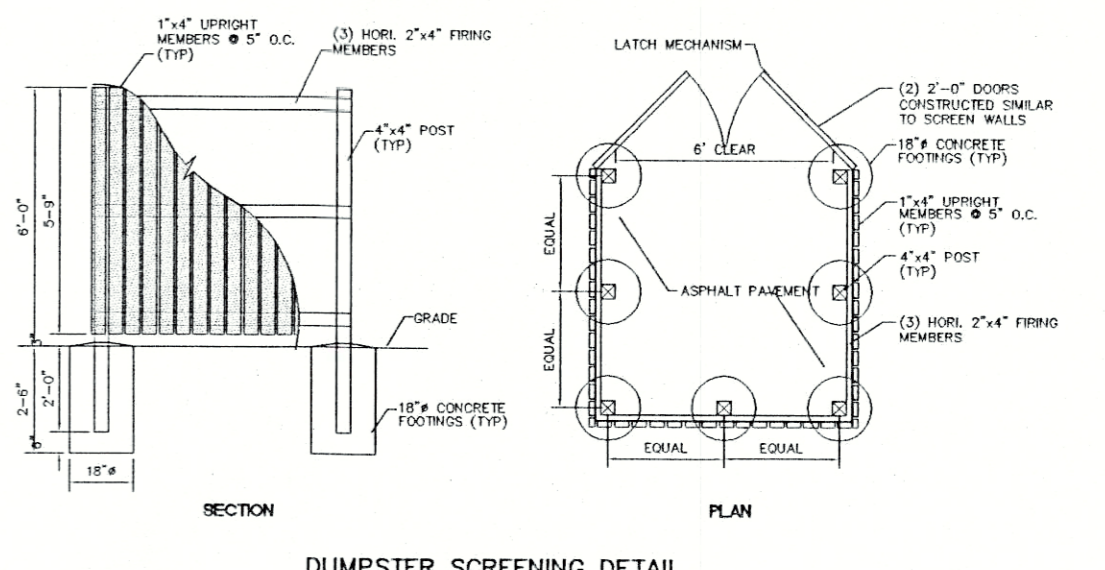
TRACT 2 DATA

TRACT 2 AREA	=	1.1± Ac.
EXISTING ZONING	=	R-4
FORM DISTRICT	=	CAMPUS
PROPOSED ZONING	=	C-1
EXISTING USE	=	RESIDENTIAL
PROPOSED USE	=	COMMERCIAL
RESTAURANT	=	6,400 SF
BUILDING HEIGHT	=	36'
F.A.R.	=	0.13
PARKING REQUIRED	MIN. MAX.	
1 SP/125 MIN., 1 SP/50 MAX.	=	51 SP 128 SP
PARKING PROVIDED (INCLUDES 5 HANDICAP SPACES)	=	59 SPACES

V.U.A. DATA

TOTAL VUA	=	23,922 SF
ILA REQUIRED	=	1,794 SF
ILA PROVIDED	=	2,237 SF

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
BY: [Signature]
DATE: 2/7/08



PRELIMINARY APPROVAL
Conditions of Approval:
[Blank lines for conditions]
Development Review [Signature] Date [Signature]
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 8825
APPROVAL DATE 2/7/08
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION [Signature]
PLANNING COMMISSION

RECEIVED
FEB 01 2008
PLANNING & DESIGN SERVICES

OWNERS:
PAUL A. & SALLY C. PAYNE
8901 NOTTINGHAM PARKWAY
LOUISVILLE, KY 40222
T.B. 306, LOT 38
D.B. 4366, PG. 67

DOROTHY A BARNETT
1600 ALPHA AVE
LOUISVILLE, KY 40223
T.B. 306, LOT 46 & 47
D.B. 4366, PG. 67

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 06251-00P.dwg
DATE: 7/20/07
SCALE: 1"=60'
DRAWN BY: CC
CHECKED BY: GP

PROJECT DATA

ENGINEER'S SEAL
SURVEYOR'S SEAL

L&D
LAND DESIGN & DEVELOPMENT, INC.
LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WICHITAN AVE. SUITE 101 LOUISVILLE, KENTUCKY 40202
TEL: 502-261-1234 FAX: 502-261-1234

DETAILED DISTRICT DEVELOPMENT PLAN
URBAN ACTIVE FITNESS
DORSEY LANE
OWNER/DEVELOPER
P & P REAL ESTATE, LLC
60 AVENUE OF CHAMPIONS
NICHOLSVILLE, KENTUCKY 40356

JOB NO. 06251
SHEET 1 OF 1
MSD WM# 9577

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