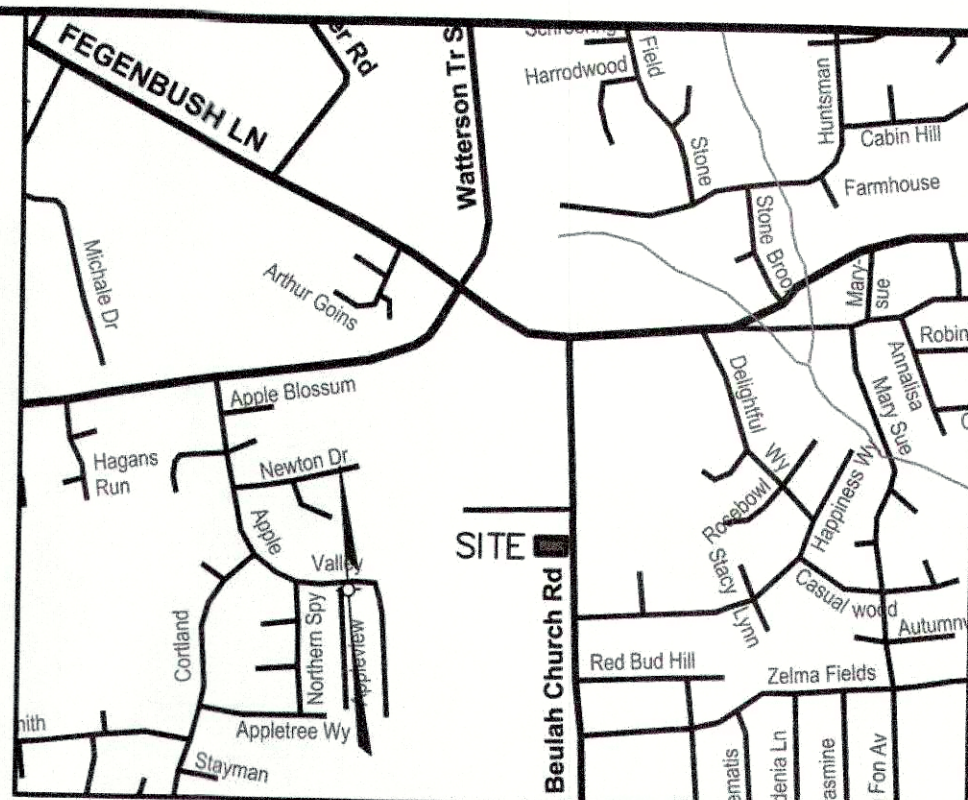


WAIVER REQUESTED

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.



LOCATION MAP
NOT TO SCALE

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	= MIN. MAX.
1/300 S.F. MIN.	= 8 SP
1/100 S.F. MAX.	= 24 SP
TOTAL PARKING REQUIRED	= 8 SP MIN. 24 SP MAX.
TOTAL PARKING PROVIDED	= 8 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 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 Loic 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
1	8/29/22	PER AGENCY COMMENTS	TF
2	10/24/22	PER AGENCY COMMENTS	TF
3	11/15/22	PER AGENCY COMMENTS	TF
4	11/21/22	MSD COMMENTS	TF

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA			
FILE NAME:	22013 - DDP	SCALE AS SHOWN	
DATE:	8/1/22	DRAWN BY:	TF
CHECKED BY:	DT		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
LAND DESIGN, SURVEYING, LANDSCAPE ARCHITECTURE
503 WATKINS AVE. SUITE 200 PHOENIX, AZ 85014
TEL: 602.444.9758 FAX: 602.444.9754
WEB: WWW.LD&D.COM

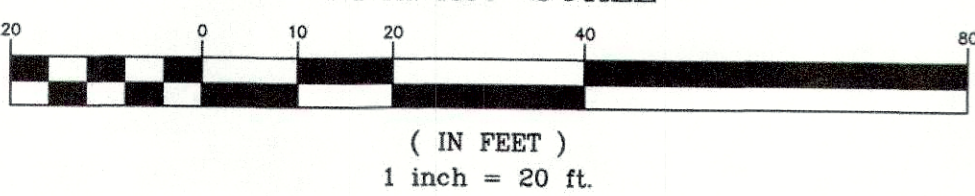
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
7804 BEULAH CHURCH ROAD
OWNER/DEVELOPER
FRIESS PROPERTY COMPANY
31866 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675

JOB NO. **22013**
SHEET **1** OF **1**

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
CASE: 22-DDP-0086
WM#7804

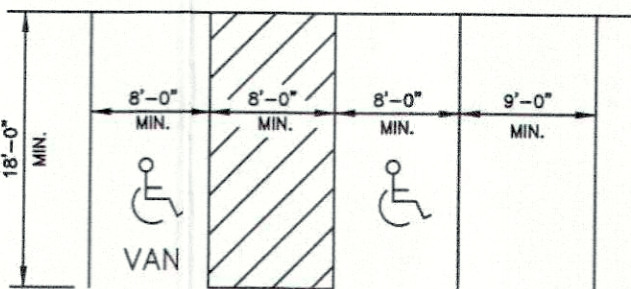
PLANNING & DESIGN
SERVICES

GRAPHIC SCALE



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.)



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- 722--- = EXISTING CONTOUR
- S--- = EXISTING STORM SEWER
- PSC--- = PROPOSED PROPERTY SERVICE CONNECTION
- W--- = EXISTING WATER LINES
- G--- = EXISTING GAS LINES
- HE--- = OVERHEAD ELETRIC
- X--- = PROPOSED FENCE
- P--- = PROPOSED DRAINAGE SWALE
- D--- = EXISTING DITCH
- T--- = EXISTING TREE LINE
- G--- = EXISTING GUY WIRE
- M--- = WATER METER
- U--- = EXISTING UTILITY POLE
- V--- = EXISTING GAS VALVE
- F--- = EXISTING FIRE HYDRANT