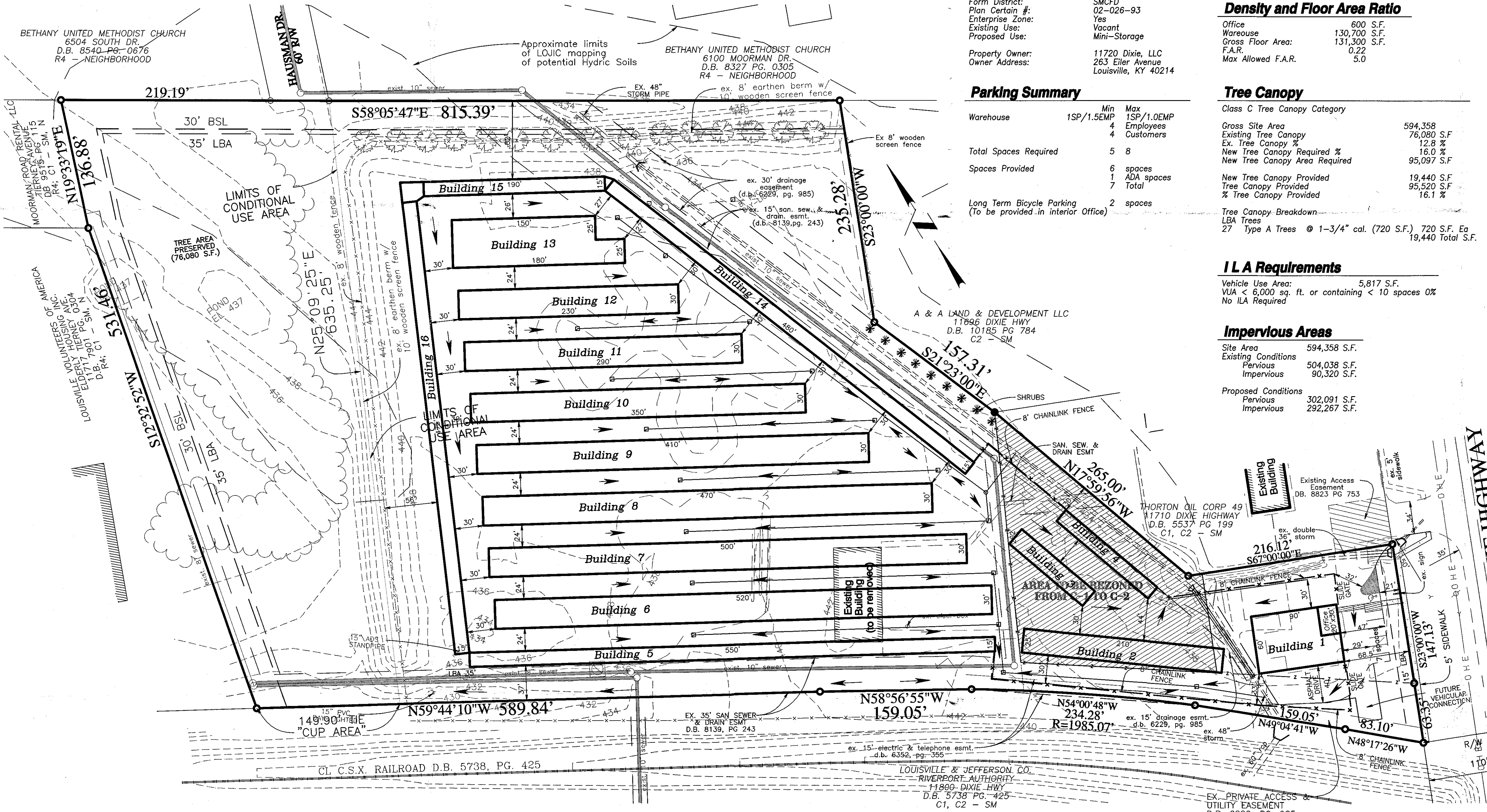


VALENTI ENGINEERING, INC. PROJECTS 2014-457 D:\15 Storage\457\Main\DDP_SDP.dwg 3/27/2015 4:01:30PM AM



Site Development Data

Location: 11720 Dixie Highway
Inst. No: 9283 x 729
Tax Block, Lot, Sublot: 1052 - 762, 763
Gross Area: 594,358 S.F. 13.64 Acres
Area to be rezoned: 35,083 S.F. 0.81 Acres

Dimensional Standards

Building Setbacks: Min 25', Max 50'
Perimeter Buffering: 5' LBA when parking adjacent to ROW, 50' LBA when adjacent to Residential
Street Side: none
Rear: 15'

Density and Floor Area Ratio

Office: 600 S.F.
Warehouse: 130,700 S.F.
Gross Floor Area: 131,300 S.F.
F.A.R.: 0.22
Max Allowed F.A.R.: 5.0

Parking Summary

Table with columns: Warehouse, Min, Max, Total Spaces Required, Spaces Provided, Long Term Bicycle Parking.

Tree Canopy

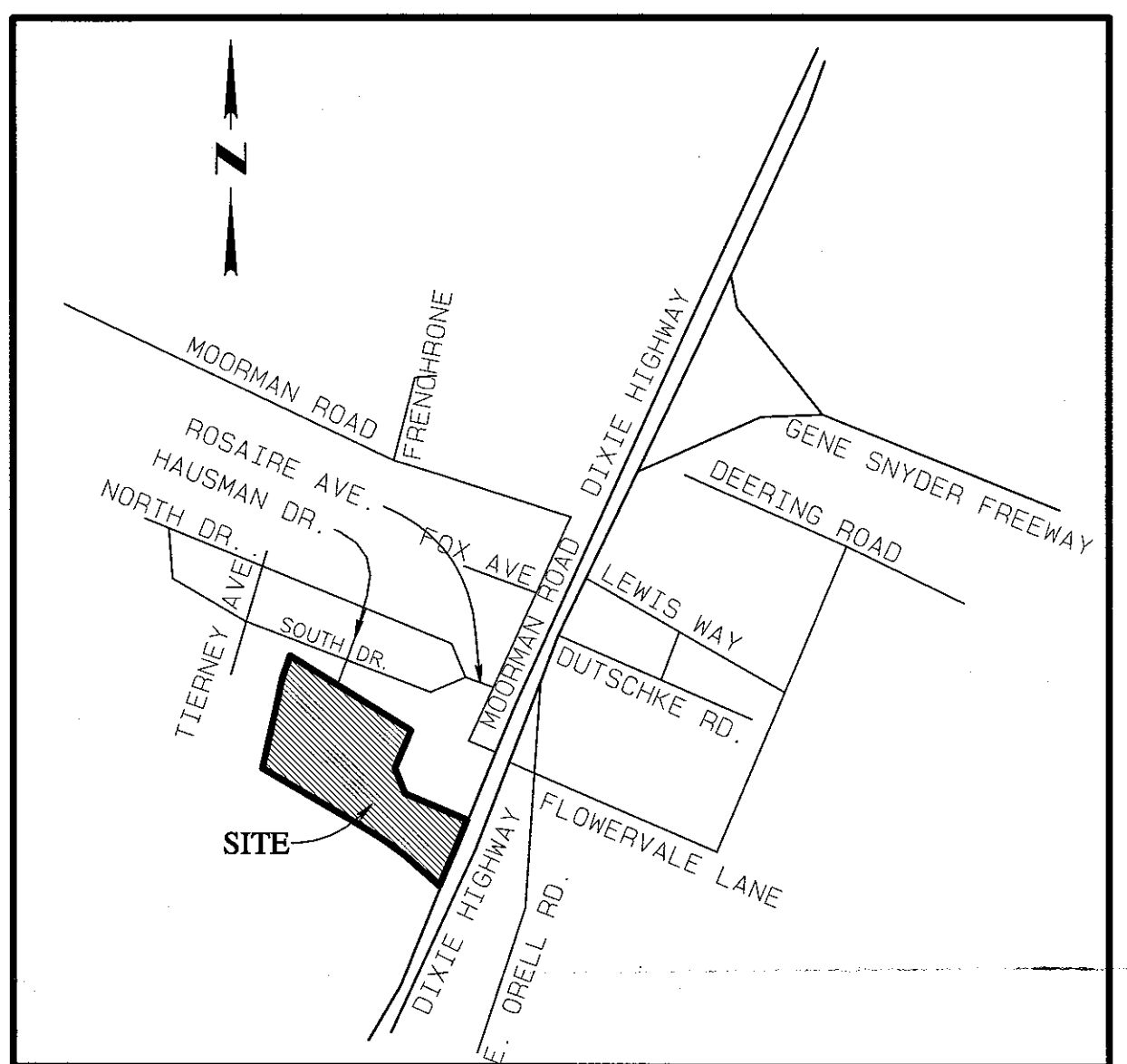
Class C Tree Canopy Category
Gross Site Area: 594,358
Existing Tree Canopy: 76,080 S.F.
New Tree Canopy Required: 95,097 S.F.

IL A Requirements

Vehicle Use Area: 5,817 S.F.
VUA < 6,000 sq. ft. or containing < 10 spaces 0%
No ILA Required

Impervious Areas

Site Area: 594,358 S.F.
Existing Conditions: Pervious 504,038 S.F., Impervious 90,320 S.F.
Proposed Conditions: Pervious 302,091 S.F., Impervious 292,267 S.F.



VICINITY MAP

Building Summary

Table with columns: Building, Footprint Area, S.F. (Office), S.F. (Warehouse).

Variance Requested

A VARIANCE IS REQUESTED FROM CHAPTER 5.1.8.8 MAXIMUM BUILDING SETBACK REQUIREMENT, TO ALLOW LESS THAN 60% OF THE LOT FRONTAGE TO BE OCCUPIED BY BUILDING AND TO ALLOW FURTHER DEVELOPMENT NOT SUBJECT TO A MAXIMUM SETBACK.

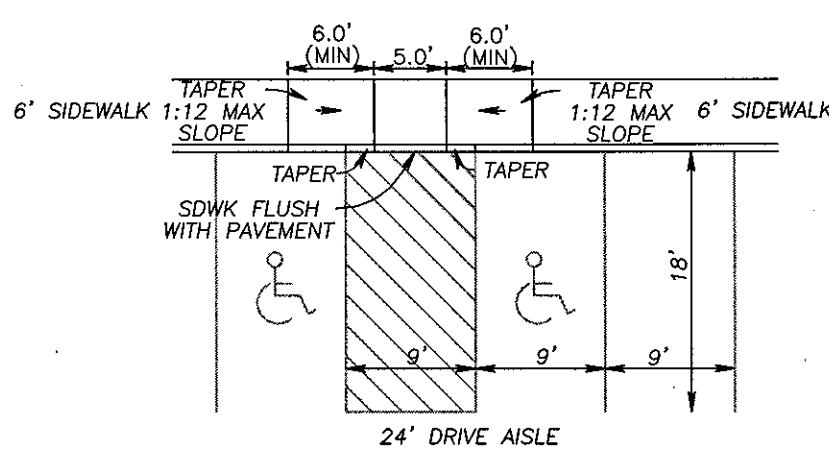
PRELIMINARY APPROVAL form with signature and date.

RECEIVED

MAR 9 2015
PLANNING & DESIGN SERVICES

DEVELOPMENT NOTES

- 1. EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND LOJIC MAPPING.
2. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT 'BUD' TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
... 20. LOT CONSOLIDATION AND CROSSOVER AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.

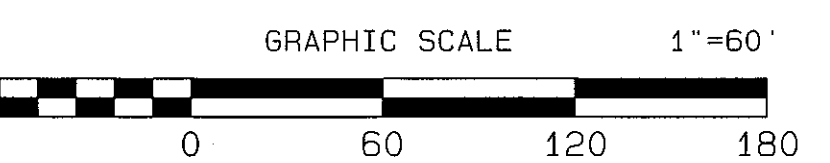


LEGEND

- Property Line
Existing Fence
Existing Sewerline
Proposed Sewerline
Existing Manhole
Proposed Manhole
Chain Link Fence
TCPA - Tree Canopy Protection Fence
Ditch Line
Flow Arrow
Existing Storm Line
Proposed Storm Line

PROJECT REFERENCES

Formerly Known As: Derby City Fun Park
Planning & Zoning Related Cases: CUP B-20-07, Landscape L-9876
MSD WM #: 9290
REZONING WITH CUP 15ZONE1001



Vertical sidebar containing project information, company logo (ALEX ROSENBERG P.E.), and permit details (CONDITIONAL USE PERMIT REZONE PLAN DEVELOPMENT PLAN).