



GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 20' 10' 20'

SCALE: 1" = 10'

VEHICLE USE AREA	4,684 SQ.FT.
INTERIOR LANDSCAPE REQUIREMENT	NONE

TOTAL SITE AREA	5,138 SQ.FT.
TOTAL EXISTING TREE CANOPY	1,500 SQ.FT. (29%)
1 - 18" CAL. "TYPE A" BRADFORD PEAR STREET TREE @	1,500 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	1,500 SQ.FT. (29%)
TREE CANOPY REQUIRED	257 SQ.FT. (5%)
ADDITIONAL TREE CANOPY REQUIRED	0 SQ.FT.

AREA OF DISTURBANCE-----	5,186	SQ.FT.
EXISTING IMPERVIOUS SURFACE -----	4,689	SQ.FT. (90.4%)
PROPOSED IMPERVIOUS SURFACE -----	4,684	SQ.FT. (90.3%)
NET DISTURBANCE -----	5	SQ.FT. (0.1%)

	EXISTING FENCE
	DRAINAGE FLOW
	ZONING BOUNDARY
	FORM DISTRICT BOUNDARY
	EXISTING POWER POLE
	EXISTING CATCH BASIN
	EXISTING BIKE RACK
	EXISTING CONTOUR
	EXISTING SIGN
	PROPERTY LINE CONSOLIDATION



SITE AREA	0.118 ACRES (5,138.13 SQ.FT.)
EXISTING ZONING	R-5
EXISTING FORM DISTRICT	TNFD
EXISTING USE	VACANT
PROPOSED USE	OFF-STREET PARKING

PARKING PROVIDED	16 SPACES
ON-SITE	14 SPACES
ON-STREET	2 SPACES

FRONT YARD SETBACK
STREET SIDE-YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK

1. RELIEF FROM CHAPTER 4.2.39.C OF THE LDC TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED YARDS.

1. WAIVER OF CHAPTER 10.2.10 OF THE LDC TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCRoACH INTO THE REQUIRED 5' V.U.A. LANDSCAPE BUFFER AREA.
2. WAIVER OF CHAPTER 10.2.4 OF THE LDC TO ELIMINATE THE 15' LANDSCAPE BUFFER AREA ALONG THE NORTH AND EAST PROPERTY LINES.
3. WAIVER OF CHAPTER 5.5.1.A.3.a TO NOT PROVIDE THE REQUIRED 3' WALL ALONG PARKING LOT.

1. VARIANCE OF CHAPTER 5.2.2 TABLE 5.2.2 OF THE LDC TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCROACH INTO THE REQUIRED SETBACKS AND YARDS.

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE ADJACENT PROPERTIES.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
9. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM LOJIC MAPPING.
14. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
15. ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.



CASE #16CUP1025
MSD WM #11431

TITLE:	OWNER:
DRAWING:	170302-DD
SCALE:	1" = 10'
SHEET	

CUP

SUBMITTALS

ΔREVISIONS

[illegible]

57

MIT-

5

[illegible]

1

1

1

1

40

10

1

ERMIT

USE

ADDITION

COLLEGE

SCALE

16

16 CUP 10 2 5

NOT FOR CONSTRUCTION