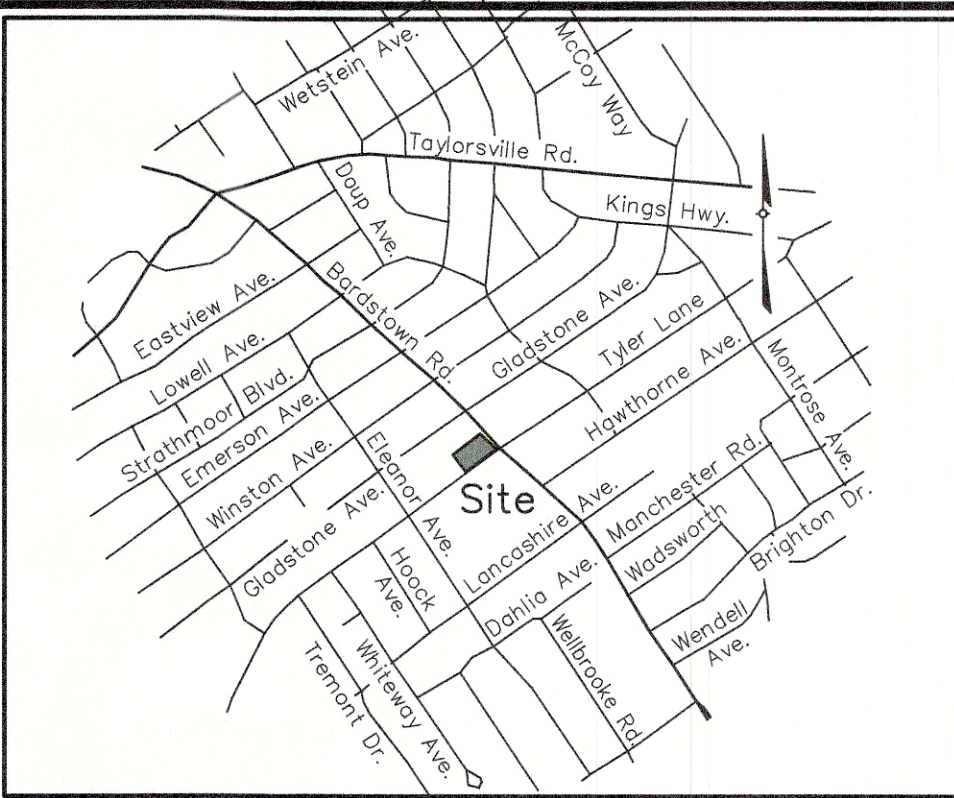
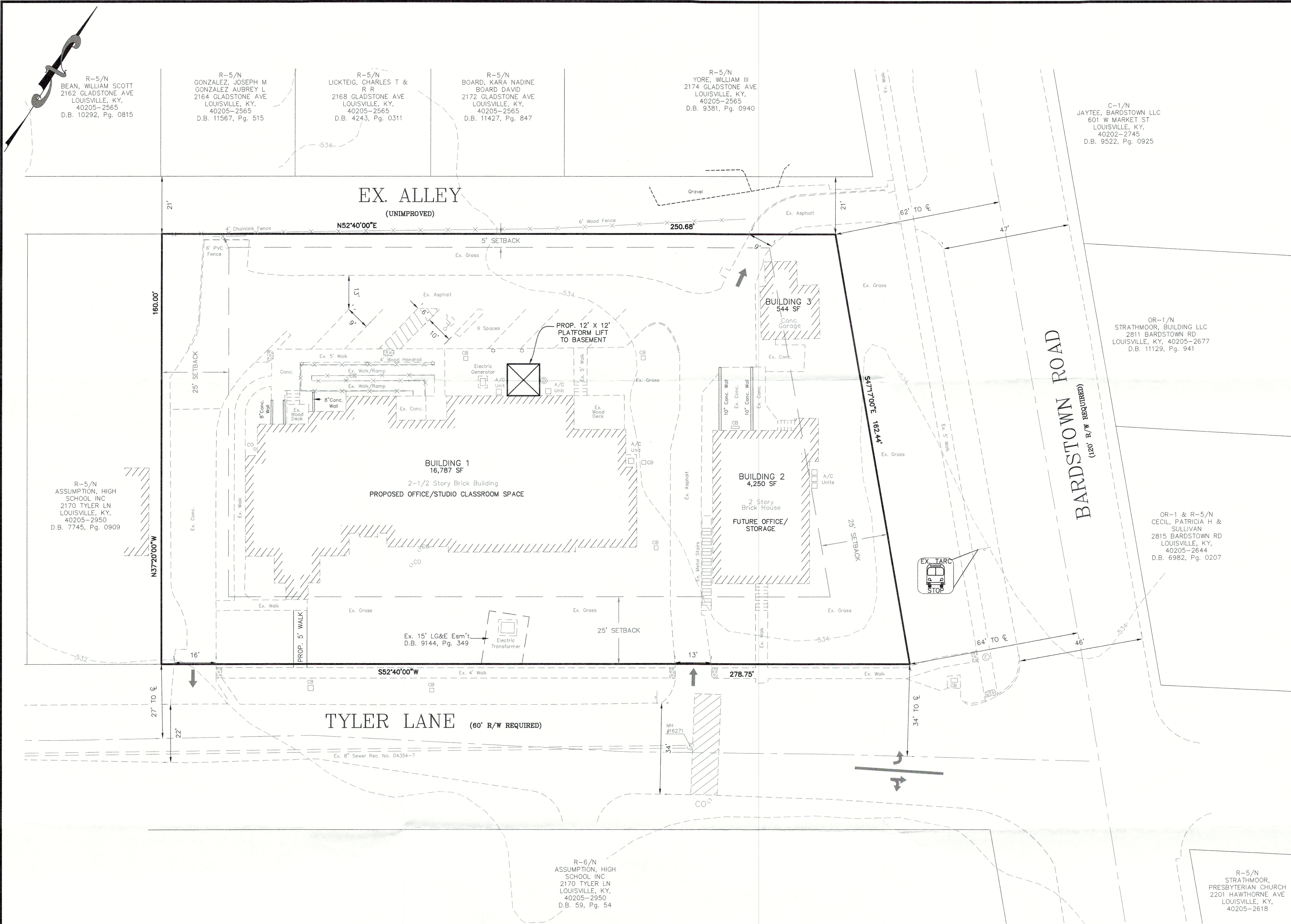




LOCATION MAP
NOT TO SCALE

NO EXTERIOR CONSTRUCTION PROPOSED

CONDITIONAL USE PERMIT REQUESTED

1. A CONDITIONAL USE PERMIT IS REQUESTED FROM LOUISVILLE LAND DEVELOPMENT CODE SECTION 4.2.65 TO ALLOW A PRIVATE INSTITUTIONAL USE IN A SINGLE FAMILY ZONING DISTRICT.

PROJECT DATA

TOTAL SITE AREA	= 42,353 SF. (0.97 AC)
EXISTING ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= CONVENT (VACANT)
PROPOSED USE:	
BUILDING 1	= 16,787 SF
OFFICE	= 8,746 SF
5-CLASSROOMS	= 3,571 SF
STORAGE/MISCELLANEOUS	= 4,470 SF
BUILDING 2	= 4,250 SF
FUTURE OFFICE, STORAGE	
BUILDING 3	= 544 SF
ACCESSORY BUILDING, STORAGE	
BUILDING HEIGHT	= 2 AND 2.5 STORIES
F.A.R.	= (0.5 ALLOWED)
EXISTING PARKING PROVIDED	= 9 SP (1 ADA SP INCLUDED)
(APPROVED BY PLANNING DIRECTOR PER LDC SEC. 4.2.65 C)	
EXISTING IMPERVIOUS AREA	= 22,594 SF
PROPOSED IMPERVIOUS AREA	= 22,594 SF (0% INCREASE)

GENERAL NOTES:

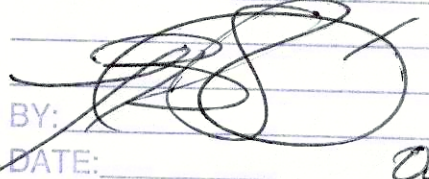
- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction 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.
- Existing sidewalk reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be inspected prior to final bond release.

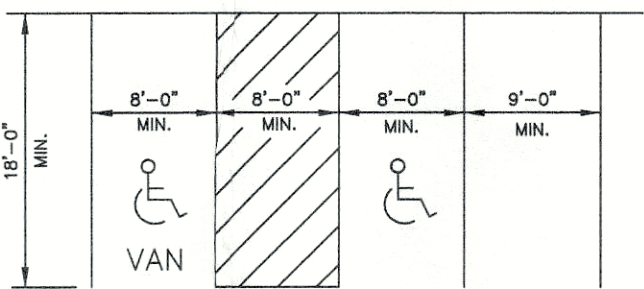
MSD NOTES:

- Sanitary sewer service will be provided by an existing connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0060 E dated December 5, 2005.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: 
DATE: 03/31/2020
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

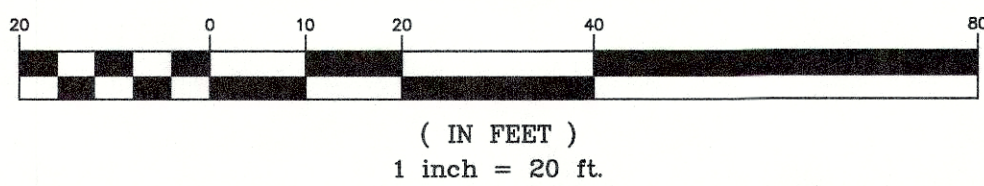


TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN
W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. CONTOUR

GRAPHIC SCALE



SITE ADDRESS:
2169 TYLER LANE
LOUISVILLE, KY 40205
TAX BLOCK 80E, LOT 31
D.B. 11000, PG. 81

COUNCIL DISTRICT - 8
FIRE PROTECTION DISTRICT - LOUISVILLE #4

FEB 24 2020

PLANNING & DESIGN
SERVICES

WM# 9478

REVISIONS	
NO.	DESCRIPTION
1	2-24-20

PROJECT DATA	
FILE NAME: 17106-BASE	SCALE: AS SHOWN
DATE: 1-17-20	CHECKED BY: MH
DATE: 1-17-20	DATE: 1-17-20

PROJECT DATA	DATE: 1-17-20	SCALE: AS SHOWN	CHECKED BY: MH
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SERVICES - LANDSCAPE ARCHITECTURE
502 WASHINGTON AVE., SUITE 100, LOUISVILLE, KENTUCKY 40202
PHONE: 502.444.9714 FAX: 502.444.9714

CONDITIONAL USE PERMIT PLAN
2169 TYLER LANE
OWNER
ASSUMPTION HIGH SCHOOL, INC.
2170 TYLER LANE
LOUISVILLE, KY, 40205

JOB NO. 17106
SHEET 1 OF 1