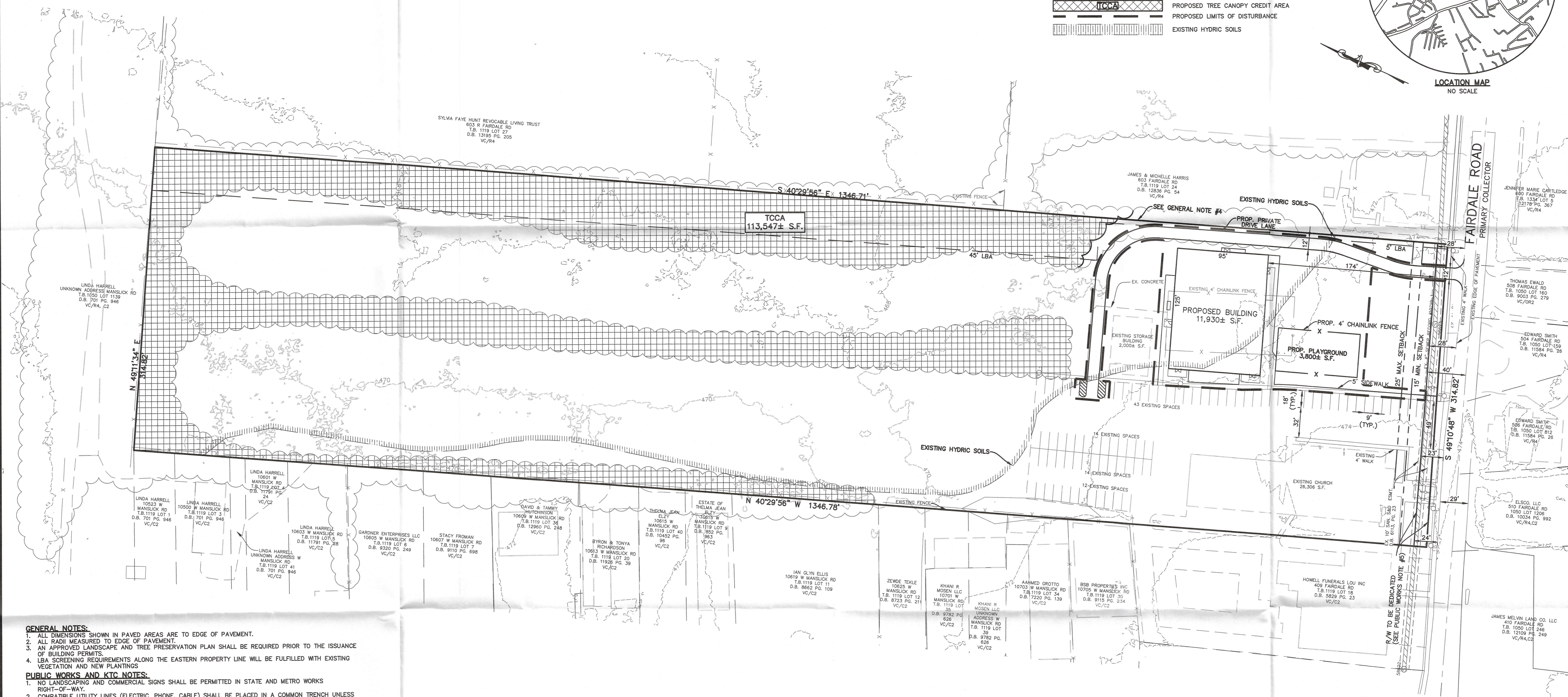


LEGEND

---	EXISTING CONTOUR
X	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING STREET SIGN
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED FENCE
---	REVISED TREE LINE
---	PROPOSED TREE CANOPY CREDIT AREA
---	PROPOSED LIMITS OF DISTURBANCE
---	EXISTING HYDRIC SOILS



- GENERAL NOTES:**
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE TO EDGE OF PAVEMENT.
 - ALL RADII MEASURED TO EDGE OF PAVEMENT.
 - AN APPROVED LANDSCAPE AND TREE PRESERVATION PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - LSA SCREENING REQUIREMENTS ALONG THE EASTERN PROPERTY LINE WILL BE FULFILLED WITH EXISTING VEGETATION AND NEW PLANTINGS.
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - THIS SITE HAS FRONTAGE ALONG THE LOUISVILLE LOOP, ADEQUATE RIGHT-OF-WAY HAS BEEN PROVIDED.
- MSD NOTES:**
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 - 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.
 - SITE SHALL REMAIN A SHEET FLOW CONDITION TO THE REAR OF THE SITE AND IS SUBJECT TO MSD REGIONAL FACILITY FEE'S x 1.5 TO 1.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE, PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 41,121± S.F. (0.94± AC.)
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- JEFFERSON COUNTY FIRE INSPECTORS ASSOCIATION NOTES (AS APPLICABLE):**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE FAIRDALE FIRE DISTRICT.
 - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION:
O. LONG (OLONG@FAIRDALEFIRE.ORG)
 - HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
 - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
 - REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

SITE DATA:

FORM DISTRICT	R4
EXISTING ZONING	INSTITUTIONAL
EXISTING/PROPOSED LAND USE	9,73± AC
GROSS LAND AREA	9,65± AC
NET LAND AREA	28,308± S.F.
EXISTING BLDG AREA	11,930± S.F.
PROPOSED BUILDING AREA	24'
PROPOSED BUILDING HEIGHT	0.12±
FLOOR AREA RATIO	83 SPACES
EXISTING PARKING	

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	65,450± S.F.
IMPERVIOUS AREA TO BE REMOVED	9,710± S.F.
PROPOSED IMPERVIOUS AREA	25,878± S.F.
TOTAL	81,418± S.F.

WAIVER REQUEST:

- A WAIVER OF SECTION 10.2.4 OF THE LDC IS REQUESTED TO ALLOW A REDUCTION OF THE 20' LBA TO 5' AND REDUCE THE 6' SCREEN TO 3'.
- A WAIVER OF SECTION 5.6.1.D OF THE LDC IS REQUESTED TO NOT PROVIDE A VARIATION IN THE ROOF LINE.

VARIANCE REQUEST:

A VARIANCE OF 5.2.2 OF THE LDC IS REQUESTED TO EXCEED THE MAXIMUM 25' SETBACK BY 150' FOR A TOTAL OF 175'.

AREA OF DISTURBANCE: 0.94 AC

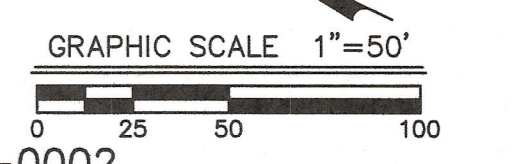
TREE CANOPY DATA:

NET SITE AREA	423,839± S.F. (9.73± AC.)
LAND USE	COMMERCIAL
TOTAL TREE CANOPY REQUIRED	74,173± S.F. (17.5%)
EXISTING TREE CANOPY	117,799± S.F. (28%)
EXISTING TREE CANOPY TO BE PRESERVED	113,547± S.F. (27%)

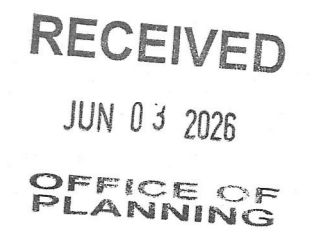
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS

X=CRA/12
 (9.82)(0.6)(2.9)/12



CASE # 26-MCUP-0002
 RELATED # 21-CUPPA-0153 & 21-CUP-0177
 MSD WM # 13012



26-MCUP-0002