

WAIVER REQUESTED
 A waiver is requested from Land Development Code Section 10.2.4.A to waive the requirement of a 35' Landscape Buffer Area along with the associated screening and planting requirements along the northwestern property adjacent to the the R4-CM portion of the National Letter Carriers Association property.

MODIFIED VARIANCE REQUESTED
 A modified variance is requested from Land Development Code Section 5.3.2.C.2.b. to reduce the required 25' Setback to 5' along the northwestern property adjacent to the R4-CM portion of the National Letter Carriers Association property.

WAIVER GRANTED: (APRIL 20, 2017 - CASE: 17ZONE1000)
 A waiver was granted from Land Development Code Section 10.2.4.A to waive the requirement of a 35' Landscape Buffer Area along the northwestern property adjacent to the National Letter Carriers Association property.

VARIANCE GRANTED: (APRIL 20, 2017 - CASE: 17ZONE1000)
 A variance was granted from Land Development Code Section 5.3.2.C.2.b. to waive the requirement of a 25' Setback along the northwestern property adjacent to the National Letter Carriers Association property.

CONDITIONAL USE PERMIT GRANTED: (APRIL 20, 2017 - CASE: 17ZONE1000)
 A Conditional Use Permit was granted from Land Development Code Section 4.2.51 Storage Yard and Contractor's Yard, to allow outdoor storage areas on site.

DETENTION BASIN CALCULATIONS

X = 4 CRA
 AC = 0.75-0.23=0.52
 A = 1.41 ACRES
 R = INCHES
 $X = (C)(A)(R)/12 = (.52)(1.41)(2.8/12) = 0.17$ AC.-FT.
 REQUIRED X = 7,400 CU.FT.
 PROVIDED BASIN = 3,910 SQ.FT.
 TOTAL = 3,910 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 7,820 CU.FT. > 7,400 CU.FT.

TREE CANOPY CALCULATIONS

NET SITE AREA = 56,922 S.F.
 EXISTING TREE CANOPY = 42,251 S.F. (74%)
 20% OF EXISTING TREE CANOPY = 8,450 S.F.
 EXISTING TREE CANOPY TO BE PRESERVED = 11,380 S.F. (20%)
 TREE CANOPY REQUIRED = 17,077 S.F. (30%)
 TREE CANOPY TO BE PROVIDED = 14,230 S.F. (25%)
 NOTE: A WHITE ROOF WILL BE PROVIDED FOR A 5% REDUCTION

PROJECT DATA

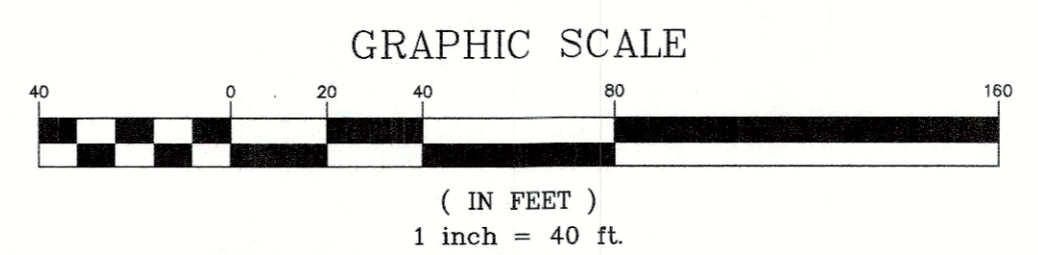
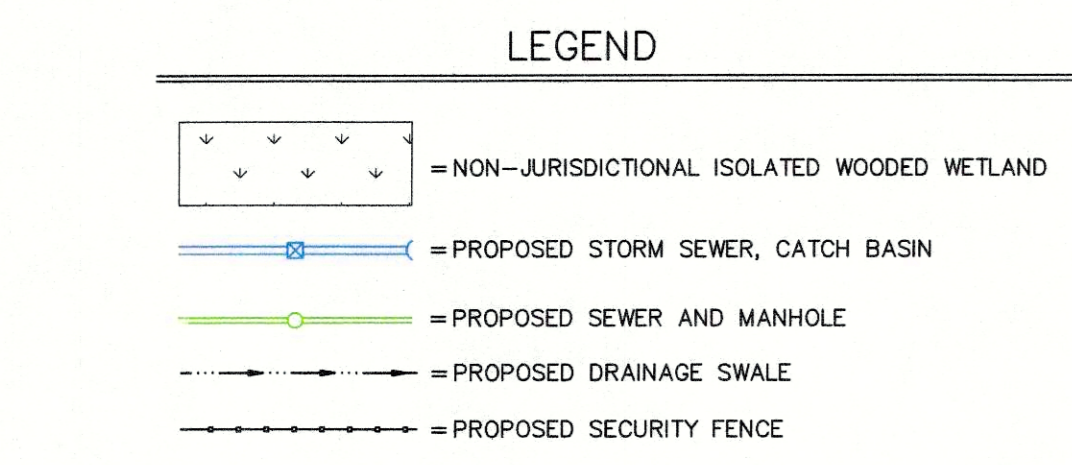
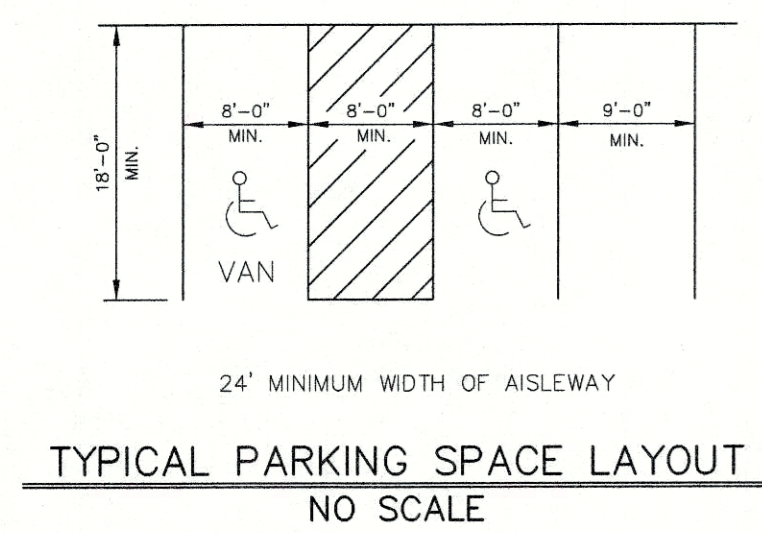
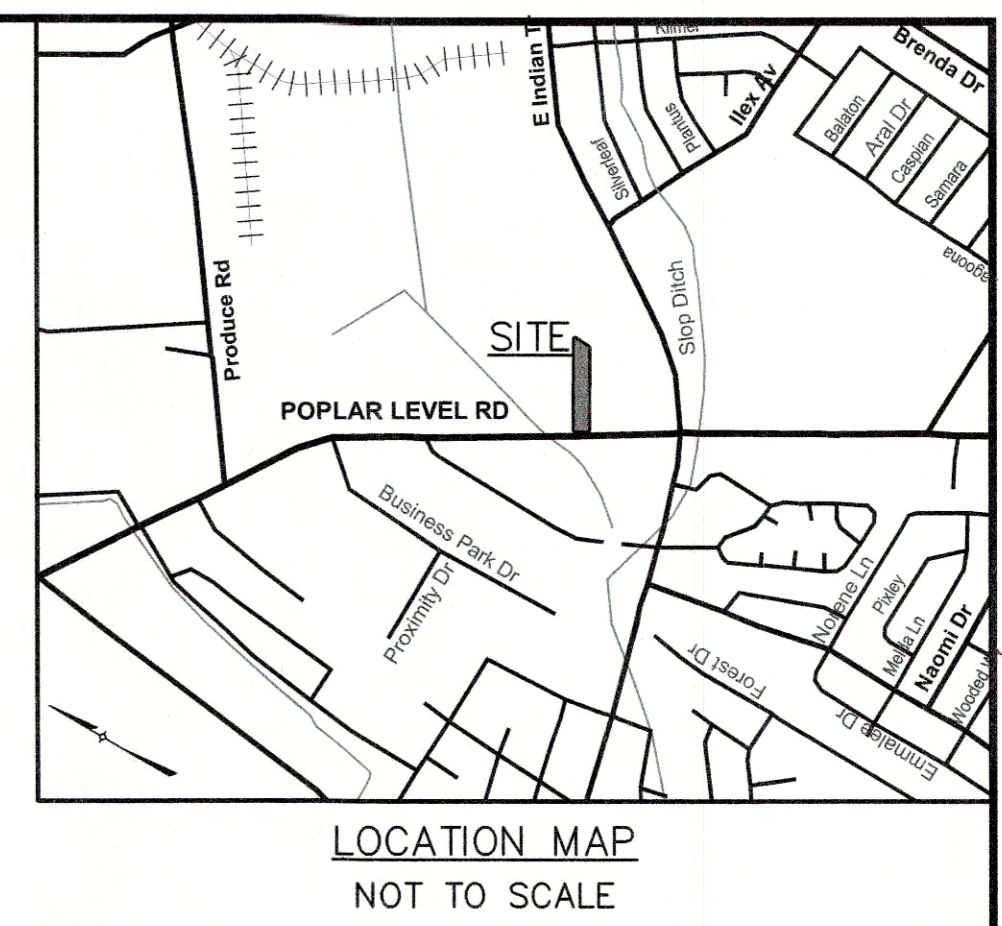
TOTAL SITE AREA	= 1.41± Ac. (61,400 S.F.)
R/W DEDICATION AREA	= 0.10 Ac. (4,478 S.F.)
NET SITE AREA	= 1.31± Ac. (56,922 S.F.)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= CM (CONDITIONAL USE PERMIT)
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE/WAREHOUSE + CONTRACTORS YARD
F.A.R.	= 0.2 (5.0 MAXIMUM ALLOWED)
TOTAL BUILDING AREA	= 15,410 S.F.
PROPOSED BUILDING HEIGHT	= 1 STORY (60' MAX. ALLOWED)
PARKING REQUIRED	MIN. 8 SPACES MAX. 16 SPACES
15,410 S.F. / 2,000 S.F. MIN.	= 8 SPACES
15,410 S.F. / 1,000 S.F. MAX.	= 16 SPACES
TOTAL PARKING REQUIRED	= 8 SPACES 16 SPACES
TOTAL PARKING PROVIDED	= 15 SPACES (1 ACCESSIBLE SPACE INCLUDED)
BICYCLE PARKING	
SHORT TERM - OFFICE BELOW 10,000 S.F. & WAREHOUSE - NONE REQUIRED*	
*PER LDC TABLE 9.2.1	
LONG TERM - SHALL BE PROVIDED INDOORS.	
TOTAL VEHICULAR USE AREA	= 11,800 S.F.
OUTDOOR STORAGE AREA	= 8,400 S.F.
VEHICULAR USE AREA	= 20,200 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,515 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,830 S.F. (9% OF VUA)

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.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
- Off-Street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential areas.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- No portion of this property is contained within the 100' protected waterway buffer.

MSD NOTES:

- Sanitary sewer service will be provided by connection.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site will be subject to MSD Regional Facilities Fee x 1.5.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request was approved by MSD (July 22, 2021).
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- On-site detention will be provided. Post-development peak flows will be limited to pre-development peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- MSD drainage bond required prior to construction plan approval.



SITE ADDRESS:
 4819 POPLAR LEVEL ROAD
 LOUISVILLE, KY 40213
 D.B. 10555, PG. 0482
 TAX BLOCK 0624, LOT 0062
 COUNCIL DISTRICT - 10
 FIRE PROTECTION DISTRICT - OKOLONA

RECEIVED
 AUG 09 2021
 PLANNING & DESIGN SERVICES

CASE: 21-DDP-0073
 RELATED CASE: 17ZONE1000
 WM# 11580

REVISIONS	
NO.	DESCRIPTION
1	REVISED PER AGENCY COMMENTS
DATE	BY
8/9/21	TB

PROJECT DATA
 FILE NAME: 16143-DDP-0073.dwg
 DATE: 7-12-21
 SCALE: AS SHOWN
 CHECKED BY: AR
 DRAWN BY: TF

ENGINEER'S SEAL
 SURVEYOR'S SEAL

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 607 WESTERN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40212
 PHONE: 502.486.9714
 FAX: 502.486.9714
 WEB SITE: WWW.LD&D.COM

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CUP
 OWNER
4819 POPLAR LEVEL ROAD
 M&C RENTALS, LLC.
 12313 TAYLORSVILLE ROAD
 LOUISVILLE, KY 40299
 502.267.2042

JOB NO. 16143
 SHEET 1 OF 1

21-DDP-0073