

SITE SUMMARY FOR 1692 MERCER AVENUE

EXISTING ZONING DISTRICT: R-5
 PROPOSED ZONING DISTRICT: OR
 FORM DISTRICT: NEIGHBORHOOD
 COUNCIL DISTRICT: 10
 FIRE PROTECTION DISTRICT: LOUISVILLE #4
 TAX BLOCK 085F, LOT NO. 96, 250, 251
 D.B. 10748, PG. 0070
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: PRIVATE OFFICE FOR ADMINISTRATIVE BILLING STAFF
 EXISTING BUILDING AREA: 1,702 S.F. (1ST FLOOR 1,270 S.F., 2ND FLOOR 432 S.F.)
 EXISTING GARAGE AREA: 573 S.F.
 FLOOR AREA RATIO: 0.31
 HEIGHT: 17 FEET (MEAN HEIGHT)
 SITE AREA: 0.125 AC. (5,460.52 S.F.)
 BUILDING SETBACK: 10' MIN. FRONT SETBACK
 80' MAX. FRONT SETBACK

PARKING SUMMARY

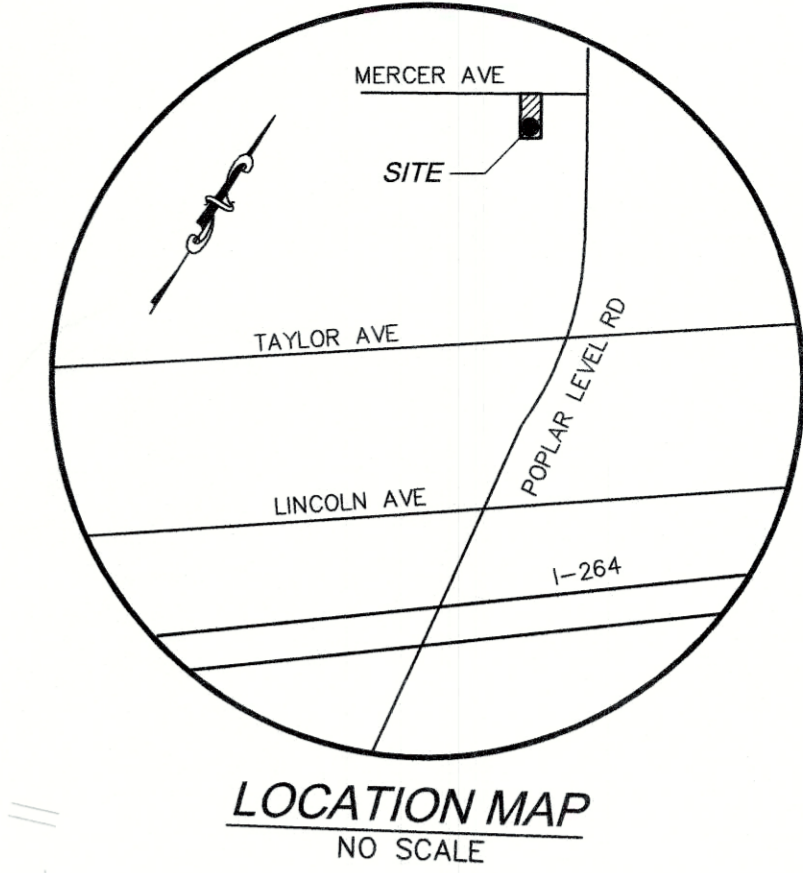
EXISTING BUILDING AT 1692 MERCER AVENUE = 1,702 S.F.
 EXISTING BUILDING AT 4000 POPLAR LEVEL ROAD = 7,844 S.F.
PARKING REQUIREMENTS (MINIMUM) = 36 SPACES
 GENERAL OFFICE: 1,702 S.F.
 1 PARKING SPACE PER 350 S.F. = 5 SPACES
 MEDICAL (OPTOMETRIST) OFFICE: 7,844 S.F.
 1 PARKING SPACE PER 250 S.F. = 31 SPACES
PARKING REQUIREMENTS (MAXIMUM) = 61 SPACES
 GENERAL OFFICE: 1,702 S.F.
 1 PARKING SPACE PER 200 S.F. = 9 SPACES
 MEDICAL (OPTOMETRIST) OFFICE: 7,844 S.F.
 1 PARKING SPACE PER 150 S.F. = 52 SPACES
TOTAL PARKING = 28 SPACES AT 4000 POPLAR LEVEL ROAD, INCLUDING 2 ACCESSIBLE SPACES
32 SPACES AT 4020 POPLAR LEVEL ROAD PER 18CUP1009 = 60 SPACES

LANDSCAPE SUMMARY FOR 1692 MERCER AVENUE

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 EXISTING VEHICULAR USE AREA (VUA) = 1,580 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = NOT REQUIRED
 LBA: REQUIRED - 0 N 10'/15"* 0 E 15'/20"*
 PROVIDED - 0 4' MIN. 1' MIN. 5'
 *NOTE: IF LESSER LBA WIDTH IS USED, THEN A 1.5 PLANTING RATIO APPLIES TO THE REQUIRED NUMBER OF TREES.

TREE CANOPY CALCULATIONS

SITE AREA = 0.125 AC. (5,460.52 S.F.)
 EX. TREE CANOPY COVERAGE = 2,422 S.F.
 TREE CANOPY PRESERVED = 44% (2,422 S.F.)
 TREE CANOPY REQUIRED = 15% (819 S.F.)
 NO ADDITIONAL TREE CANOPY REQUIRED.



GENERAL NOTES

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A KARST SURVEY WAS PERFORMED BY JASON L. HALL, PE, OF PRISM ENGINEERING ON MAY 31, 2019, IN COMPLIANCE WITH LDC SECTION 4.9.3 NO KARST ACTIVITY WAS OBSERVED.
- EXISTING STRUCTURES TO REMAIN. NO NEW CONSTRUCTION IS PROPOSED FOR THIS PROJECT.
- THERE ARE NO KNOWN EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A PARKING AGREEMENT SHALL BE SUBMITTED TO PLANNING AND DESIGN SERVICES FOR REVIEW PRIOR TO EXECUTION OF THE AGREEMENT. THIS AGREEMENT SHALL INCLUDE PARKING SPACES LOCATED AT 4000 POPLAR LEVEL ROAD (28 SPACES) AND 4020 POPLAR LEVEL ROAD (32 SPACES) TO BE SHARED BY 1692 MERCER AVENUE, 4000 POPLAR LEVEL ROAD AND 4020 POPLAR LEVEL ROAD.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING FENCE
- EXISTING WOOD FENCE
- EXISTING PROPERTY LINE TO BE REMOVED
- EXISTING SANITARY SEWER
- EXISTING UTILITY POLE
- EXISTING CLEANOUT
- EXISTING WATER METER
- EXISTING SIGN
- EXISTING DRAINAGE FLOW
- EXISTING PARKING COUNT
- EXISTING LANDSCAPING
- EXISTING TREE
- TRAFFIC DIRECTIONAL ARROW

20' LBA REQUIRED WITH 3 TREES PER 100 L.F. PLUS 6' SCREEN

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

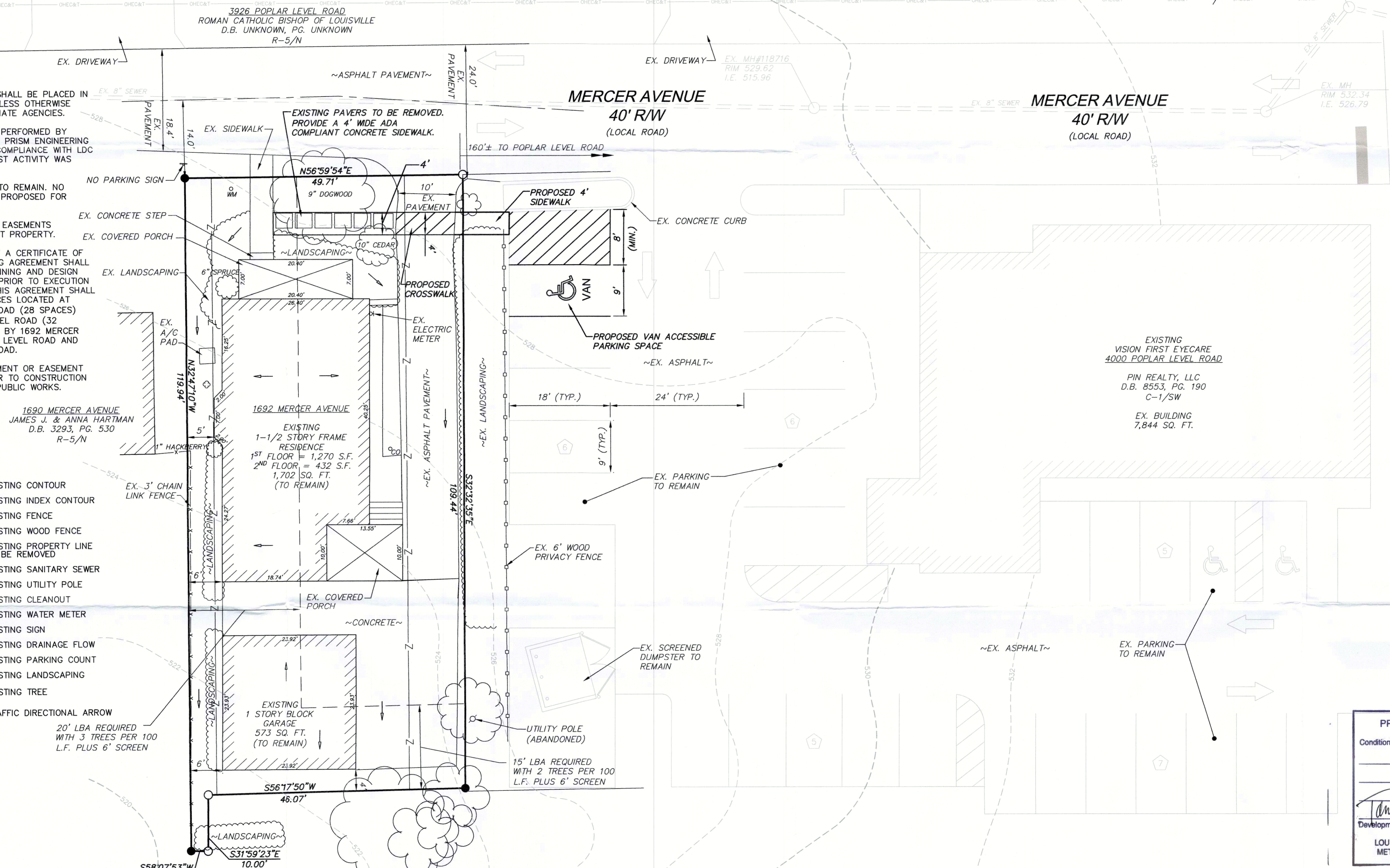


FLOOD NOTE

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0059E DATED DECEMBER 5, 2006.

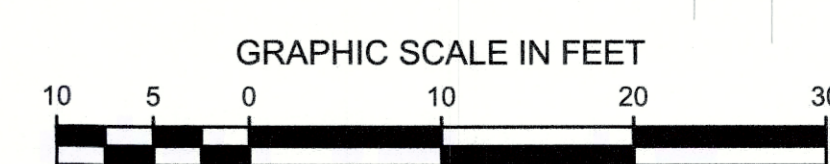
WAIVERS REQUESTED

- WAIVER OF SECTION 10.2.4.A TO ALLOW THE EXISTING STRUCTURES TO ENCR OACH INTO THE REQUIRED PROPERTY PERIMETER BUFFERS ALONG THE SOUTHERN AND WESTERN PROPERTY LINES, AND ALLOW THE EXISTING LANDSCAPING TO FULFILL THE REQUIREMENTS.



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 8/14/19
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Development Review Date: 8-14-19
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
 AUG 07 2019
 DESIGN SERVICES



PRISM ENGINEERING & DESIGN GROUP, LLC
 2309 WATKERSON TRAIL, SUITE 200
 LOUISVILLE, KENTUCKY 40299
 OFFICE (502) 491-8891
 FAX (502) 491-8898
 WWW.THEPRISMDISIGNGROUP.COM

SITE PLAN FOR VISIONFIRST EYECARE ANNEX BUILDING
 1692 MERCER AVENUE
 LOUISVILLE, KENTUCKY 40213

OWNER: PIN-REALTY, LLC
 4000 POPLAR LEVEL ROAD
 LOUISVILLE, KENTUCKY 40213
 CLIENT: PIN-REALTY, LLC
 4000 POPLAR LEVEL ROAD
 LOUISVILLE, KENTUCKY 40213

PROJECT NO.: 218091-E1
 DATE: JANUARY 28, 2019
 DRAWN BY: CMK
 CHECKED BY: JLH
 SCALE: 1" = 10'

SP1.0