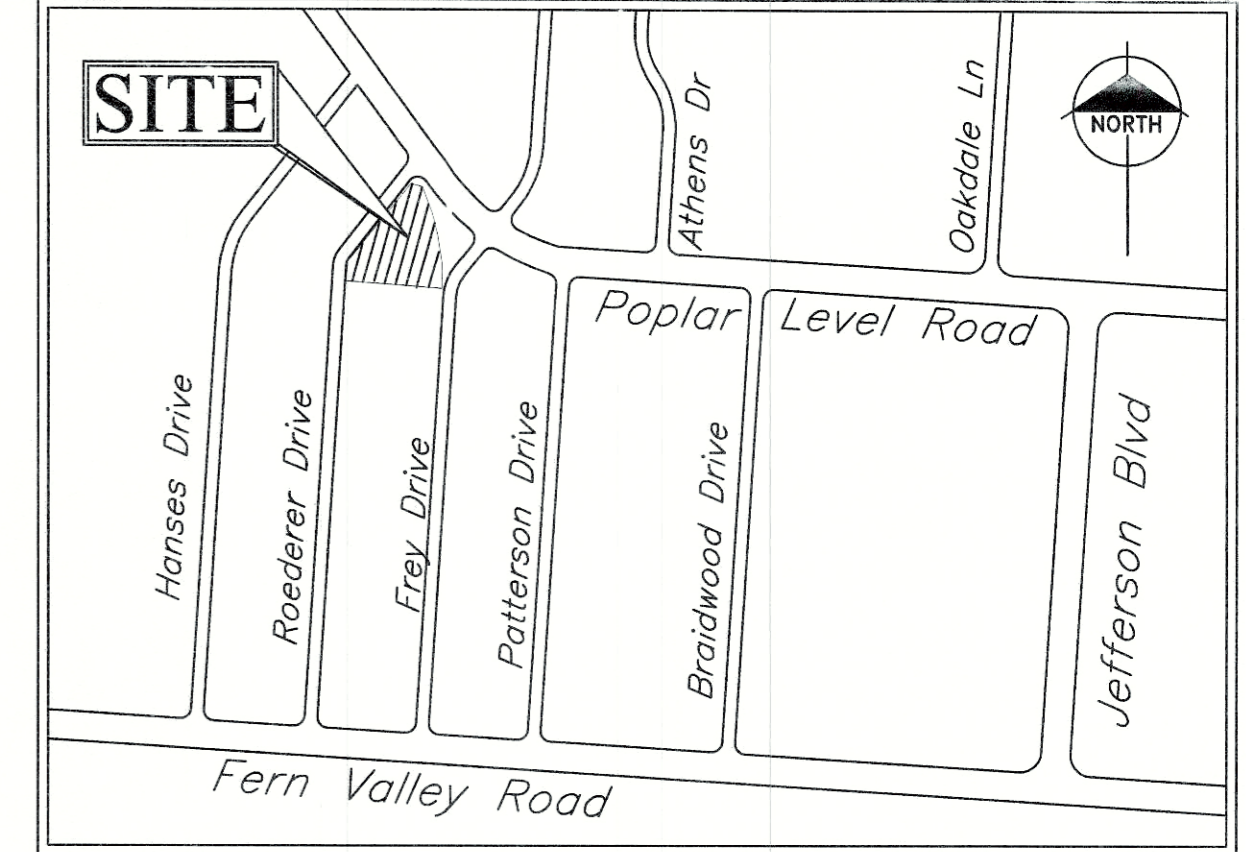


Legend

Symbols	Abbreviations
Drainage Flow	EP Edge of Pavement
Catch Basin	R/W Right of Way
Utility Pole	Typ. Typical
Manhole	—OHE— Overhead Electric
Fire Hydrant	—SS— Sanitary Sewer Line
Existing Evergreen Tree	—F— Fence
Existing Evergreen Tree	



LOCATION MAP Not to Scale

GENERAL NOTES

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS. PROPERTIES OR PUBLIC RIGHT OF WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

HEALTH & WELLNESS NOTES

1. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE AND JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE & JEFFERSON COUNTY ORDINANCES.
3. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
4. MUST COMPLY WITH ALL CURRENT SMOKING ORDINANCES.
5. PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

MSD NOTES

1. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 2111C001E, DATED DECEMBER 5, 2006.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY PSC, SUBJECT TO ANY FEES OR OTHER APPLICABLE CHARGES.
3. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS OILS AND GREASE POLICY.
4. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
5. AN EPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
7. THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL OR GREATER TO THAN 1 ACRE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 10,000 S.F..

PRELIMINARY DRAINAGE DATA

SITE AREA : 52,920 SF	DISTURBED AREA : 10,000 SF
EXISTING IMPERVIOUS AREA : 26,785 SF	PROPOSED IMPERVIOUS AREA : 25,512 SF
REDUCED IMPERVIOUS AREA : 1,273 SF	

Development Data

EXISTING ZONING : C-1
EXISTING FORM DISTRICT : NEIGHBORHOOD
EXISTING LAND USE : CAR WASH
PROPOSED LAND USE : CONVENIENCE STORE / COMMERCIAL
TOTAL SITE AREA : 1.23 ACRES / 52,920 SF
EXISTING BUILDING AREA : 4,652 SF
PROPOSED BUILDING ADDITIONS : 2,034 SF
TOTAL BUILDING AREA : 6,686 SF
EXISTING FAR : 0.09
PROPOSED FAR : 0.15
EXISTING BUILDING HEIGHT : 22'
PARKING CALCULATION:
REQUIRED PARKING : SHOPPING MINIMUM 6,686 SF/500 : 13 SPACES
MAXIMUM 6,686 SF/250 : 26 SPACES

TOTAL PROPOSED PARKING : 24 SPACES
BICYCLE PARKING - 4 RACK SPACES
Two short-term and one long-term space required.

VUA/ILA CALCULATIONS PROPOSED VUA : 17,625 SF
REQUIRED ILA @ 7.5% : 1,322 SF PROPOSED ILA : 1,349 SF

TREE CANOPY CALCULATIONS
TOTAL SITE AREA 52,920 SF
EXISTING TREE CANOPY TO REMAIN 18,000 SF OR 34% (15 Existing trees @ 1200sf each)
ADDITIONAL TREE CANOPY REQUIRED 522 SF OR 1%

WAIVER REQUESTS
A Waiver is requested from LDC Section 10.2.3 to allow the maneuvering areas/pavements to extend into the required Landscape Buffer Areas near the entrance area and drive-thru.
A Waiver is requested from LDC Section 5.5.2 to allow a reduction in the required area of windows on both end and rear building elevations.

RECEIVED
APR 05 2021
PLANNING & DESIGN SERVICES
PDS Case # 21-DDP-0028
Related PDS Case # 9-65-01
Revised District Development Plan
Poplar Marketplace
5074 POPLAR LEVEL ROAD, LOUISVILLE, KY 40219
DB 11796 P 211 TAX BLOCK 633 LOT 166 PARCEL ID: 06330166000

OWNERS/DEVELOPERS
RED BRICK LLC
PO BOX 11192
LEXINGTON, KY 40514
21-DDP-0028
MILLER WIHRY
Land Planners • Engineers • Surveyors
1387 South Fourth Street Louisville, KY 40208 Tel (502) 636-5501
FILE 2082
DATE 3/5/21
DP WPC-996

