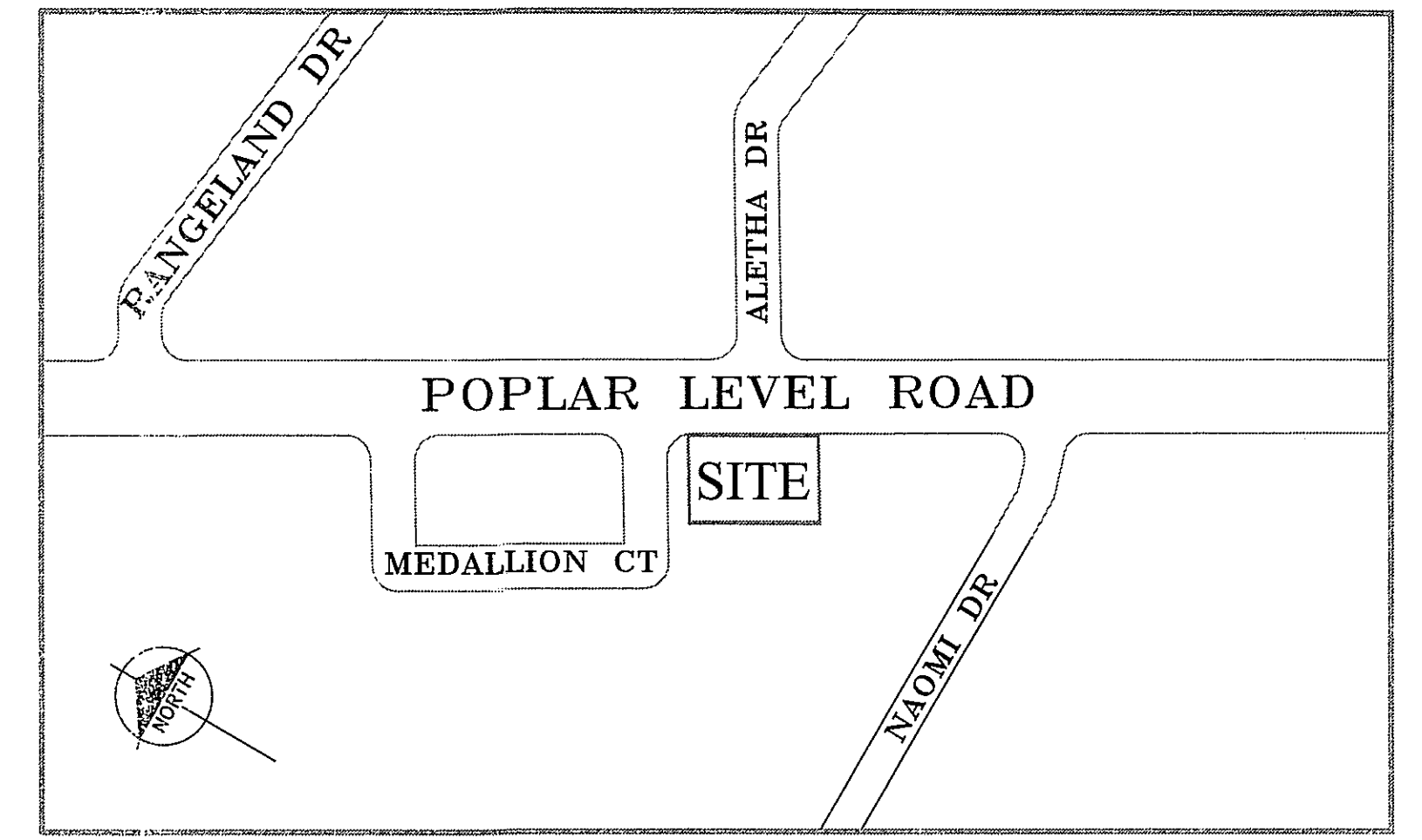


C1-SMC  
ROTH PROPERTIES LLC  
5007 POPLAR LEVEL RD

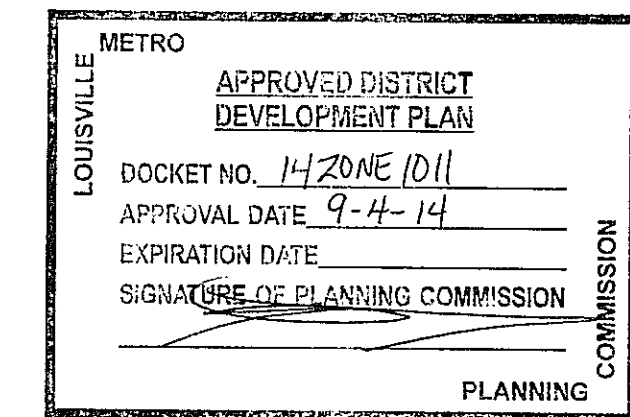
SAMUEL SEIFERT  
5013 POPLAR LEVEL RD  
DB 4922 P 254

ALEX & JACK LLC  
5017 POPLAR LEVEL RD  
DB 6902 P 121



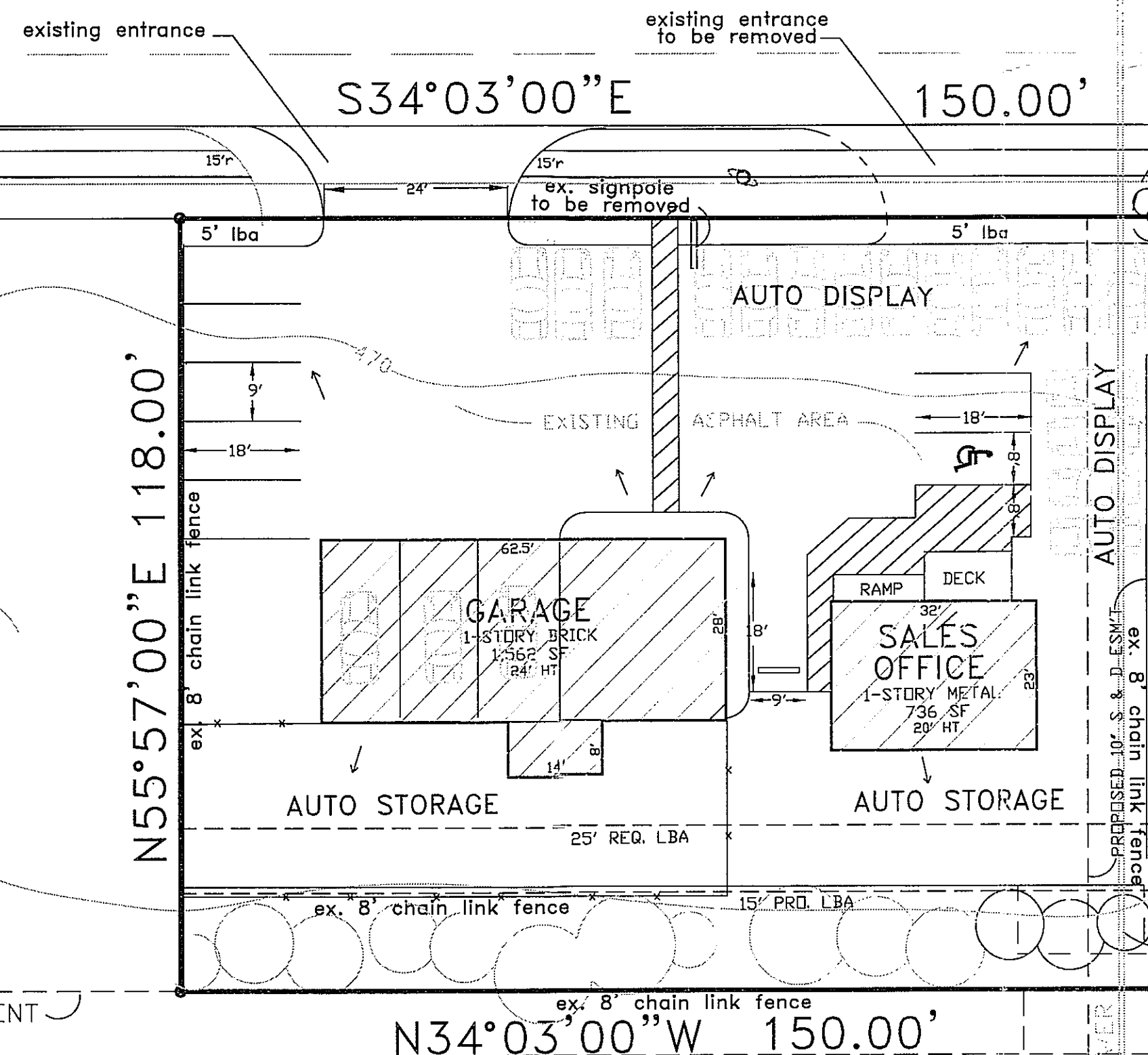
LOCATION MAP

# POPLAR LEVEL ROAD 100' R/W



**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

TERRACE PLACE APTS  
5006 POPLAR LEVEL RD  
DB 4922 P 254



C1-SMC  
MCCRAY ENTERPRISES LLC  
5016 POPLAR LEVEL RD  
DB 9031 P 302

CM-SMC  
MCCRAY ENTERPRISES LLC  
5014 POPLAR LEVEL RD  
DB 9031 P 302

C1-SMC  
LANDRUM REALTY  
4315 NAOMI DR  
DB 9918 P 794

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Amy Madat*  
DATE: 7-17-14  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## PROJECT DATA

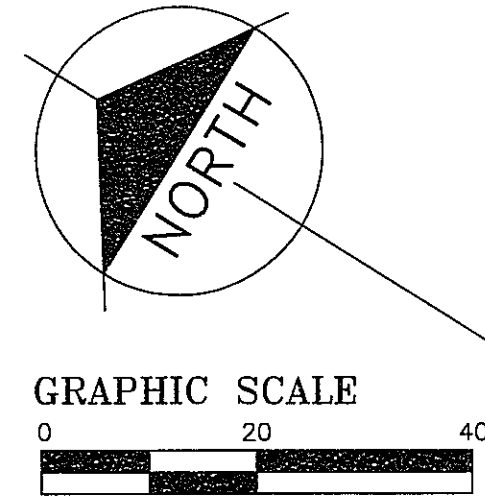
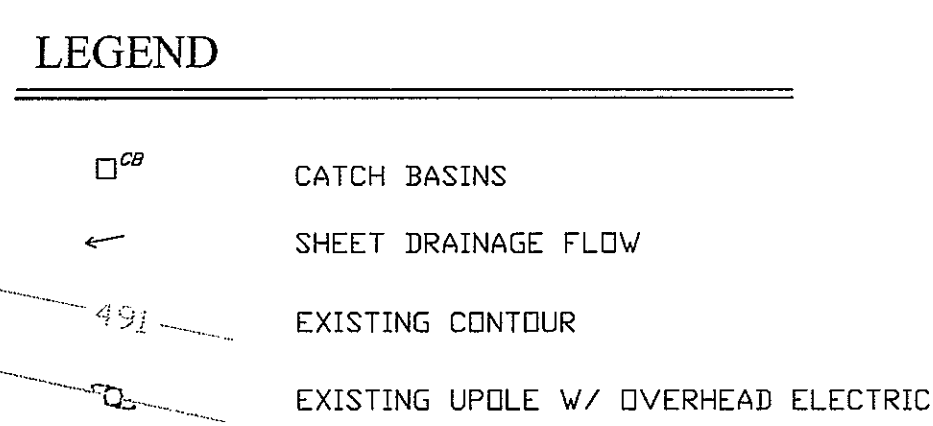
EXISTING ZONING : C-1      PROPOSED ZONING : C-2  
FORM DISTRICT : SUBURBAN MARKETPLACE CORRIDOR  
TOTAL SITE AREA : 0.41 ACRES    17,700 SQ. FT.  
EXISTING USE : AUTO REPAIR  
PROPOSED USE : AUTO REPAIR & USED CAR SALES  
FAR : 0.13 SF  
TOTAL BUILDING AREA : 2,298 SF  
PARKING CALCULATION: 11 SPACES PROPOSED  
REQUIRED SPACES 11 SPACES MINIMUM - 25 SPACES MAXIMUM  
1 space per 250 sf min. of sales building - 736/250 = 3 min. /150 = 5max.  
1 space per 7000 sf min. of outside sales area - 1500/7000 = 0 min. /5000 = 0 max.  
2 spaces per service bay min. 5 spaces per bay max. - 6 spaces min 15 spaces max.  
1 space per employee max. shift - 2 min. 2 max.  
VEHICULAR USE AREA : 9,185 SF

A Variance is being requested to allow the existing driveway/parking areas to encroach up to 10' into the required 25' setback along the southwest property line.

EXISTING IMPERVIOUS: 15,480 SF    PROPOSED IMPERVIOUS AREA: 14,770

- MSD NOTES**
- NO PORTION OF THIS SITE ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP No. 21111 C 0077E DATED DECEMBER 6, 2006.
  - DRAINAGE PATTERN DEPICTED BY ARROWS (←) IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES
  - SANITARY SEWER SERVICE WILL BE PROVIDED VIA EXISTING CONNECTION.
- APCD NOTE**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- KDOT/WORKS NOTES**
- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE.
  - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE HIGHWAY RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR RUNOFF TO THE STATE RIGHT OF WAY.
  - THERE SHOULD BE NO COMMERCIAL SIGNS LOCATED IN THE STATE RIGHT-OF-WAY
  - THERE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT A PERMIT.
  - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS IF IT DOES IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
  - AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
  - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING 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 PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.



PRELIMINARY APPROVAL  
Condition of Approval:  
*[Signature]* 7/16/14  
Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

RECEIVED  
JUN 23 2014  
PLANNING &  
DESIGN SERVICES



PDS PROJECT# 14ZONE1011  
TAX BLOCK 624 LOT 217 PARCEL ID# 062402170000 DB 10181 P 491  
DETAILED DISTRICT DEVELOPMENT PLAN  
5010 POPLAR LEVEL ROAD, LOUISVILLE, KY 40213

# Derby LLC Auto

OWNER/DEVELOPER: DERBY LLC  
7233 BLADEN PLACE, GAINESVILLE, VA 20155  
(502) 962-1020

**MILLER WIHRY**  
MWGLLC  
Land Planners • Engineers • Surveyors  
1387 South Fourth Street Louisville, KY 40208 Tel (502)636-5501 Fax(502)638-9538

REVISIONS	SCALE
6-21-2014	1" = 20'
	DR.
	CK.
	DATE
	5-28-2014

FILE NO.  
DDP