

**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. (1<sup>ST</sup> FLOOR 1,270 S.F., 2<sup>ND</sup> 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**

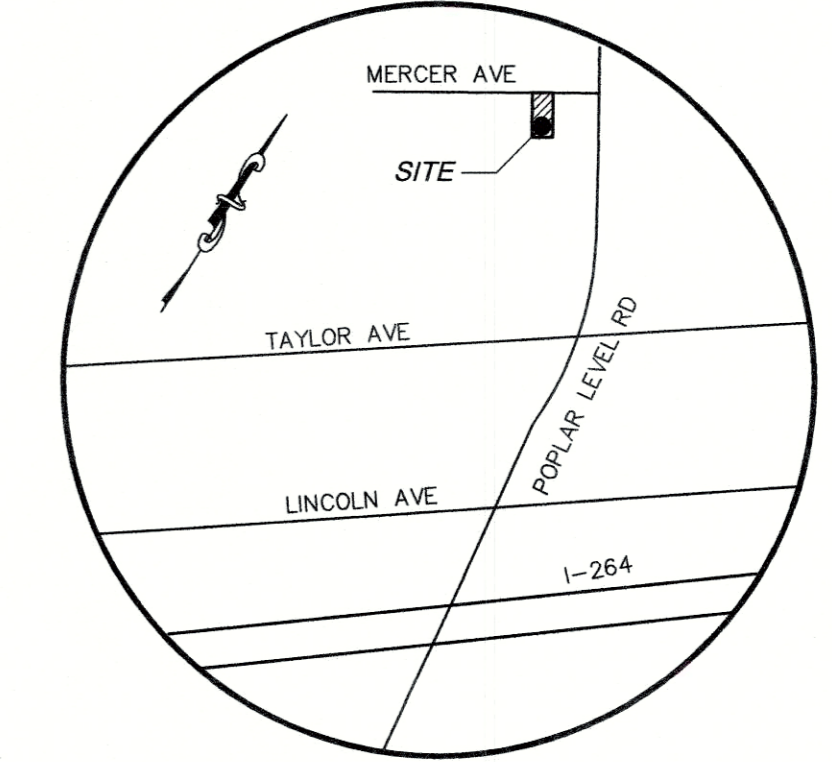
IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.  
 EXISTING VEHICULAR USE AREA (VUA) = 1,580 SQ. FT.  
 INTERIOR LANDSCAPE AREA (ILA) = NOT REQUIRED

LBA:	REQUIRED -	N	S	E	W
		0	10'/15'	0	15'/20'
	PROVIDED -	0	4' MIN.	1' MIN.	5'

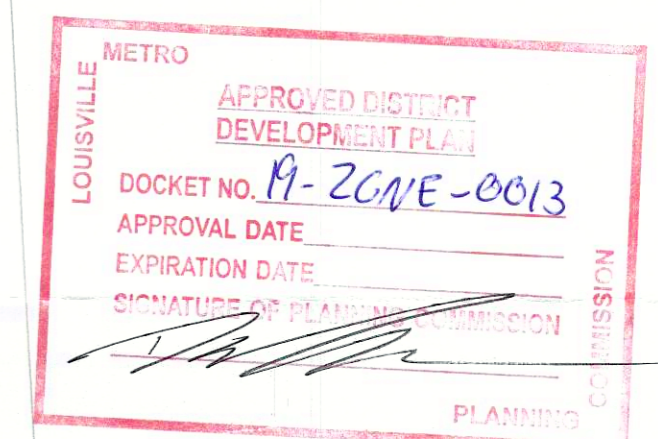
\*NOTE: IF LESSER LBA WIDTH IS USED, THEN A 1.5 PLANTING RATIO APPLIES TO THE REQUIRED NUMBER OF TREES.

**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.



LOCATION MAP  
NO SCALE



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

**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**

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

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

**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 WIRING, 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.

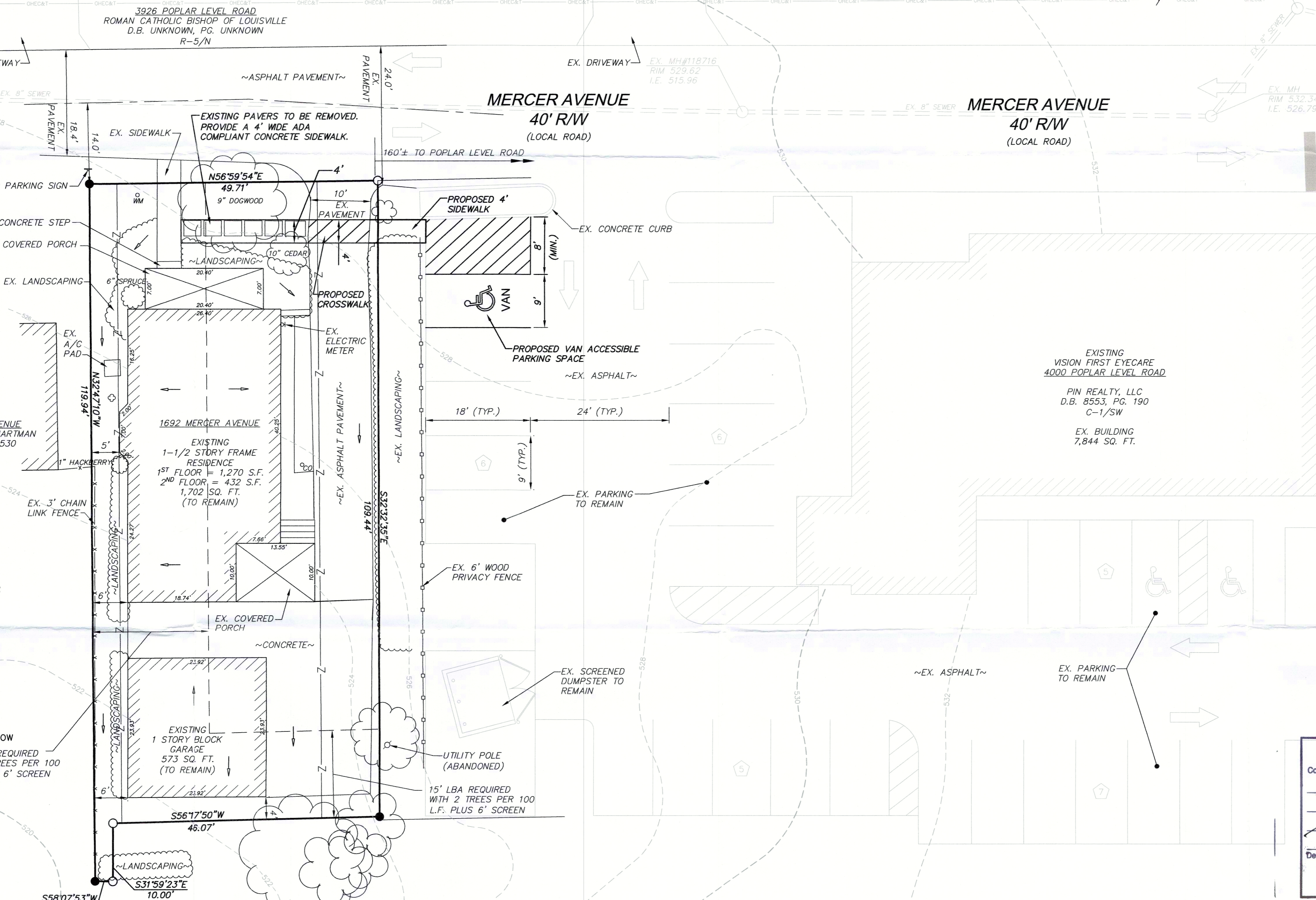


**FLOOD NOTE**

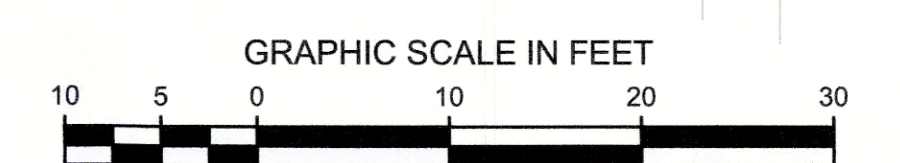
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0059E DATED DECEMBER 5, 2006.

**WAIVERS REQUESTED**

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



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



- 8/06/19 REVISED PER AGENCY REVIEW.
- 7/22/19 REVISED PER AGENCY REVIEW COMMENTS.
- 4/22/19 REVISED PER PRE-APP REVIEW.

**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

DATE: JANUARY 28, 2019	PROJECT NO.: 210091-E1	REVISIONS:	1
DRAWN BY: CMK	CHECKED BY: JLH	SCALE: 1" = 10'	

**SP1.0**

**Binding Elements**  
**Case No. 19-ZONE-0013**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - d. A legal instrument providing for the long-term use of the off-site parking spaces, as shown on the approved detailed district development plan and in accordance with Section 9.1.5 Off-Site Parking, shall be submitted and approved by the Planning Commission legal counsel and recorded in the County Clerk's office. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - e. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. The residential character of the structure shall be maintained. Changes to the following items shall not be made without prior approval of the Planning Commission or its designee:
  - a. roof line
  - b. building material
  - c. porch
  - d. windows
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.