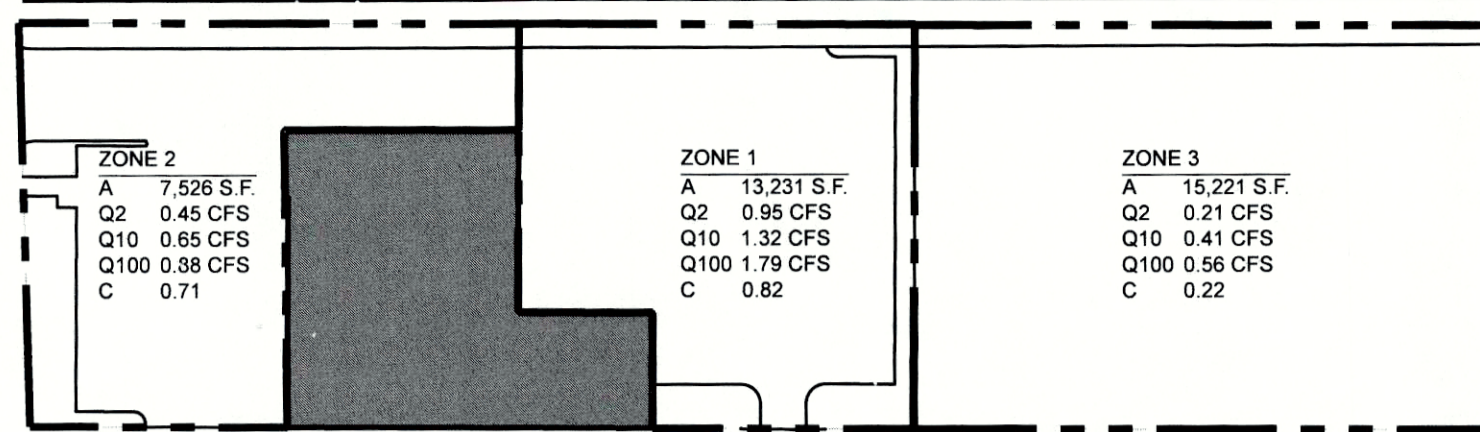


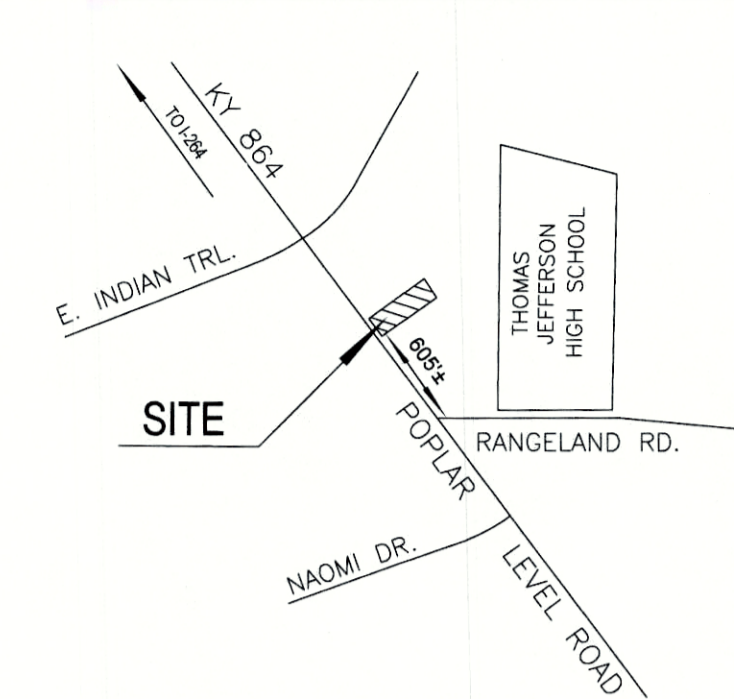
THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM MAP NO. 21111C0077E TO THE BEST OF MY KNOWLEDGE AND BELIEF. FIRM MAP DATE 12-05-2006.

POPLAR LEVEL ROAD (KY HWY 864)
KYDOT PLANS DATED 1983
PROJECT # M 8751 (8)
(DEED BOOK 4991, PAGE 380)

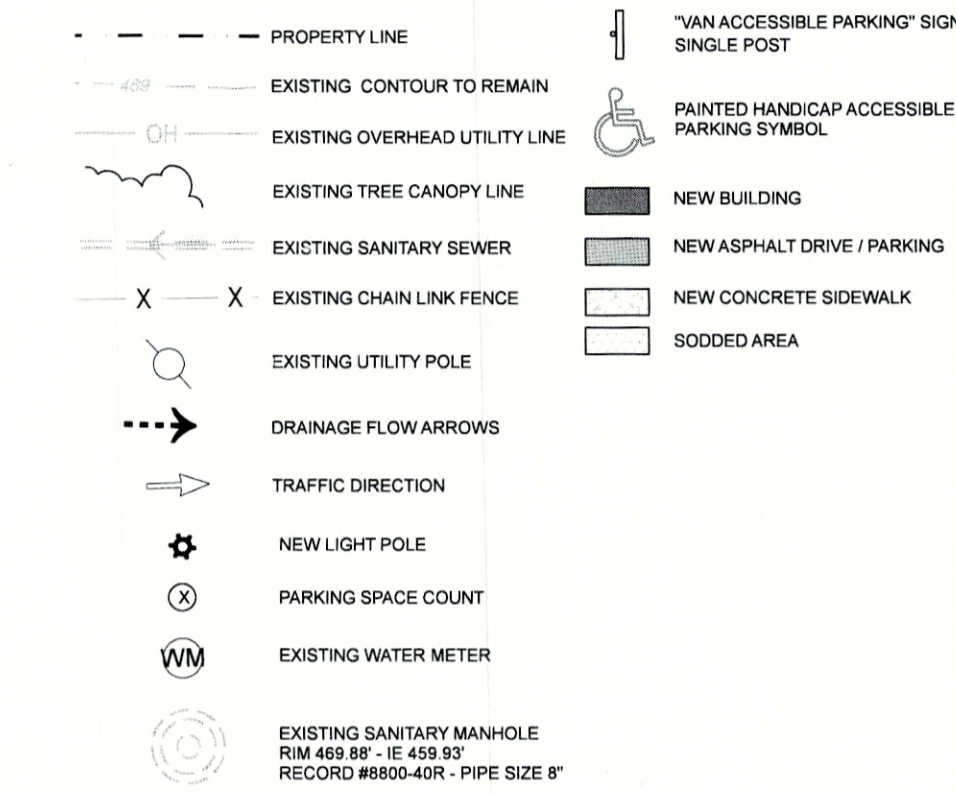
SITE DRAINAGE AREA ZONES



VICINITY MAP N.T.S.



LEGEND



SITE INFORMATION

EXISTING ZONING: R-4
EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE: VACANT
PROPOSED ZONING: C2
PROPOSED USE: COMMERCIAL - AUTO REPAIR
GROSS ACREAGE: 0.934 AC / 40,690 S.F.
BUILDING FOOTPRINT: 5,705 SF (+1,000 SF MEZZANINE)
FAR: 0.14
BUILDING HEIGHT: 25'

PARKING CALCULATION

	MIN PARKING REQUIRED	MAX. PARKING REQUIRED	PARKING PROVIDED
EMPLOYEE PARKING	1 SPACE PER EMPLOYEE PER SHIFT=10	1 SPACE PER EMPLOYEE PER SHIFT=10	10
SERVICE BAY PARKING	2 SPACES PER SERVICE BAY = 16	5 SPACES PER SERVICE BAY = 40	23*
TOTAL PARKING PROVIDED			33**

* SERVICE BAY MAY COUNT AS 1 OF THE REQUIRED SERVICE BAY PARKING REQUIREMENTS
** INCLUDES 2 HANDICAPPED ACCESSIBLE PARKING SPACES
SHORT TERM BICYCLE PARKING REQUIRED = 1 - PROVIDED = 2
LONG TERM BICYCLE PARKING REQUIRED = 1, PROVIDED INSIDE THE BUILDING

ILA CALCULATIONS

VUA AREA: 13,354 S.F.
ILA REQUIRED: 1,001.55 S.F.F. (7.5%)
WAIVER REQUESTED, SEE BELOW

TREE CANOPY CALCULATION (PRELIMINARY)

TOTAL SITE AREA: 40,690 S.F.
REQUIRED TREE CANOPY (20%): 8,164 S.F.
EXISTING TREE CANOPY: 35,208 S.F. (86%)
TREE CANOPY TO BE PRESERVED: 29,152 S.F. (71%)*
NO NEW TREES REQUIRED TO COMPLY WITH REQUIRED TREE CANOPY

* MINIMUM TREE CANOPY WILL BE MET BY PRESERVING WOODED AREA IN THE UNDISTURBED AREA. TPCA TO BE DETERMINED ON LANDSCAPING APPLICATION PLAN.

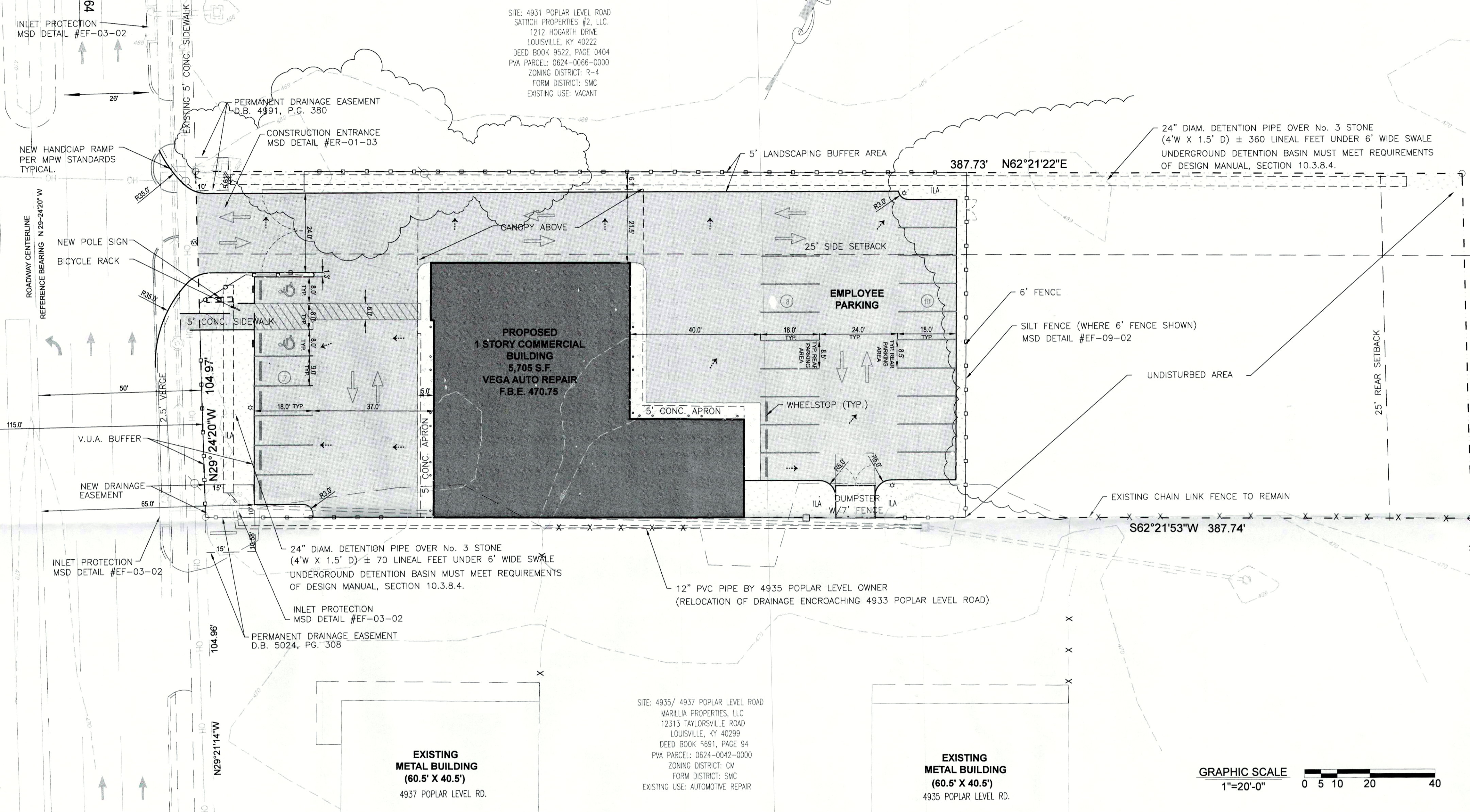
RUNOFF CALCULATION

	IMPERVIOUS AREA	PERVIOUS AREA	DISTURBED AREA	UNDISTURBED AREA	TOTAL SITE
PRE-DEVELOPMENT	3,400 S.F.	37,290 S.F.	3,400 S.F.	37,290 S.F.	40,690 S.F.
POST-DEVELOPMENT	20,757 S.F.	4,412 S.F.	25,169 S.F.	15,521 S.F.	40,690 S.F.
INCREASE (DECREASE)					17,357 S.F. (32.8% S.F.)

REQUESTED VARIANCES, WAIVERS

VARIANCE 1: TO REDUCE THE REQUIRED SIDE YARD SETBACK FROM 25 FT. TO 5 FT. (LDC 5.3.2.C.2.B.)
WAIVER 1: TO REDUCE THE REQUIRED PERIMETER LBA FROM 25 FT. TO 5 FT. (LDC 10.2.4.)
WAIVER 2: TO REDUCE THE REQUIRED VUA LBA FROM 10 FT. TO 5 FT. (LDC 10.2.10.)
WAIVER 3: TO NOT PROVIDE VUA INTERIOR LANDSCAPE AREAS (LDC 10.2.12.)

POPLAR LEVEL ROAD (KY HWY 864) R.O.W. VARIES - ARTERIAL



EPSC NOTES

PRELIMINARY EPSC CONTROL TAG 15 AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE METROPOLITAN SEWER DISTRICT (MSD) REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND BEST PRACTICE STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES. EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

GENERAL NOTES

- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S (KYTC) DESIGN STANDARDS AND SPECIFICATIONS, LATEST EDITION. KYTC'S REVIEW WILL BE REQUIRED. ALL KYTC COMMENTS AND RECOMMENDATIONS MUST BE INCORPORATED INTO PLANS PRIOR TO APPROVAL BY LOUISVILLE METRO DEPARTMENT OF PUBLIC WORKS. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE KYTC'S DESIGN STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- INSTALL EROSION AND SEDIMENT CONTROL PRIOR TO GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEWER DISTRICT'S STANDARD SPECIFICATIONS. ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER. ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED. DRAINAGE FACILITIES SHALL CONFORM TO KENTUCKY STATE REQUIREMENTS.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE. VERGE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES. SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT CANDLES AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL AND SHALL NOT CAUSE GLARE ON ADJOINING PROPERTIES.



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OWNER / DEVELOPER
VEGA AUTO REPAIR & SALES
4933 POPLAR LEVEL ROAD
LOUISVILLE KENTUCKY 40219

DETAILED DISTRICT DEVELOPMENT PLAN
VEGA AUTO REPAIR
4933 POPLAR LEVEL ROAD, LOUISVILLE KENTUCKY 40219
PRIMARY PARCEL ID 062400430000
TAX BLOCK 0624 - LOT# 0043 - DEED BOOK 10489, PAGE 0916

SHEET TITLE:
DETAILED DISTRICT DEVELOPMENT PLAN

DRAWN: AMN
CKD: MN
DATE: JUNE 14, 2017
SCALE: 1"=20'
REV:

DRAWING NUMBER
C-1
CASE# 16ZONE1060
WW# 11492