

**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**

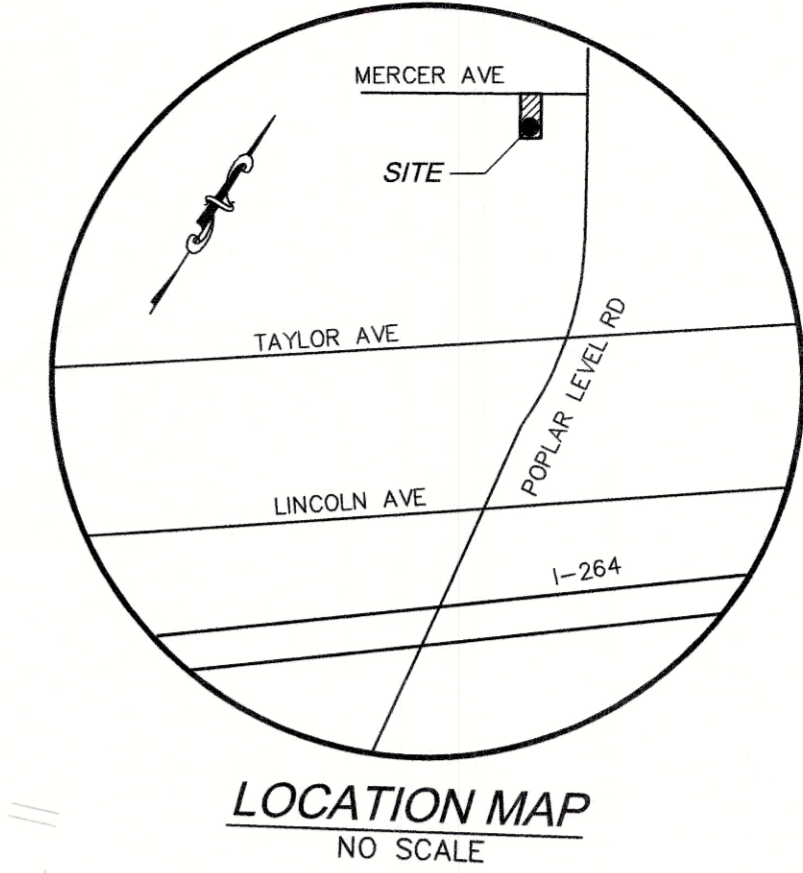
EXISTING BUILDING AT 1692 MERCER AVENUE = 1,702 S.F.  
 EXISTING BUILDING AT 4000 POPLAR LEVEL ROAD = 7,844 S.F.  
**PARKING REQUIREMENTS (MINIMUM) = 36 SPACES**  
 GENERAL OFFICE: 1,702 S.F.  
 1 PARKING SPACE PER 350 S.F. = 5 SPACES  
 MEDICAL (OPTOMETRIST) OFFICE: 7,844 S.F.  
 1 PARKING SPACE PER 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 - 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.

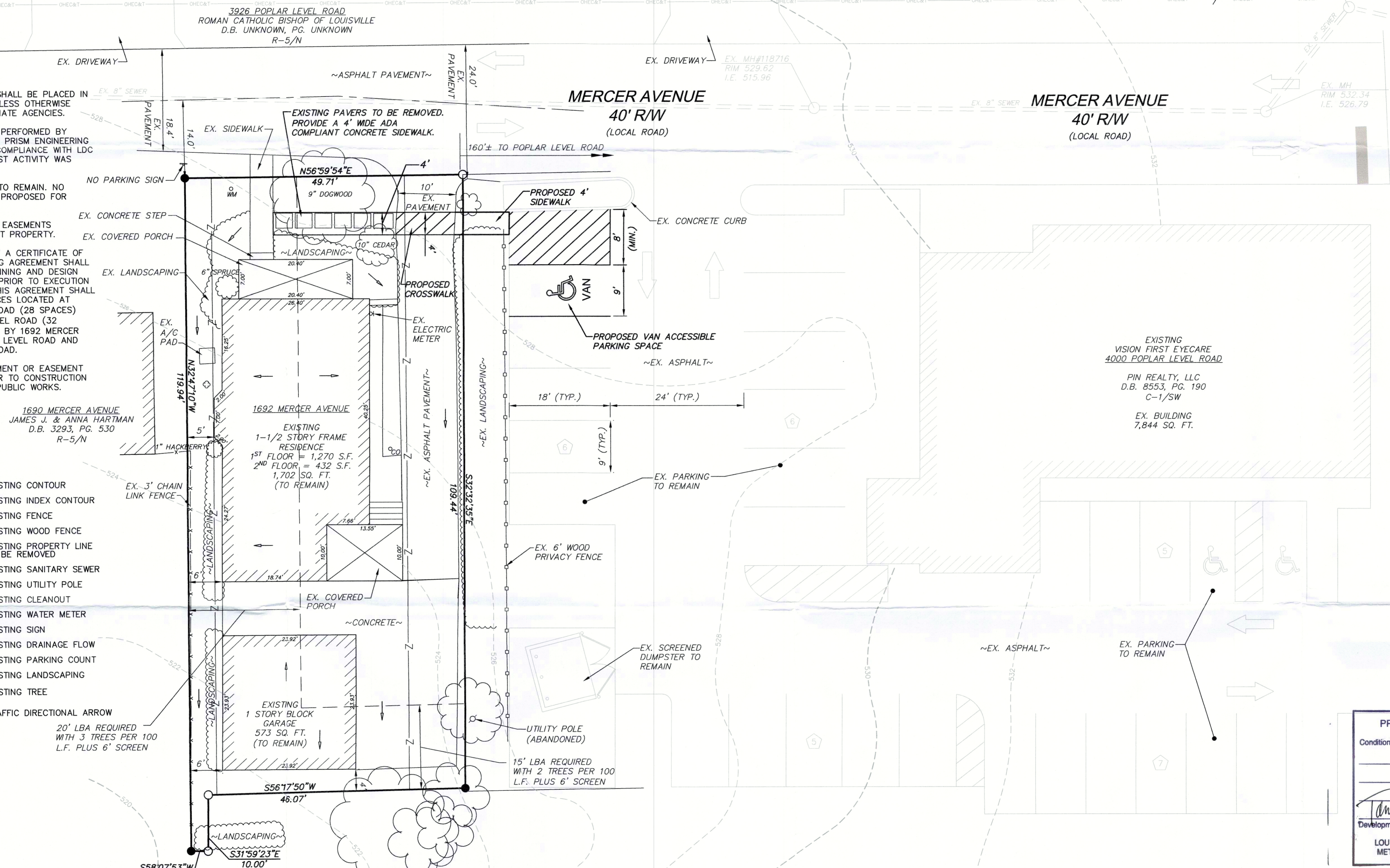


**FLOOD NOTE**

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.

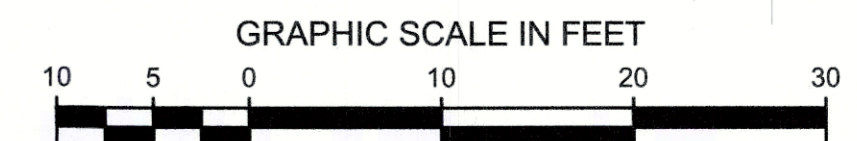


PRELIMINARY APPROVAL DEVELOPMENT PLAN  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 8/14/19  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EXISTING VISION FIRST EYECARE 4000 POPLAR LEVEL ROAD  
 PIN REALTY, LLC  
 D.B. 8553, PG. 190 C-1/SW  
 EX. BUILDING 7,844 SQ. FT.

POPLAR LEVEL ROAD R/W VARIES (MAJOR ARTERIAL)

PRELIMINARY APPROVAL  
 Condition of Approval:  
 [Signature] 8-14-19  
 Development Review Date  
 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.THEPRISMDESIGNGROUP.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**