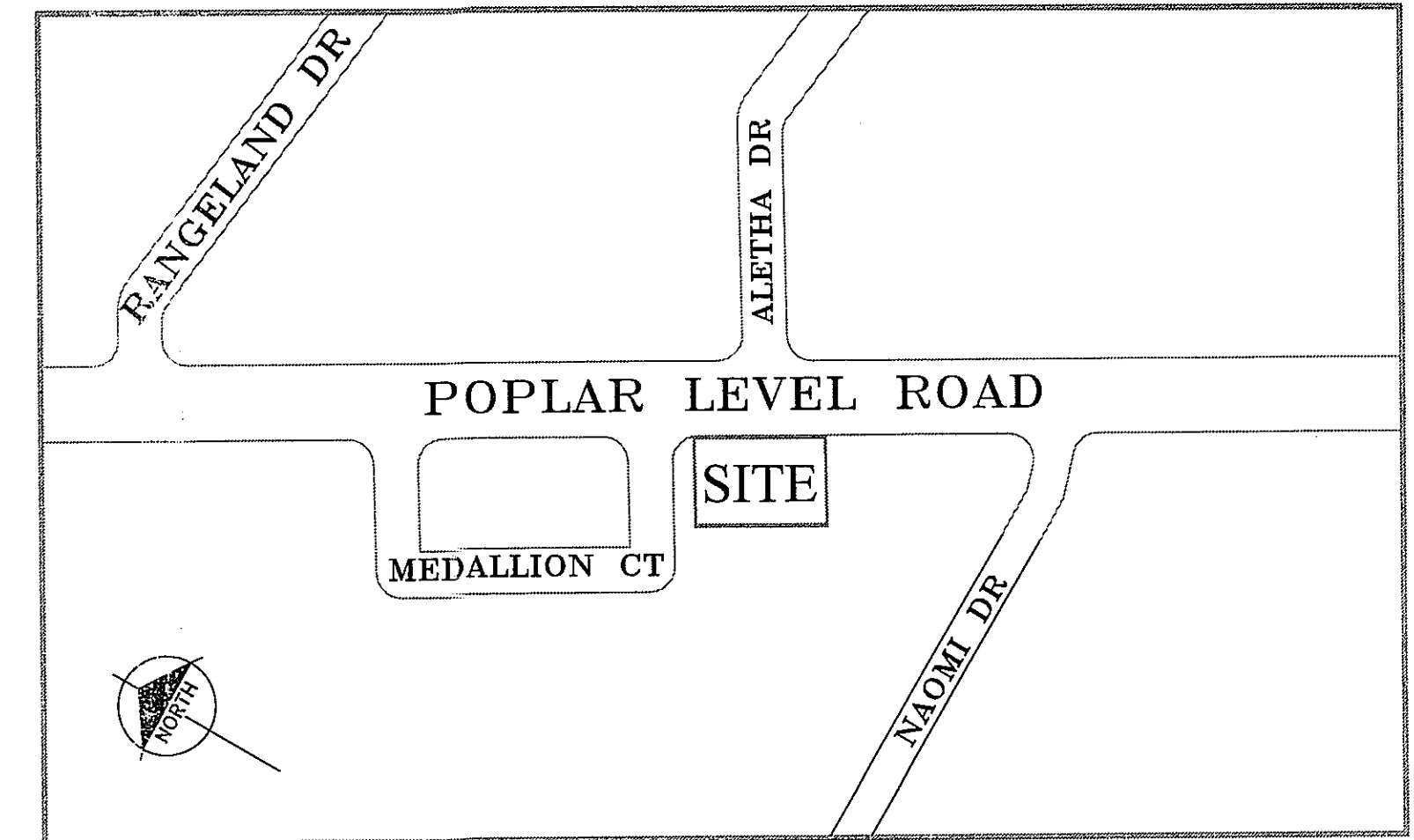


C1-SMC
 ROTH PROPERTIES LLC
 5007 POPLAR LEVEL RD

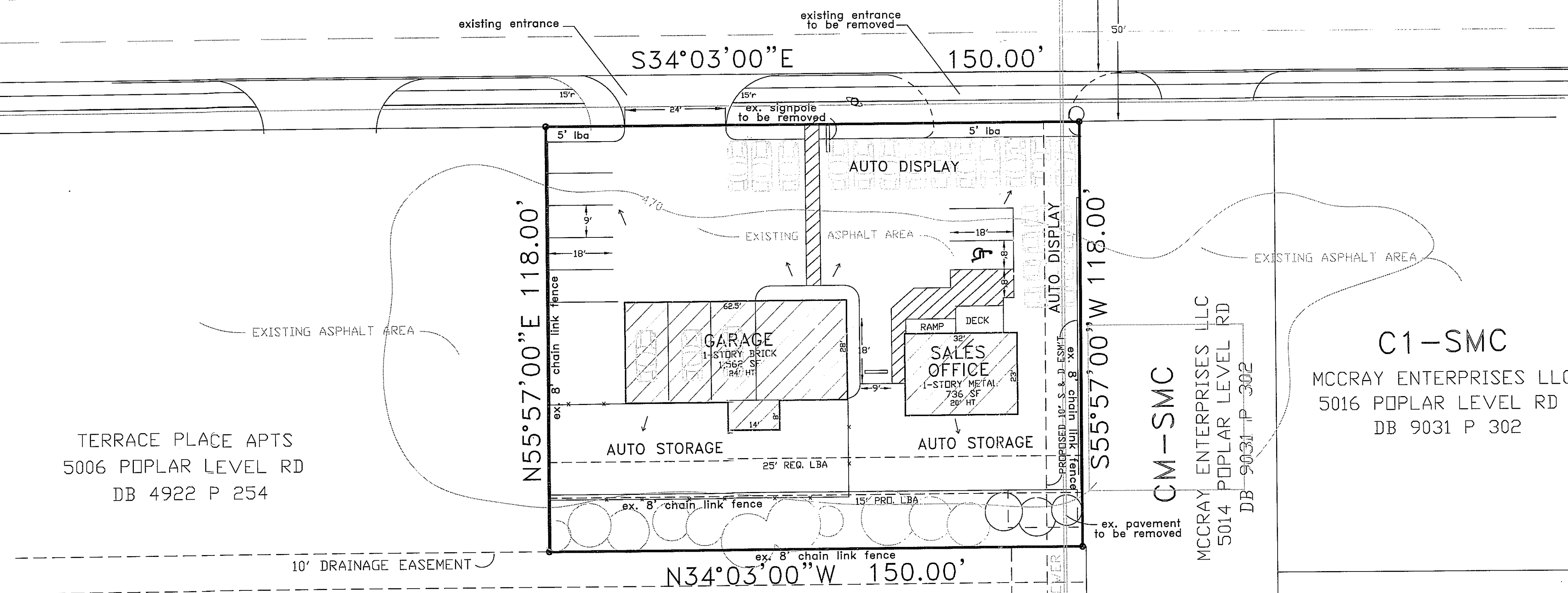
SAMUEL SEIFERT
 5013 POPLAR LEVEL RD
 DB 4922 P 254

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



LOCATION MAP

POPLAR LEVEL ROAD 100' R/W



TERRACE PLACE APTS
 5006 POPLAR LEVEL RD
 DB 4922 P 254

TERRACE PLACE APTS
 4200 MEDALLION COURT
 DB 4922 P 254

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

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

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

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

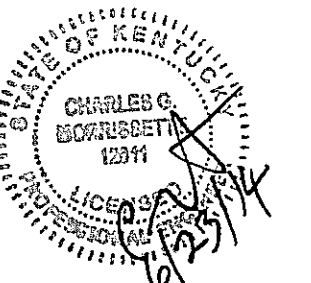
1 space per 250 sf min. of sales building - 736 / 250 = 3 min. / 150 = 5 max.
 1 space per 7000 sf min. of outside sales area - 1500 / 7000 = 0 min. / 5000 = 0 max.
 2 spaces per service bay min. 5 spaces per bay max. - 6 spaces min 15 spaces max.
 1 space per employee max. shift - 2 min. 2 max.

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.

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

FILE NO.
 DDP

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 3. SANITARY SEWER SERVICE WILL BE PROVIDED VIA EXISTING CONNECTION.

APCD NOTE

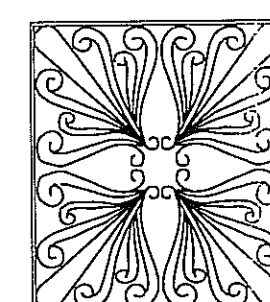
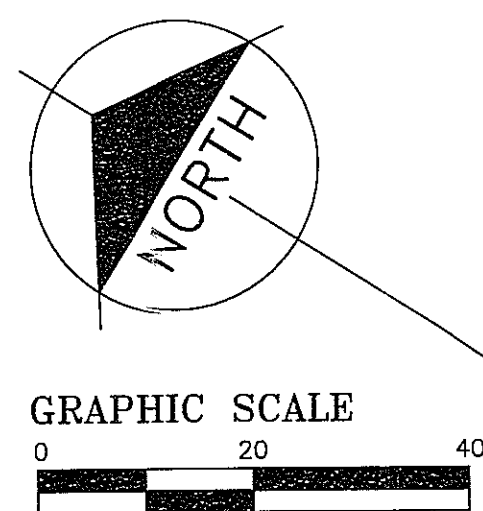
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

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.

LEGEND

- CATCH BASINS
- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING UPOLE W/ OVERHEAD ELECTRIC



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