

GENERAL NOTES

1. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
2. THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0059E, DATED DECEMBER 5, 2006.
3. ALL OUTDOOR LIGHTING WILL COMPLY WITH THE LAND DEVELOPMENT CODE (LDC).
4. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH THE LDC CHAPTER 10.
5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
6. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE ENCROACHMENT PERMIT AND BOND.
8. SIGNS SHALL BE IN COMPLIANCE WITH CH.8 OF THE LDC.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING 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.

EPSC NOTES

1. THE 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AS SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZED LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
6. 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.
7. 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.

KYTC NOTES

1. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
2. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
3. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
4. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
5. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
6. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
7. COMMERCIAL ENTRANCE TO BE 22 FT. WIDE AND CONSTRUCTED IN ACCORDANCE WITH KYTC STANDARD DRAWING RPM-150-08 (CONDITION NO. 1).
8. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL APPROVED WORK DONE IN THE RIGHT OF WAY.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PREDEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSIDE V-DITCH TO BE RE-ESTABLISHED AND ANALYZED ALL THE WAY TO THE EXISTING 24" RCP.
3. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 26,976 S.F. (0.619 AC.).
5. NO INCREASE IN RUN OFF TO THE SOUTHWEST SIDE OF SITE.

SITE DATA

| | |
|------------------------|---------------------|
| EXISTING FORM DISTRICT | NEIGHBORHOOD |
| EXISTING ZONE | OR1 |
| COUNCIL DISTRICT | 10 |
| TAX BLOCK/LOT NUMBER | 085F0/1020 |
| DEED BOOK/PAGE NUMBER | 11100/0628 |
| EXISTING USE | VACANT |
| PROPOSED USE | VEHICULAR |
| SITE ACREAGE | PARKING 0.524 AC. ± |
| PROPOSED PARKING | ± 22,815 SQ. FT. |

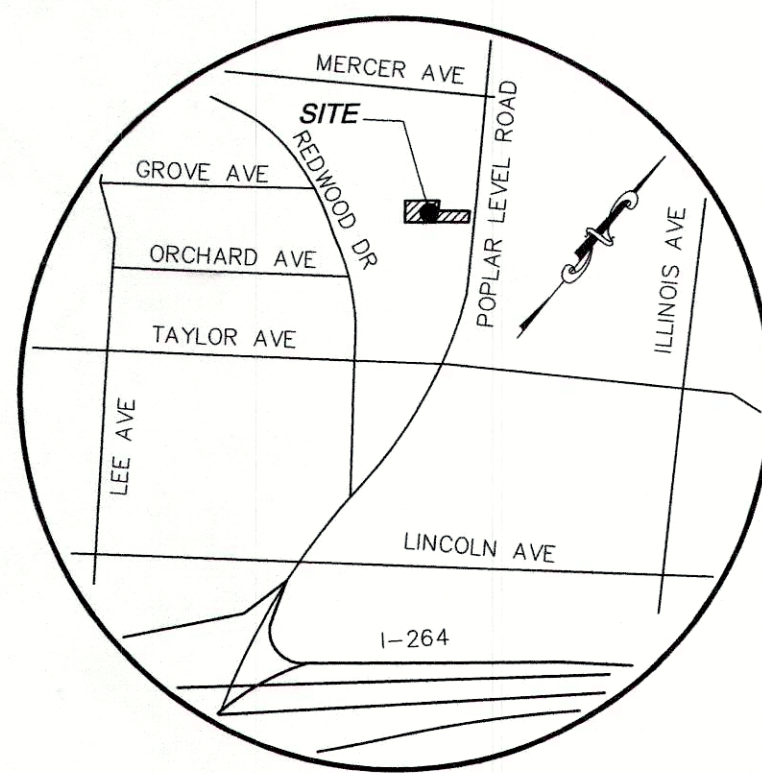
TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE TABLE 10.1.1:
TREE CANOPY CATEGORY FOR COMMERCIAL USE IS CLASS C FROM TABLE 10.1.2:
EX. TREE CANOPY COVERAGE = 62% (14,197 S.F.)
TREE CANOPY PRESERVED = 57% (12,919 S.F.)
TOTAL TREE CANOPY REQUIRED = 15% (3,422 S.F.)

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 12,894 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA) = 12,894 X 0.075 (7.5%)
ILA REQUIRED = 967 SQ. FT.
ILA PROPOSED = 1,730 SQ. FT.

LBA: R-5: 25' WITH 1.5 MULTIPLIER PER TABLE 10.2.3.
R-6: 25' WITH 1.5 MULTIPLIER PER TABLE 10.2.3.
C-1: 5' PER SECTION 10.2.10.A
OR-1: 15' WITH 1.5 MULTIPLIER PER TABLE 10.2.3.
R/W: 10' PER TABLE 10.2.6



LOCATION MAP
NO SCALE

LEGEND

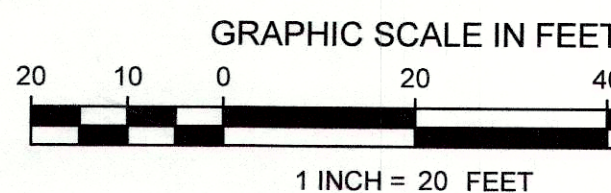
| | |
|-----|--------------------------------------|
| --- | EXISTING CONTOUR |
| --- | EXISTING INDEX CONTOUR |
| --- | EXISTING OVERHEAD ELECTRIC |
| --- | EXISTING UNDERGROUND FIBER OPTIC |
| --- | EXISTING GAS LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING FENCE |
| --- | EXISTING WOOD FENCE |
| --- | EXISTING UTILITY POLE |
| --- | EXISTING LIGHT POLE |
| --- | EXISTING TELECOMMUNICATIONS PEDESTAL |
| --- | EXISTING TELECOMMUNICATIONS BOX |
| --- | EXISTING WATER METER |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING CLEANOUT |
| --- | EXISTING GAS VALVE |
| --- | EXISTING TREELINE |
| --- | EXISTING TREE W/SIZE |
| --- | DRAINAGE FLOW ARROWS |
| --- | ILA (INTERIOR LANDSCAPE AREAS) |
| --- | PROPOSED 8' SCREEN FENCE |

KEYNOTES

- 1 ASPHALT PAVEMENT
- 2 12" MEDIAN CURB
- 3 EXISTING CONCRETE CURB AND SIDEWALK TO BE REMOVED (TBR)
- 4 4" WIDE PAINTED STRIPE
- 5 EXISTING TREES TO BE REMOVED (TBR)
- 6 INTERIOR LANDSCAPE AREA (ILA)
- 7 ENTRANCE PER KYTC STD. DWG. RPM-150-08 (CONDITION NO.1)
- 8 TURF REINFORCEMENT MAT
- 9 TREE CANOPY COVERAGE AREA (TCCA)

CONDITIONAL USE PERMIT REQUESTED

CONDITIONAL USE PERMIT (CUP) IS REQUESTED PER LDC SECTION 4.2.39 FOR AN OFF-STREET PARKING AREA IN AN OR-1 ZONING DISTRICT TO SERVE EMPLOYEES OF VISIONFIRST EYECARE AT 4000 POPLAR LEVEL ROAD. RELIEF IS REQUESTED FROM LDC SECTION 4.2.39.A, TO ALLOW THE WALKING DISTANCE TO EXCEED 200 FEET.



RECEIVED
DESIGN SERVICES

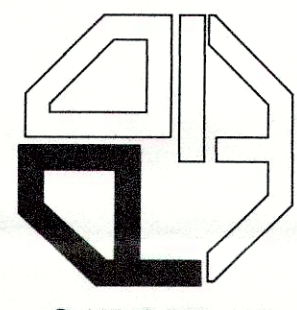
REVISED WAIVER NOTES; ADDED GENERAL NOTE 10.
REVISED WAIVER NOTES; REVISED PARKING AND FENCE ALONG SOUTH PROPERTY LINE.
UPDATED WAIVER NOTES.
REVISED PER PRE-APP AGENCY REVIEW COMMENTS.

18CUP1082

WM # 11801

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SITE PLAN FOR
CONDITIONAL USE PERMIT
CASE NO. 18CUP1082
4000 POPLAR LEVEL ROAD
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.: 218010-E1

REVISIONS

DATE: JUNE 21, 2018

DRAWN BY: RTG

CHECKED BY: JLH

SCALE: 1" = 20'

DP1.0



UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE INFORMATION. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

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, 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.

LDC SECTION 5.2.2 DIMENSIONAL STANDARDS

| | |
|-----------------|-------|
| NEIGHBORHOOD | 15 FT |
| MIN. FRONT YARD | 3 FT |
| MIN. SIDE YARDS | 5 FT |
| MIN. REAR YARD | 5 FT |

INCREASE IN IMPERVIOUS AREA

| | |
|--------------------------------|---------------|
| EXISTING SITE AREA: | 22,815 SQ.FT. |
| EXISTING IMPERVIOUS AREA: | 0 SQ.FT. |
| EXISTING IMPERVIOUS PERCENT: | 0 % |
| PROPOSED IMPERVIOUS AREA: | 13,303 SQ.FT. |
| PROPOSED IMPERVIOUS PERCENT: | 58 % |
| NET IMPERVIOUS AREA CHANGE: | 13,303 SQ.FT. |
| NET IMPERVIOUS PERCENT CHANGE: | 58 % |

PRELIMINARY DETENTION VOLUME CALCULATIONS

$$\begin{aligned} X &= \Delta C R A / 12 \\ C \text{ (PRE)} &= 0.19 \\ C \text{ (POST)} &= 0.64 \\ \Delta C &= 0.64 - 0.19 = 0.45 \\ A &= 0.53 \text{ AC.} \\ R &= 2.8 \text{ INCHES OF RAINFALL} \\ X &= (0.45)(2.8)(0.53) / 12 \\ X &= 0.056 \text{ ACRE-FEET (2,424 CUBIC FEET)} \end{aligned}$$

WAIVERS REQUESTED

1. A WAIVER OF LDC SECTION 10.2.4 TO ALLOW PROPOSED PARKING TO ENCROACH INTO THE REQUIRED PROPERTY PERIMETER BUFFERS ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES, AS WELL AS TO OMIT THE REQUIRED SCREEN FENCE ALONG THE SOUTH PROPERTY LINE ABUTTING THE EXISTING OFFICE USE.
2. A WAIVER OF LDC SECTION 10.2.12 TO ALLOW A REDUCTION IN THE MINIMUM REQUIRED AREA, MINIMUM DIMENSIONS FOR INDIVIDUAL INTERIOR LANDSCAPE AREAS, AND THE MAXIMUM DISTANCE BETWEEN INTERIOR LANDSCAPE AREAS.

- 12/19/18
- 11/19/18
- 10/01/18
- 08/22/18