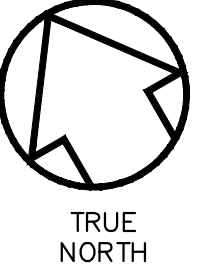


SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 10' 20' 40'
 SCALE: 1" = 20'



MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD 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. SOIL 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 FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RUN-OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- STREET TREES SHALL BE PROVIDED PER CHAPTER 10 AND COMPLY WITH ALL METRO WORKS STANDARDS.
- ALL SITE SIGNAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- WHEEL STOPS OR CURBING AT LEAST 6" TALL SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHOULD BE LOCATED 3' FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 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.
- TARC ROUTE 43 IS LOCATED ALONG POPLAR LEVEL ROAD.
- KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- DUMPSTER SERVICE PROVIDER WILL BE GRANTED ACCESS DURING NORMAL BUSINESS HOURS.
- ADDRESSING SCHEME WILL BE DEVELOPED IN COORDINATION WITH LOUISVILLE METRO EMERGENCY SERVICES PRIOR TO REQUEST FOR PERMITS.

TREE CANOPY CALCULATIONS

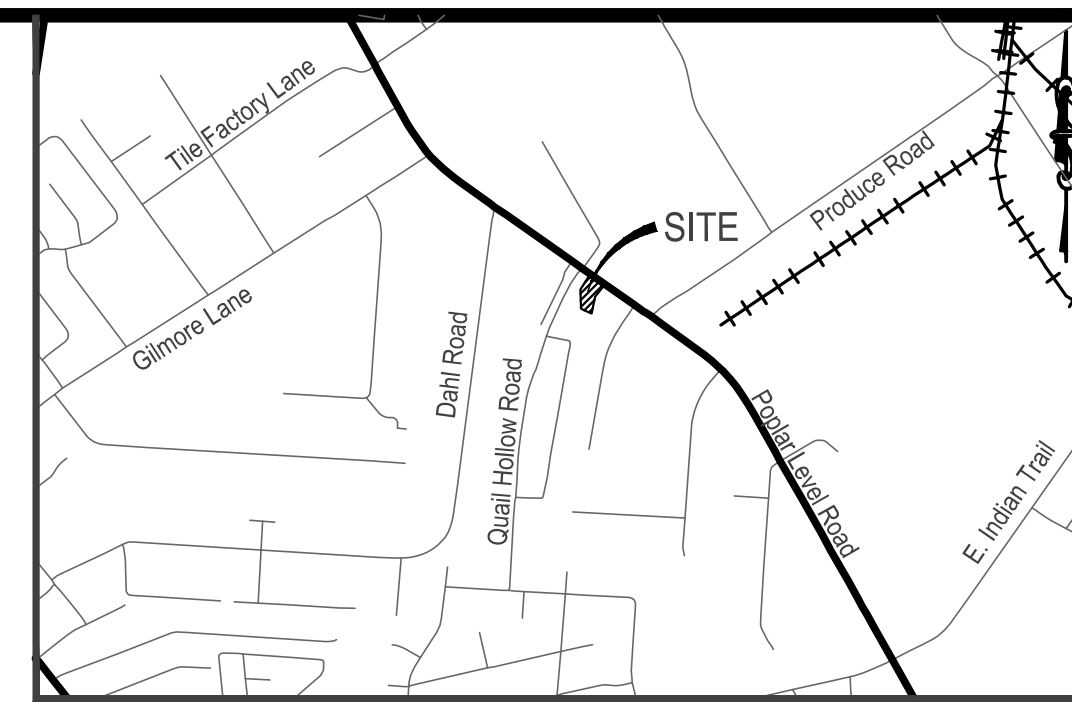
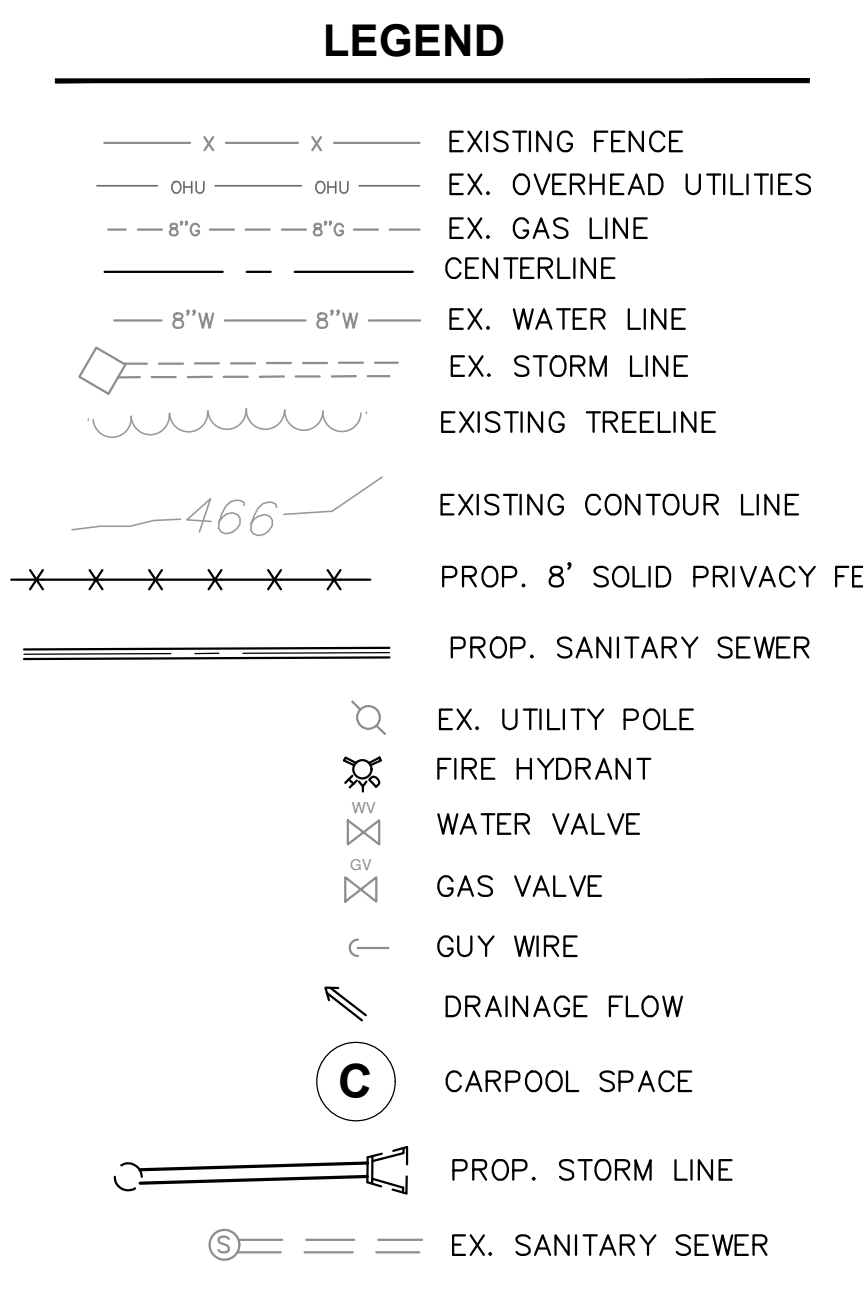
TREE CANOPY CATEGORY CLASS C	
SITE AREA	40,691 S.F.
EX. TREE CANOPY ON SITE	6,300 S.F. (15.5%)
3-36" OAKS "TYPE A" TREES @ 2,100 SF EA. = 6,300 SF	
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED	14,242 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	14,242 S.F. (35%)
TREE CANOPY TO BE PROVIDED	14,400 S.F. (35.4%)
20 "TYPE A" TREES @ 720 SF.	
TOTAL TREE CANOPY TO BE PROVIDED	14,400 S.F. (35.4%)

APPROXIMATE DETENTION CALCULATION:

PRE-DEVELOPED	POST-DEVELOPED
PERVIOUS AREA 0.83 X 0.20 = 0.20 0.93	PERVIOUS AREA 0.26 X 0.20 = 0.06 0.93
IMPERVIOUS AREA 0.0 X 0.95 = 0.00 0.93	IMPERVIOUS AREA 0.67 X 0.95 = 0.68 0.93
PRE-DEVELOPED C = 0.20	POST-DEVELOPED C = 0.74
REQUIRED VOLUME: (0.74-0.20) X 2.9/12 X 0.93 = 0.12 AC-FT (5,227 CU-FT)	
APPROXIMATE PROVIDED VOLUME: 6,588 CU-FT	

IMPERVIOUS AREA (SITE)

NET SITE AREA	0.93 ACRES
AREA OF DISTURBANCE	0.83 ACRES
EXISTING IMPERVIOUS SURFACE	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE	0.62 ACRES (67%)
INCREASE IN IMPERVIOUS SURFACE	0.62 ACRES



LOCATION MAP

NOT TO SCALE

SITE DATA

TOTAL SITE AREA	0.93 ACRES (40,690.55 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USE	OFFICE/CONTRACTOR SHOPS
PROPOSED BUILDING AREA	9,715 SQ.FT.
OFFICE	2,680 SQ.FT.
CONTRACTOR UNITS (9 w/18 EMP.)	7,035 SQ.FT.
FLOOR AREA RATIO	0.24

PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED	11 SPACES
OFFICE (2,680 SQ.FT.)	7 SPACES
CONTRACTOR UNITS (1 SP/400 S.F.)	4 SPACES
MAXIMUM PARKING ALLOWED	27 SPACES
OFFICE (2,680 SQ.FT.)	13 SPACES
CONTRACTOR UNITS (1 SP/200 S.F.)	14 SPACES
PROP. PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	19 SPACES

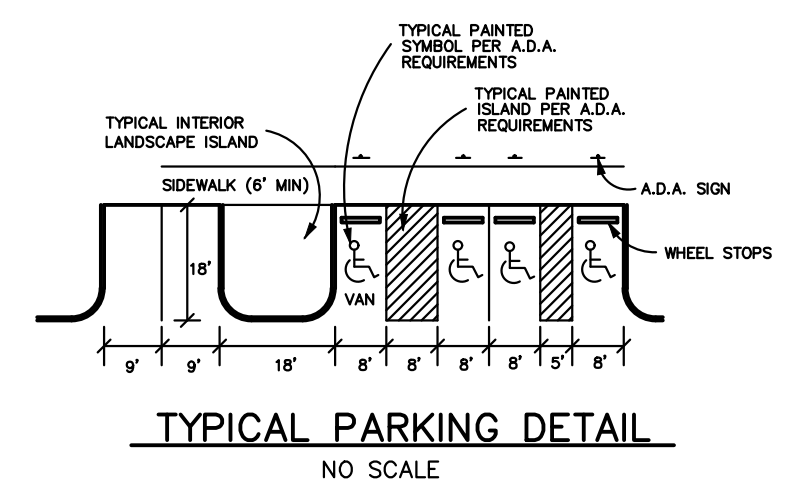
BICYCLE PARKING REQUIREMENTS	
SHORT TERM SPACES	2 SPACES
LONG TERM SPACES*	2 SPACES

*LONG TERM SPACES PROVIDED WITHIN BUILDING.

LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	15,270 SQ.FT.
7.5% I.L.A. REQUIREMENT	1,145 SQ.FT.
PROP. I.L.A. PROVIDED	1,392 SQ.FT.

VARIANCE AND WAIVER REQUESTS:

- REQUEST VARIANCE OF CHAPTER 5.3.2 TO REDUCE THE WEST SIDE YARD (NON-RESIDENTIAL TO RESIDENTIAL WITH NO LOADING) SETBACK FROM 30' TO 10'.
- REQUEST VARIANCE OF CHAPTER 5.3.2 TO REDUCE THE EAST SIDE YARD (NON-RESIDENTIAL TO RESIDENTIAL WITH LOADING) SETBACK FROM 50' TO 10'.
- REQUEST WAIVER OF CHAPTER 10.2.4.A TO REDUCE THE REQUIRED LANDSCAPE BUFFER AREAS FROM 35' TO 10' ALONG THE SIDE YARDS.



TYPICAL PARKING DETAIL
NO SCALE

NO.	BY	DATE	DESCRIPTION
1	DHS	12-15-20	REVISIONS PER AGENCY COMMENTS
2	DHS	2-05-21	ADD'L REVISIONS PER AGENCY COMMENTS
3	DHS	7-14-21	ADD'L REVISIONS PER AGENCY COMMENTS
4	DHS	8-16-21	REMOVAL OF ACCESS WAIVER REQUEST

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 3001 S. Newburg Ave., Louisville, KY 40220
 (502) 459-8402 FAX (502) 459-8407
 www.btmeng.com

DATE
 SIGNATURE

DATE
FOR REVIEW ONLY
 SIGNATURE

BTM PROJECT NO.: 200206
 DEED BOOK 11815, PAGE 996
 TAX REC'D 023, LOT 13

DETAILED DEVELOPMENT PLAN
POPULAR OFFICE PARK
 4636 POPLAR LEVEL ROAD
 LOUISVILLE, KY 40213
 OWNER / DEVELOPER:
 HIGH BRIDGE DEVELOPMENT
 101 NORTH 7TH STREET
 LOUISVILLE, KY 40202

TITLE:
 DRAWN BY: DHS
 CHECKED BY: CRB
 DATE: NOVEMBER 2, 2020
 DRAWING: 200206-DDP
 SCALE: 1" = 20'
 SHEET

CASE # 21-ZONE-0058
RELATED CASE # 20-ZONEPA-0106
MSD WM #12215

1.00

NOT FOR CONSTRUCTION