

**PROJECT SUMMARY**

PROPERTY ADDRESS 4607 POPLAR LEVEL RD  
 TAX BLOCK/LOT 615/67  
 PROPERTY AREA 3.626 AC±  
 EXISTING ZONING CM, M-2  
 EXISTING FORM DISTRICT SUBURBAN WORKPLACE  
 EXISTING USE VACANT, FORMER CATHOLIC CHURCH  
 PROPOSED USE WAREHOUSE BUILDING  
 PROPOSED BUILDING HEIGHT 50' MAX.  
 BUILDING AREA 56,000 SQ. FT.  
 BUILDING FLOOR AREA 56,000 SQ. FT.  
 FLOOR AREA RATIO 0.355  
 FRONT YARD/STREET SIDE SETBACK 25 FEET  
 SIDE YARD SETBACK NONE  
 REAR YARD SETBACK NONE  
 PROPOSED IMPERVIOUS SURFACE 120,830 SF

**PARKING SUMMARY**

**WAREHOUSE USE**  
 REQUIRED PARKING- 1/1.5 EMPLOYEES  
 76 EMPLOYEES/1.5 = 51 SPACES  
 MAXIMUM ALLOWED- 1/1 EMPLOYEES  
 76 EMPLOYEES/1 = 76 SPACES  
 PARKING PROVIDED = 76 SPACES  
 (INCLUDING 4 ACCESSIBLE AND 4 CARPOOL SPACES)  
 REQUIRED BICYCLE PARKING 2 LONG TERM SPACES  
 BICYCLE PARKING PROVIDED 2 LONG TERM SPACES  
 (LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDING)

**VUA/ILA DATA**

VEHICLE USE AREA: 41,238 S.F.  
 INTERIOR LANDSCAPE AREA: REQUIRED (7.5%): 3,093 S.F.  
 PROPOSED: 4,053 S.F.

**TREE CANOPY CALCULATIONS**

PROPERTY AREA 3.626 AC±(157,959 SQ. FT.)  
 EXISTING TREE CANOPY 0-40%  
 EXISTING TREE CANOPY TO BE PRESERVED 0%  
 PROPOSED TREE CANOPY TO BE PLANTED 20% OF AREA(31,592 SQ. FT.)

**MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

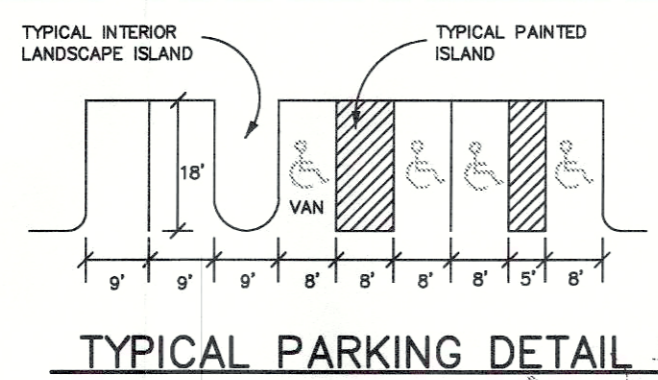
ALL STREAM CROSSINGS MUST UTILIZE LOW - WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

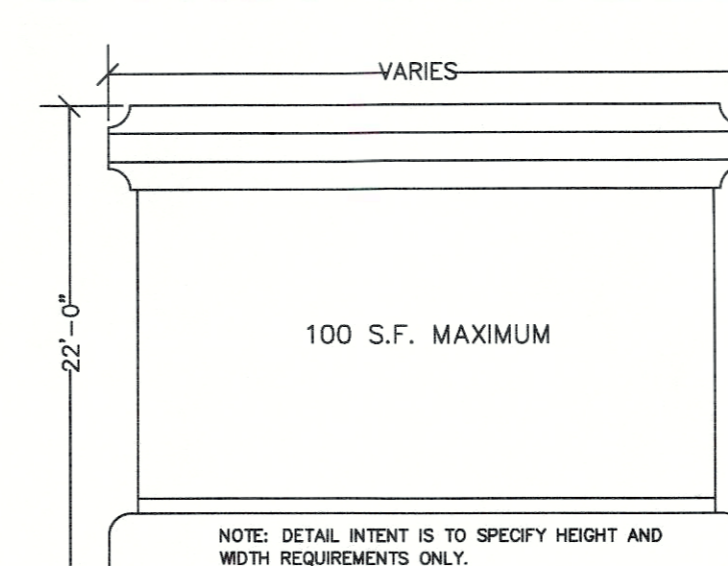
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

**GENERAL NOTES**

- ALL PARKING AND MANEUVERING AREAS ARE TO BE EITHER ASPHALT OR CONCRETE SURFACES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
- STORM SEWER DESIGN AS SHOWN ON THESE PLANS IS A COMBINATION OF EXISTING AND CONCEPTUAL LAYOUTS. SEE DRAINAGE PLANS FOR FINAL STORM LAYOUTS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
- ALL DISTURBED AREAS TO BE SEEDDED.
- SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP NUMBER 21111C0160D, DATED FEBRUARY 2, 1994.
- DUMPSTER ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
- LIGHTING FOR THE DEVELOPMENT SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINES.
- ALL PARKING SPACES TO BE 9' X 18' TYP, EXCEPT AS OTHERWISE NOTED.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- INCREASED RUNOFF VOLUME TO BE COMPENSATED AT 1.5:1 IN THE POND CREEK WATERSHED OR REDUCE 100-YEAR STORM BY 50%.
- DRAINAGE SHALL CONFORM TO APPROVED CONSTRUCTION PLANS FOR TRAJAN AND BE DIRECTED TO THE EXISTING DETENTION BASIN TO THE REAR OF THE SITE. ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- LOADING REQUIREMENTS TO COMPLY WITH CHAPTER 9 PART 1.18 OF THE LDC.
- OUTDOOR STORAGE TO MEET REQUIREMENTS OF M-2 ZONING DISTRICT.
- 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, IN ACCORDANCE WITH THE ORIGINAL REZONING CASE 09-35-06 AT APPROXIMATE LOCATIONS IDENTIFIED ON THIS PLAN. 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.

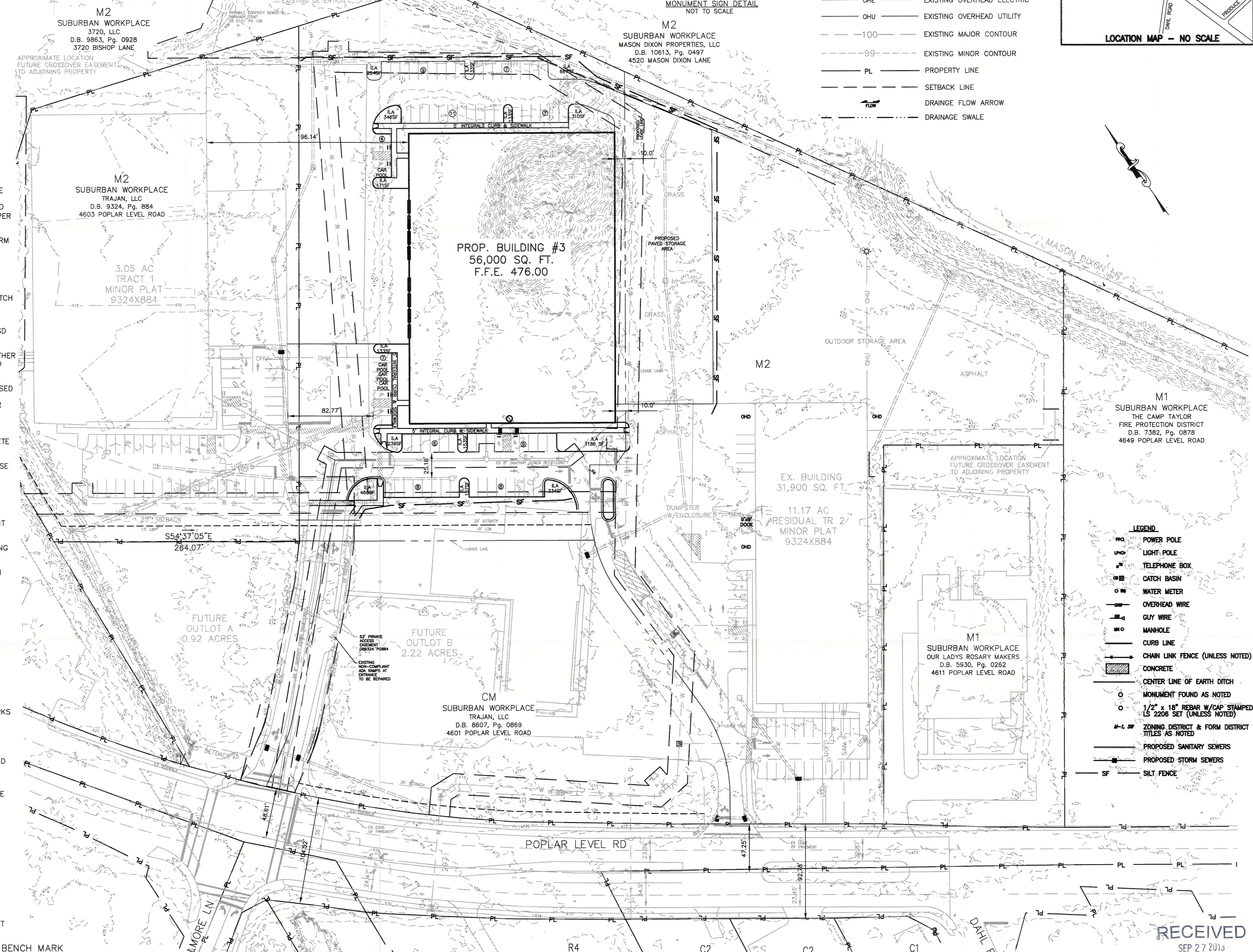
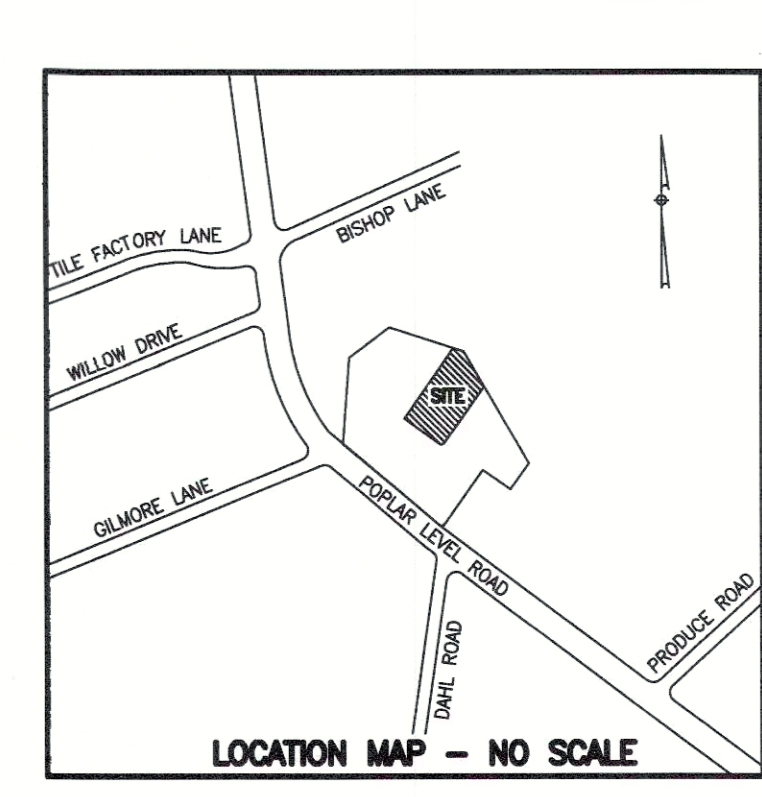


TYPICAL PARKING DETAIL  
NO SCALE

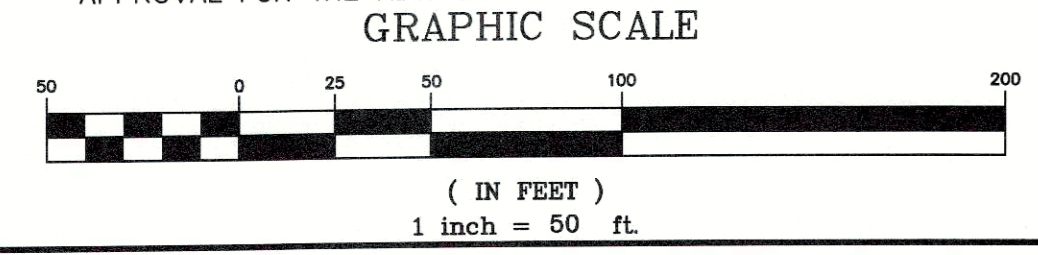


MONUMENT SIGN DETAIL  
NOT TO SCALE

- LEGEND**
- P.L. (PIN) PIN LOCATED
  - EXISTING CATCH BASIN
  - EXISTING SANITARY MANHOLE
  - EXISTING SPOT ELEVATION
  - EXISTING UTILITY POLE
  - EXISTING UTILITY ANCHOR
  - EXISTING STORM SEWER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD UTILITY
  - 100 EXISTING MAJOR CONTOUR
  - 99 EXISTING MINOR CONTOUR
  - PL PROPERTY LINE
  - SETBACK LINE
  - FLOW DRAINAGE FLOW ARROW
  - DRAINAGE SWALE



- LEGEND**
- POWER POLE
  - LIGHT POLE
  - TELEPHONE BOX
  - CATCH BASIN
  - WATER METER
  - OVERHEAD WIRE
  - GUY WIRE
  - MANHOLE
  - CURB LINE
  - CHAIN LINK FENCE (UNLESS NOTED)
  - CONCRETE
  - CENTER LINE OF EARTH DITCH
  - MONUMENT FOUND AS NOTED
  - 1/2" x 18" REBAR W/CAP STAMPED LS 2206 SET (UNLESS NOTED)
  - ZONING DISTRICT & FORM DISTRICT TITLES AS NOTED
  - PROPOSED SANITARY SEWERS
  - PROPOSED STORM SEWERS
  - SILT FENCE



**TBM BENCH MARK**  
 SQUARE CUT IN NORTHEAST CORNER OF CULVERT HEADWALL; LOCATED IN THE NORTHWEST QUADRANT OF THE POPLAR LEVEL ROAD AND GILMORE LANE/TRAJAN ENTRANCE INTERSECTION; APPROXIMATELY 70± NORTHWEST OF THE TRAJAN ENTRANCE. ELEV. 475.64 NAVD 88

**ACCURUS ENGINEERING, LLC**  
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 PHONE: (502) 749-7442 FAX: (502) 333-0644  
 www.accuruseng.com  
 Site Plans ■ Subdivision/Title Design ■ Drainage Design  
 ■ Traffic Engineering ■ Roadway Design

|                   |                      |
|-------------------|----------------------|
| Prepared By:      | Date:                |
| Signature:        | Date:                |
| Scale:            | 1" = 50'             |
| Designed By:      | Drawn By:            |
| Design Date:      | Print Date & Time:   |
| CAD Drawing Name: | 01_DDP_TRA-16-01.dwg |
| Surveyed By:      | Survey Date:         |

**TRAJAN PROPERTY: BUILDING 3**

Developer:  
**TRAJAN, LLC**  
 4603 POPLAR LEVEL RD  
 LOUISVILLE, KY 40213

Owner:  
**TRAJAN, LLC**  
 4603 POPLAR LEVEL RD  
 LOUISVILLE, KY 40213

Sheet Title:  
**DETAILED DISTRICT DEVELOPMENT PLAN**

Sheet:  
**1 of 1**

**RECEIVED**  
 SEP 27 2013  
 PLANNING & DESIGN SERVICES

WM# 3128