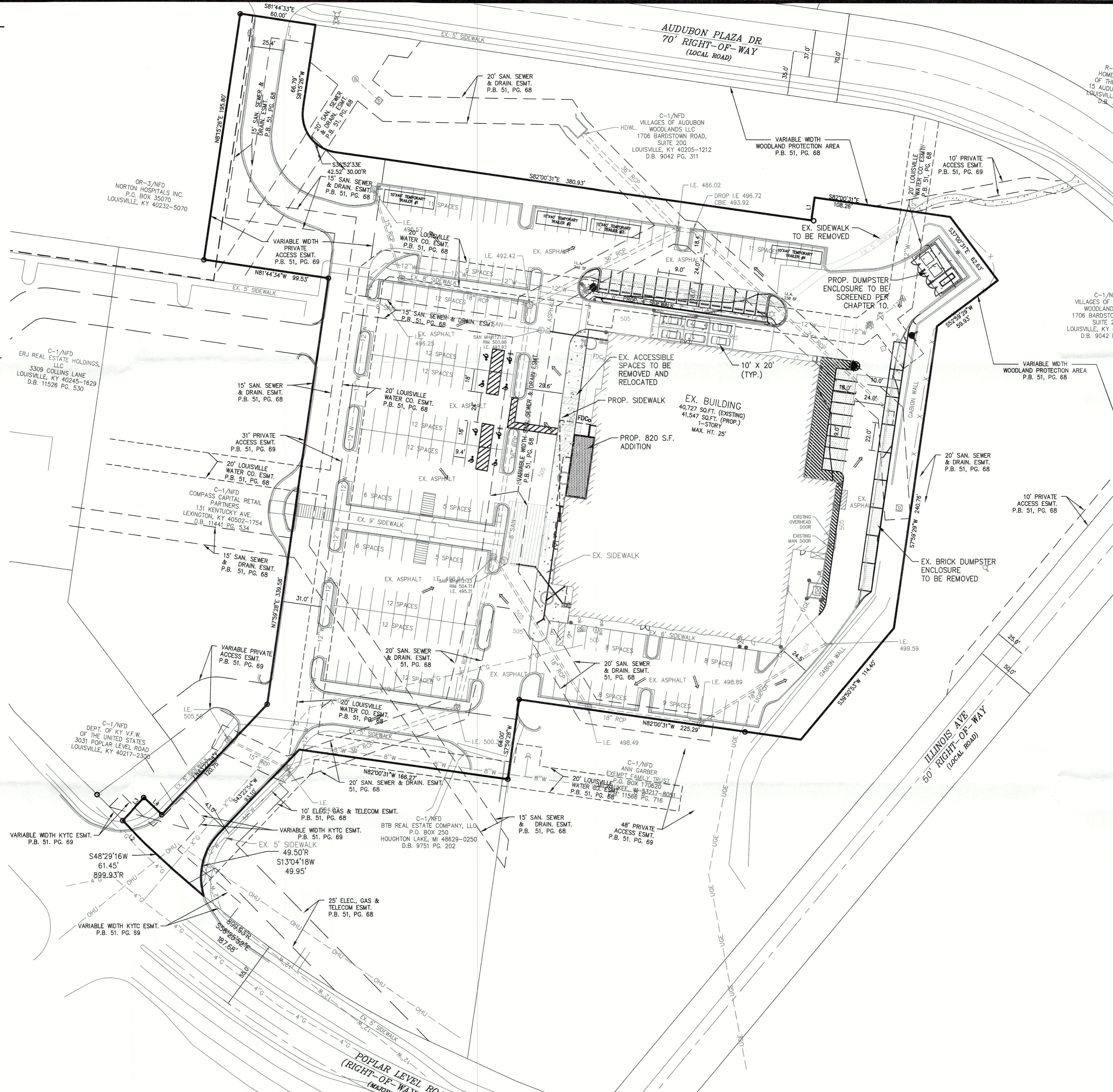


MSD GENERAL NOTES

- 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 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 DRAINAGE AREAS ARE SEEDED 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 SEED, 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.
- SANITARY SEWERS TO BE PROVIDED BY EXISTING PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- THIS PROJECT MUST BE SUBJECT TO MSA 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 14,375 SQ.FT. OR 0.33 ACRES.
- SITE MAY BE SUBJECT TO MSD STORMWATER REGIONAL FACILITY FEES.

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 SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 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 APPROPRIATED 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.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER B OF THE LAND DEVELOPMENT CODE.
- A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C. AND BINDING ELEMENTS #16 & 17 OF APPROVED DOCKET 09-39-04.
- 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.
- SITE LIGHTING WILL BE IN COMPLIANCE WITH CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE AND BINDING ELEMENT #7 OF APPROVED DOCKET 09-39-04.
- THERE SHALL BE NO OUTDOOR STORAGE PER BINDING ELEMENTS OF APPROVED DOCKET 09-39-04.
- ALL CONCRETE WHEEL STOPS OR CURBING SHALL BE AT LEAST SIX (6") INCHES HIGH AND SIX (6") INCHES WIDE AND SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
- 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 IS EXEMPT FROM 4.9.3 OF THE LAND DEVELOPMENT CODE REQUIRING A KARST SURVEY OF THE PROPERTY PER THE EXEMPTIONS LISTED UNDER CHAPTER 4.9.2.C SINCE THE SITE IS PART OF A SUBDIVISION AND PLAN CERTAIN DEVELOPMENT APPROVED PRIOR TO THE EFFECTIVE DATE OF THE KARST REGULATION AS WELL AS THE EXEMPTION FOR EXPANSION OF AN EXISTING NON-RESIDENTIAL STRUCTURE BY LESS THAN 10% UNDER CHAPTER 4.6.1.B.5 OF THE LAND DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE

SITE DATA

GROSS SITE AREA	5,318 ACRES (2,346,667 SQ.FT.)
EXISTING ZONING	C-1 NFD
EXISTING FORM DISTRICT	GROCERY
EXISTING BUILDING AREA	40,727 SQ.FT.
EXISTING F.A.R.	0.018
PROPOSED USE	MEDICAL OFFICE
PROPOSED BUILDING AREA	41,547 SQ.FT.
PROPOSED F.A.R.	1 STORY - 25' MAX. HT. (BUILDING INCREASE 2% - LESS THAN 200)
PARKING REQUIREMENTS	0.018
MIN. PARKING REQUIRED (1 SP/250 SQ.FT.)	166 SPACES
MAX. PARKING ALLOWED (1 SP/150 SQ.FT.)	277 SPACES
EXISTING PARKING PROVIDED	202 SPACES
PROPOSED PARKING PROVIDED (INC. 10 ACCESSIBLE SPACES)	230 SPACES
BIKE RACK:	SHORT TERM 2 SPACES LONG TERM 2 SPACES*

*LOCATED WITHIN THE BUILDING.

LANDSCAPE REQUIREMENTS

NO NEW LANDSCAPE REQUIRED PER CHAPTER 10.1 & 10.2 BASED ON PERCENT OF IMPROVEMENTS NOT MEETING THE THRESHOLD FOR LANDSCAPE REQUIREMENTS.

EX. VEHICLE USE AREA	126,517 SQ.FT.
EX. INTERIOR LANDSCAPE AREA	5,561 SQ.FT.
PROPOSED VEHICLE USE AREA	128,695 SQ.FT.
PROPOSED I.L.A.	6,048 SQ.FT.

TREE CANOPY CALCULATIONS

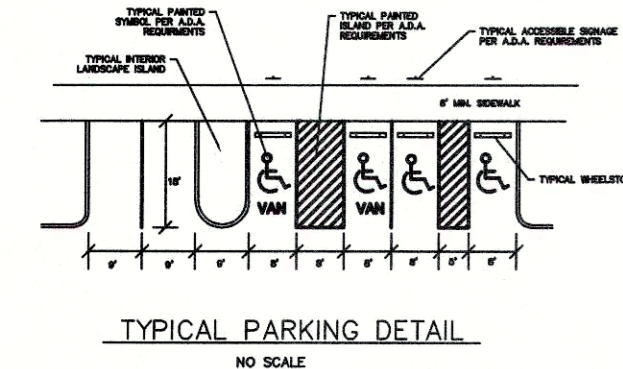
TREE CANOPY CATEGORY CLASS C

TOTAL SITE AREA	2,316,667 S.F.
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NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.1.2.B.3 OF THE L.D.C. FOR INCREASE OF LESS THAN 20%. AREA DISTURBED EQUALS 15%.

LEGEND

- EXISTING FENCE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. SAN. SEWER MANHOLE
- EX. STORM MANHOLE
- EX. SIGN
- FIRE HYDRANT
- GUY WIRE
- EXISTING CONTOUR LINE
- EX. STORM LINE
- CENTERLINE
- DRAINAGE FLOW
- PROP. FENCE
- PROP. WALL



LINE TABLE

L1	N7°59'29"E	18.24'
L2	N44°51'07"W	26.31'
L3	N43°22'48"E	25.02'
L4	S46°37'12"E	19.50'



REVISED DETAILED DEVELOPMENT PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 40' 80'
SCALE: 1" = 40'

IMPERVIOUS AREA (SITE)

NET SITE AREA	5.32 ACRES
AREAS OF DISTURBANCE	0.33 ACRES
EXISTING IMPERVIOUS SURFACE	4.14 ACRES (77.8%)
PROPOSED IMPERVIOUS SURFACE	4.19 ACRES (78.7%)
INCREASE IN IMPERVIOUS SURFACE	0.04 ACRES (1,918 S.F.)

CASE # 20-DDP-0040
MSD WM #9210

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-20-20	CRB
2	DHS	ADD. REVISIONS PER METRO P.W. COMMENTS	7-30-20	CRB
3	DHS	ADD TEMP. TRAILERS PER CLIENT REQUEST	8-13-20	CRB

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DATE
SIGNATURE

DATE
FOR REVIEW ONLY
SIGNATURE

REVISED DETAILED DEVELOPMENT PLAN
NORTON AUDUBON MEDICAL OFFICE
3101 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213

BTM PROJECT NO.: 190252
SITE INFORMATION:
DEED BOOK 11394, PAGE 524
TAX BLOCK 684, LOT 1

OWNER / DEVELOPER:
NORTON PROPERTIES, INC.
4867 U.S. HWY. 42, SUITE 101
LOUISVILLE, KY 40228-0386

DRAWN BY: DHS
CHECKED BY: CRB

DATE: 06-29-2020
DRAWING: 190252-RDDP
SCALE: 1" = 40'
SHEET

NOT FOR CONSTRUCTION

20-00P-0040