

PROJECT SUMMARY

PROPERTY ADDRESS 4605 POPLAR LEVEL RD
 TAX BLOCK/LOT 615/67
 PROPERTY AREA 2.38 AC±
 EXISTING ZONING CM, M-2
 EXISTING FORM DISTRICT SUBURBAN WORKPLACE
 EXISTING USE FORMER CATHOLIC CHURCH
 PROPOSED USE SALES/WAREHOUSE BUILDING
 PROPOSED BUILDING HEIGHT 50' MAX.
 BUILDING AREA 28,850 SQ. FT.
 BUILDING FLOOR AREA 28,850 SQ. FT.
 FLOOR AREA RATIO 0.28
 FRONT YARD/STREET SIDE SETBACK 25 FEET
 SIDE YARD SETBACK NONE
 REAR YARD SETBACK NONE
 EXISTING IMPERVIOUS SURFACE 67,626 SF
 PROPOSED IMPERVIOUS SURFACE 14,077 SF

PARKING SUMMARY

OFFICE USE (4400 SF)
 MIN REQUIRED PARKING = 13 SPACES (1/350 SF)
 MAXIMUM ALLOWED = 22 SPACES (1/200 SF)

RETAIL/SALES USE (2800 SF)

MIN REQUIRED PARKING = 9 SPACES (1/300 SF)
 MAXIMUM ALLOWED = 14 SPACES (1/200 SF)

WAREHOUSE USE

MIN REQUIRED PARKING = 1/1.5 EMPLOYEES
 26 EMPLOYEES/1.5 = 17 SPACES
 MAXIMUM ALLOWED = 1/1 EMPLOYEES
 26 EMPLOYEES/1 = 26 SPACES

MIN PARKING REQUIRED = 39 SPACES
 TRANSIT REDUCTION (10%) = 4 SPACES
 TOTAL MIN PARKING WITH REDUCTION = 35 SPACES
 TOTAL MAX PARKING ALLOWED = 62 SPACES
 PARKING PROVIDED = 62 SPACES
 (INCLUDING 3 ACCESSIBLE AND 3 CARPOOL SPACES)

REQUIRED BICYCLE PARKING 2 SHORT AND 2 LONG TERM SPACES
 BICYCLE PARKING PROVIDED 2 SHORT AND 2 LONG TERM SPACES
 (LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDING)

VUA/ILA DATA

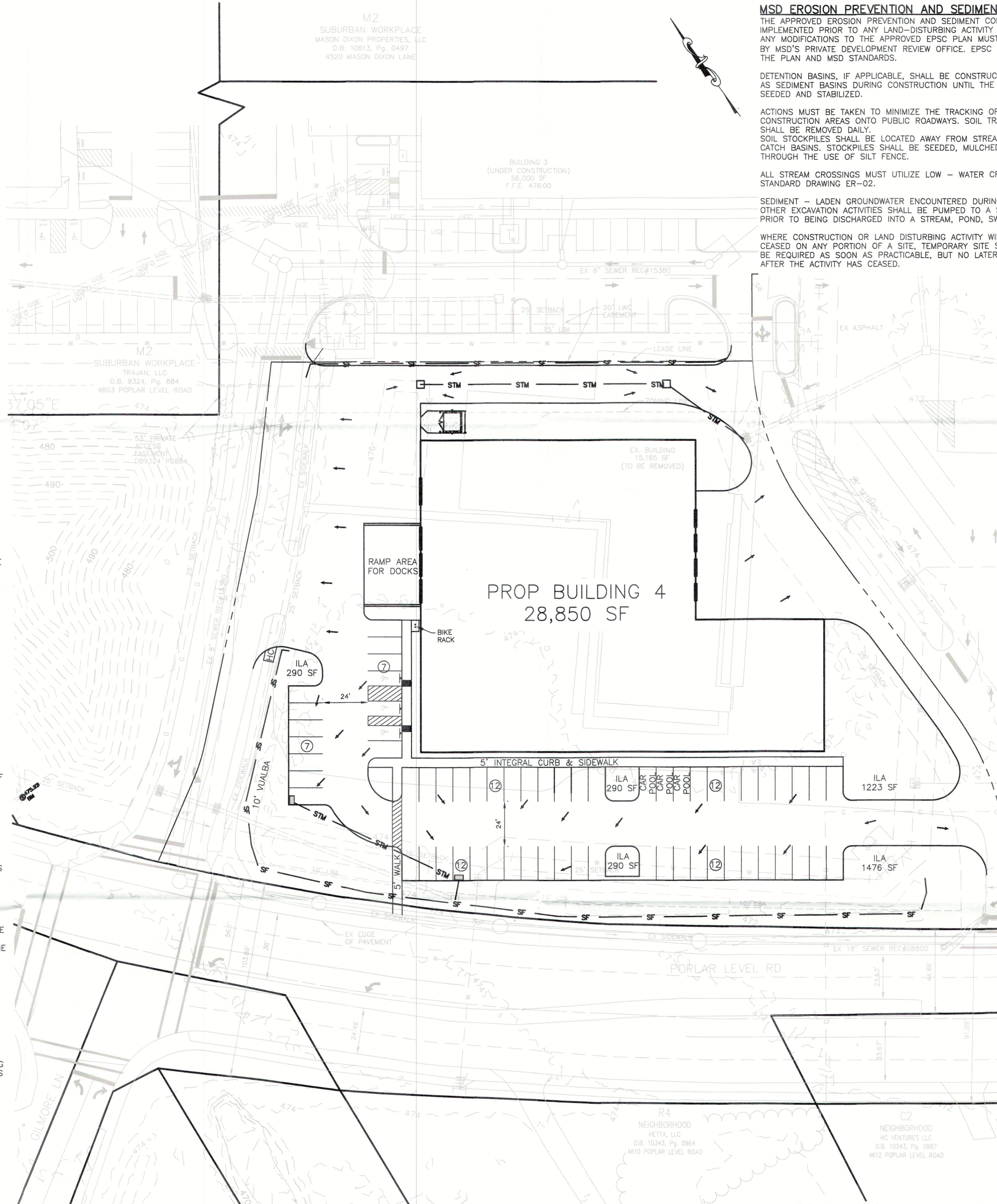
VEHICLE USE AREA: 23,473 S.F.
 INTERIOR LANDSCAPE AREA: REQUIRED (7.5%): 1,760 S.F.
 PROPOSED: 3,569 S.F.

TREE CANOPY CALCULATIONS

PROPERTY AREA 2.38 AC±(103,672 SQ. FT.)
 EXISTING TREE CANOPY 0-40%
 EXISTING TREE CANOPY TO BE PRESERVED 0%
 PROPOSED TREE CANOPY TO BE PLANTED 20% OF AREA(20,735 SQ. FT.)

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 SEEDED.
- 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. BASIN CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- KYTC APPROVAL REQUIRED FOR ANY DRAINAGE DIRECTED TO POPLAR LEVEL ROAD PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



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.

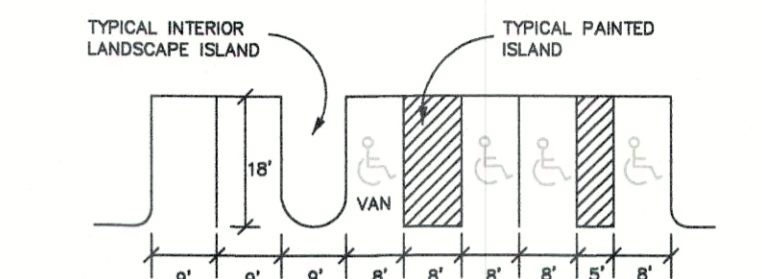
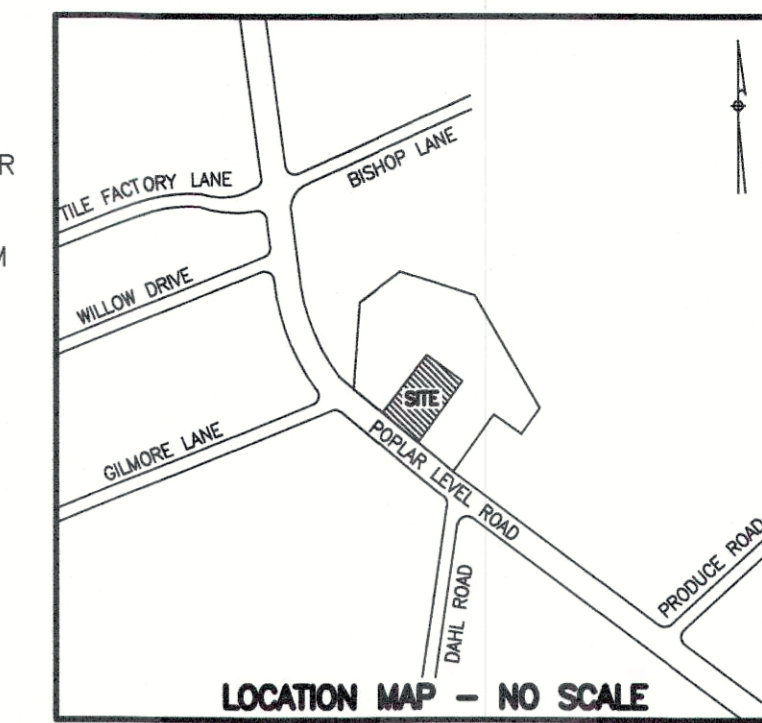
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

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 SEEDED, 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.



TYPICAL PARKING DETAIL NO SCALE

LEGEND

PL (P)	PIN LOCATED
□	EXISTING CATCH BASIN
⊙	EXISTING SANITARY MANHOLE
X 469.62	EXISTING SPOT ELEVATION
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
OHE	EXISTING OVERHEAD ELECTRIC
OHU	EXISTING OVERHEAD UTILITY
-100	EXISTING MAJOR CONTOUR
-99	EXISTING MINOR CONTOUR
---	PROPERTY LINE
---	SETBACK LINE
→	DRAINAGE FLOW ARROW
---	DRAINAGE SWALE
---	LEASE LINE

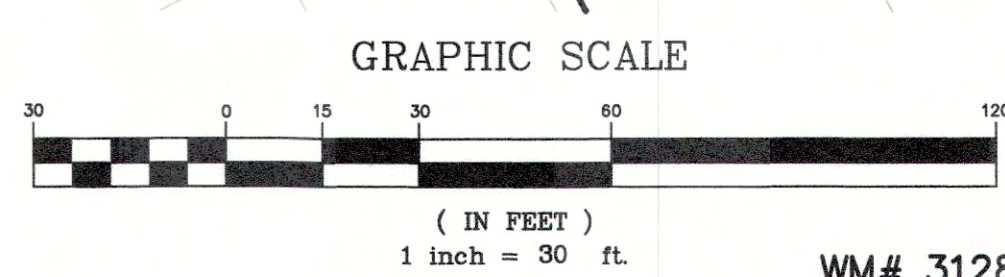
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 [Handwritten notes and signatures]

PRELIMINARY APPROVAL
 Condition of Approval:
 [Handwritten signature and date: 7-12-17]
 Date: 7-12-17
 DEVELOPER: TRAJAN, LLC
 LOUISVILLE, KY 40213
 METRO SEWER DISTRICT

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



WM# 3128

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Prepared By:	Date:
Signature:	Date:
Scale:	Scale:
Designed By: JCK	Drawn By: JCK
Design Date: 04/20/2017	Print Date & Time: 04/20/2017
CAD Drawing Name:	
Surveyed By: TRAJAN	Survey Date: TRAJAN
BY:	NO. DATE
REVISION DESCRIPTION	

Project: **TRAJAN PROPERTY - BUILDING 4**
 4605 POPLAR LEVEL ROAD
 LOUISVILLE, KY 40213
 PARCEL NO. - 061500670000 - 11.19 AC.
 Developer: **TRAJAN, LLC**
 4603 POPLAR LEVEL RD
 LOUISVILLE, KY 40213

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

Sheet Title: **REVISED DEVELOPMENT PLAN**

Sheet: **1 of 1**

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 JUN 28 2017
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