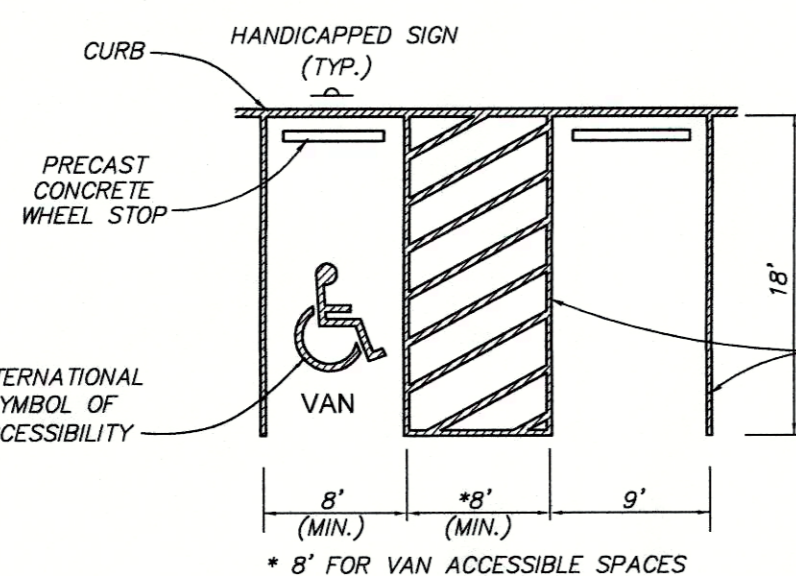


LEGEND

- HYD EXISTING FIRE HYDRANT
- GM EXISTING GAS METER
- GV EXISTING GAS VALVE
- OHU EXISTING OVERHEAD UTILITY
- OPM EXISTING PAD MOUNTED TRANSFORMER
- WM EXISTING WATER METER
- WV EXISTING WATER VALVE
- PP EXISTING POWER POLE
- EW EXISTING GUY WIRE
- TELE EXISTING TELEPHONE PEDESTAL
- DS EXISTING DOWNSPOUT
- EF EXISTING FENCE
- OHE EXISTING OVERHEAD ELECTRIC
- OHE&T EXISTING OVERHEAD ELECTRIC & TELEPHONE
- G6 EXISTING 6" GAS LINE
- G4 EXISTING 4" GAS LINE
- G12 EXISTING 12" WATER LINE
- TL EXISTING TREELINE
- SC EXISTING SILT FENCE
- SSW EXISTING STORM SEWER WITH HEADWALL
- SSS EXISTING SANITARY SEWER
- PCS PROPERTY SERVICE CONNECTION (PER SEWER CONSTRUCTION PLANS)
- PD PROPOSED DITCH
- NPS NUMBER OF PARKING SPACES
- TFD TRAFFIC FLOW DIRECTION
- DFD DRAINAGE FLOW ARROW
- B/L BUILDING LIMIT
- LBA LANDSCAPE BUFFER AREA TO BE REMOVED
- ILA INTERIOR LANDSCAPE AREA
- CO PROPOSED CLEAN OUT
- WM PROPOSED WATER METER
- OHE PROPOSED OVERHEAD ELECTRIC SERVICE
- W PROPOSED WATER SERVICE LINE
- SAN PROPOSED SANITARY SEWER SERVICE LINE
- SF PROPOSED SILT FENCE
- LA PROPOSED LANDSCAPE AREA



TYPICAL PARKING DETAIL
NO SCALE

BOUNDARY NOTE

PARCEL LINES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED ON THE PROPERTY. THIS SITE IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD WHICH A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.

TBM INFORMATION

TBM#1 - RAILROAD SPIKE IN UTILITY POLE 36± EAST OF THE NORTHWESTERN CORNER OF 4612 KNOPP AVENUE ELEVATION: 457.79' NAVD 88

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0092E DATED DECEMBER 5, 2006.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE EXISTING SANITARY SEWER. CONTRACTOR TO FIELD VERIFY PROPERTY SERVICE CONNECTION LOCATION.
3. SANITARY SEWER FROM THIS SITE IS TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT PLANT.
4. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND.
5. THE EXISTING 6' CHAIN LINK FENCE TO REMAIN ALONG THE PERIMETER OF THE ENTIRE PROPERTY.
6. ANY PROPOSED PARKING BELOW THE FLOODPLAIN TO HAVE SIGNS PER THE FLOODPLAIN ORDINANCE.
7. NO FILLING IN THE FLOODPLAIN WILL BE REQUIRED AS A RESULT OF THIS PROJECT.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX INCH SANITARY SEWER.
10. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
11. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

EROSION PREVENTION AND SEDIMENT CONTROL

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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 A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

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 OR LOCAL 502-266-5123), 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.

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED TO ALLOW THE APPLICANT TO NOT PROVIDE SIDEWALKS ALONG KNOPP AVENUE AND MELTON AVENUE, AS WELL AS THE ASSOCIATED PEDESTRIAN CONNECTIONS TO THE PUBLIC RIGHT OF WAY AND ADJOINING PROPERTIES.
2. A WAIVER IS REQUESTED TO ALLOW THE EXISTING PARKING AND MANEUVERING AREAS TO ENCROACH INTO THE REQUIRED 15' LBA ALONG KNOPP AVENUE AND MELTON AVENUE.
3. A WAIVER IS REQUESTED TO ELIMINATE THE LANDSCAPE BUFFER AND PLANTING REQUIREMENTS ALONG THE UNIMPROVED STREET FRONTAGE OF ROWE STREET.
4. A WAIVER IS REQUESTED FOR A REDUCTION OF THE REQUIRED TREE CANOPY AREA.
5. A WAIVER IS REQUESTED TO NOT PROVIDE THE BUFFER AND SCREENING BETWEEN THE STREET AND THE VUA/LOADING AREAS ALONG KNOPP AVENUE AND MELTON AVENUE.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0092 E DATED DECEMBER 5, 2006.

SITE SUMMARY

ZONING DISTRICT: EZ-1
FORM DISTRICT: SUBURBAN WORKPLACE
COUNCIL DISTRICT: 13
TAX BLOCK 807 LOT NUMBER 47
D.B. 10325 , PG. 0012
EXISTING USE: INDUSTRIAL-HEAVY TRUCK REPAIR/STORAGE
EXISTING BUILDING AREA: 5,392 S.F.
PROPOSED USE: INDUSTRIAL-HEAVY TRUCK REPAIR/STORAGE
PROPOSED BUILDING: 5,600 S.F.
FLOOR AREA RATIO: 0.04
HEIGHT: 18.5'
SITE ACREAGE: 3.41 AC. PER DEED (148,393 SQ. FT.)
EXISTING IMPERVIOUS AREA = 141,341 S.F.
PROPOSED IMPERVIOUS AREA = 132,719 S.F.
(FOR THE PURPOSES OF THIS CALCULATION, THE EXISTING COMPACTED STONE AREA IS INCLUDED IN THE IMPERVIOUS AREA CALCULATION.)

PARKING SUMMARY

PARKING REQUIREMENTS (MINIMUM) = 5 SPACES
INDUSTRIAL USES:
1 PARKING SPACE PER 1.5 EMPLOYEES FOR MAIN SHIFT PLUS SECOND SHIFT (8 EMPLOYEES) = 5 SPACES
PARKING REQUIREMENTS (MAXIMUM) = 8 SPACES
INDUSTRIAL USES:
1 PARKING SPACE PER 1 EMPLOYEES FOR MAIN SHIFT PLUS SECOND SHIFT (8 EMPLOYEES) = 8 SPACES
TOTAL PARKING = 7 SPACES (EXISTING)

LANDSCAPE SUMMARY

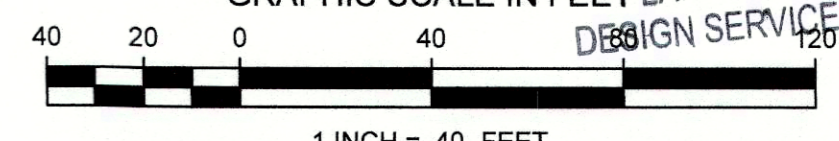
PROPOSED VEHICULAR USE AREA FOR:
EMPLOYEE PARKING (VUA) = 12,382 SQ. FT.
TRUCK MANEUVERING (VUA) = 107,070 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA): PER LDC SECTION 10.2.12, INTERIOR LANDSCAPE AREAS SHALL NOT BE REQUIRED FOR ENCLOSED VEHICULAR USE AREAS THAT ARE SECURED FROM ACCESS BY A FENCE AND USED FOR STORAGE AND MANEUVERING.
ILA REQUIRED = 929 SQ. FT. (7.5% OF EMPLOYEE VUA)
ILA PROPOSED = 1,053 SQ. FT.

TREE CANOPY CALCULATIONS

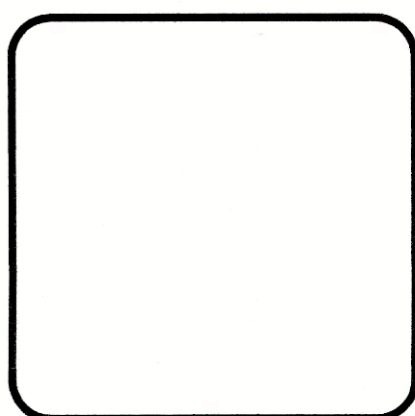
IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
FROM TABLE 10.1.1:
TREE CANOPY CATEGORY FOR INDUSTRIAL LAND USE IS CLASS C
FROM TABLE 10.1.2:
EXISTING TREE CANOPY COVERAGE = 6% (9,430 SQ. FT.)
TREE CANOPY PRESERVED = 6% (9,251 SQ. FT.)
TOTAL TREE CANOPY REQUIRED = 18% (26,711 SQ. FT.)
TREE CANOPY TO BE PLANTED = 2% (2,880 SQ. FT.)
TREE CANOPY REDUCTION WAIVER REQUESTED = 10% (14,580 SQ. FT.)

- 9/10/15 REVISED PER STAFF REVIEW COMMENTS.
- 8/24/15 REVISED GENERAL NOTES.

RECEIVED
SEP 14 2015
DESIGN SERVICES



WM # 11234



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CATEGORY 2B DEVELOPMENT PLAN
4612 KNOPP AVENUE
LOUISVILLE, KY 40213

OWNER: CHARMOLL-KNOPP PROPERTIES, LLC
3519 HEDGWICK PL.
LOUISVILLE, KY 40245-8497
CLIENT: ALLEGIAN CONSTRUCTION, LLC
15505 CRYSTAL VALLEY WAY
LOUISVILLE, KY 40299

PROJECT NO:	215027-E1
DATE:	JULY 27, 2015
DRAWN BY:	RTG
CHECKED BY:	JUH
SCALE:	1" = 40'

1 OF 1

FSMSCJCB