

EPSC NOTES

1. 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.
2. 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 FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
3. 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
4. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITY NOTE

1. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

THE SUBJECT PROPERTY IS LOCATED IN ZONE (X), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NUMBER 2111C0087E, EFFECTIVE ON 12/05/2006. THIS SHOULD NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING.

PROJECT DATA	
TOTAL SITE AREA	10.98 ACRES (478,203.9 SQ. FT.)
PARCEL ID	281101350000
TAX BLOCK, LOT NO.	2811, 0135
ZONING	EZ1
FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
EXISTING BUILDING AREA	130,062.6 SQ. FEET (0.27 FAR)
PROPOSED BUILDING AREA	65,000 SQ. FT. (TOTAL 195,062.6 - 0.41 FAR)
MAX. BLDG. HEIGHT ALLOWED	50'
EXISTING BLDG. HEIGHT	37'-7"
PROPOSED BLDG. HEIGHT	37'-7"
DEED BOOK & PAGE	D.B. 06582 Pg. 0090
PROPERTY ADDRESS	7300 GLOBAL DRIVE
PARKING SPACES REQ. (50 EMPLOYEES)	MIN. 1/1.5 EMPLOYEES - 34 SPACES MAX. 1/1 EMPLOYEE - 50 SPACES
PROVIDED PARKING SPACES	48 SPACES INCLUDING 2 H.C. SPACE &
EXISTING IMPERVIOUS AREA	5.3 ACRES (230,405 SQ. FT. 48%)
PROPOSED IMPERVIOUS AREA	7.1 ACRES (308,405 SQ. FT. 65%)
EXISTING VUA	100,342 SQ. FT.
EXISTING EMPLOYEE VUA	39,880 SQ. FT.
REQUIRED ILA	7.5% (2,991 SQ. FT.)
PROVIDED ILA	7.6% (3,050 SQ. FT.)
EXISTING TREE CANOPY	13,200 SQ. FT. (3.0%)
REQUIRED TREE CANOPY	76,515 SQ. FT. (16.0%)
REQUIRED NO. OF TREES	80-105 TREES



REVISIONS		
NO.	DATE	DESCRIPTION

DEVELOPMENT PLAN

CLIENT:
ITOCHU STEEL, INC.

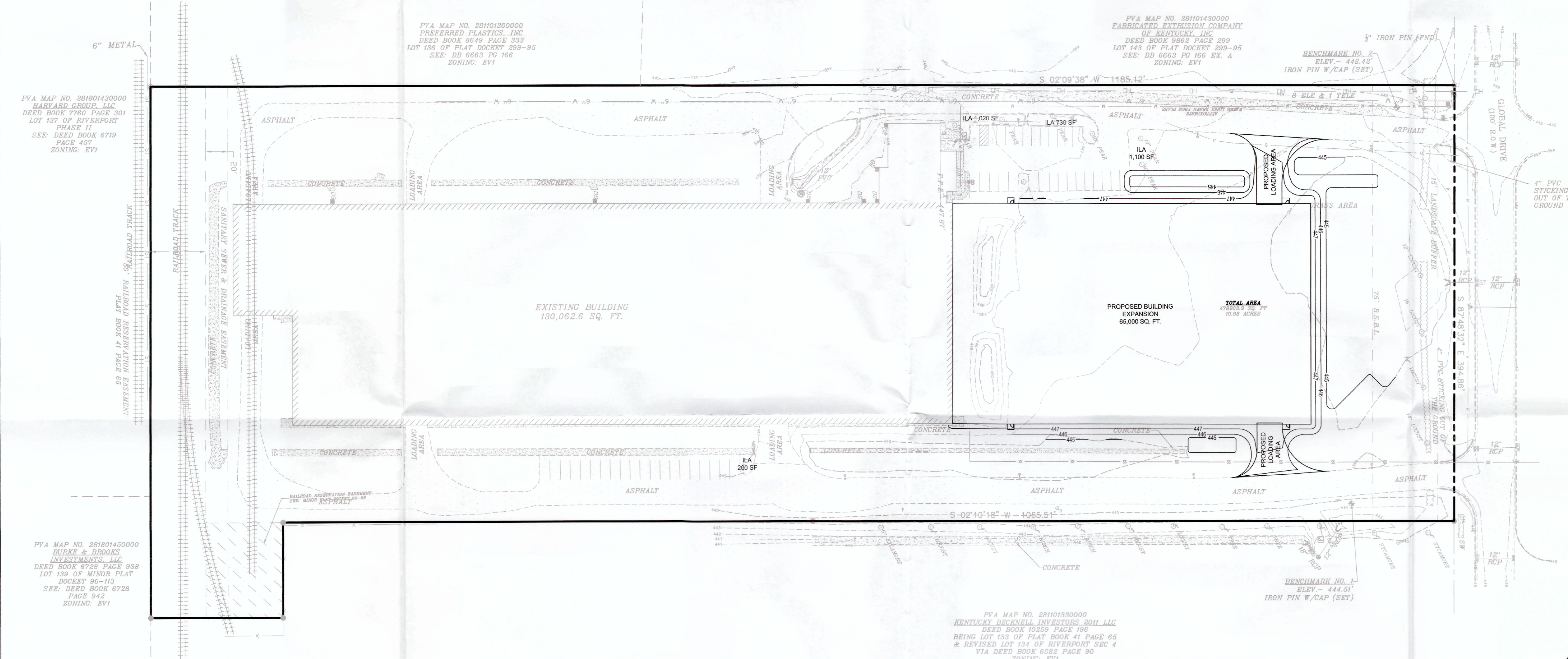
PROJECT:
MISA METAL PROCESSING
7300 GLOBAL DRIVE
LOUISVILLE, KY. 40258

PREPARED AND SUBMITTED BY:
AEI AMERICAN ENGINEERS, INC.
6 GARDEN PARK DRIVE
LOUISVILLE, KY 40217
2008 WILSON MILLER PARKWAY
LOUISVILLE, KY 40217
300 EAST 23RD STREET
LOUISVILLE, KY 40217

WAIVER REQUESTS:

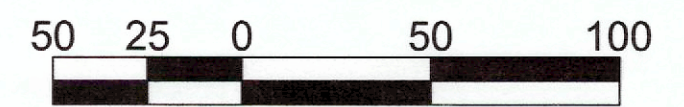
1. OMIT BUILDING LOCATION AND ORIENTATION REQUIREMENT PER SECTION 5.5.2.A.1.
2. OMIT ANIMATION FEATURE REQUIREMENTS ALONG GLOBAL DRIVE PER SECTION 5.5.1.B.1.a.

LEGEND	
SYMBOLS THAT MAY APPEAR ON DRAWING	
[Symbol]	RIGHT OF WAY
[Symbol]	PROPERTY LINE
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING 1" CONTOUR
[Symbol]	EXISTING 5" CONTOUR
[Symbol]	EXISTING CONCRETE CURB
[Symbol]	W/ DROP CURB
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING UNDERGROUND ELECTRICAL LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING GASLINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	GAS METER
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING LIGHT POLE (24" DIA)
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	DROP BOX INLET (DBI)
[Symbol]	EXISTING TRANSFORMER PAD
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	EXISTING TREE
[Symbol]	SPRINKLER HEAD
[Symbol]	EXISTING SIGN
[Symbol]	BENCH MARK
[Symbol]	DOWNSPOUT
[Symbol]	ELECTRIC JUNCTION BOX
[Symbol]	EXISTING GUIDE WIRE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING BOLLARD
[Symbol]	1/2" IRON PIN & CAP (SET/R. NEIGHBOR BY PLS. SHRT)
[Symbol]	IRON PIN AND CAP FOUND AS DESCRIBED
[Symbol]	IRON PIPE FOUND AS DESCRIBED
[Symbol]	EXISTING STRUCTURE (AS NOTED)
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING RIP RAP
[Symbol]	EXISTING LANDSCAPED AREA



RECEIVED
SEP 25 2015
PLANNING & DESIGN SERVICES

OWNER / DEVELOPER
ITOCHU STEEL, INC.
7300 GLOBAL DRIVE
LOUISVILLE, KY. 40258



SCALE:
1"=50'
DATE:
9-24-15
DRAWN BY:
M. ALLEN

CHECKED BY:
J. WATSON

1115 PROJECTS/15-254 MISA Metal Processing/Sheetw/PLANS

SHEET:
DP

BDBP/AM/131