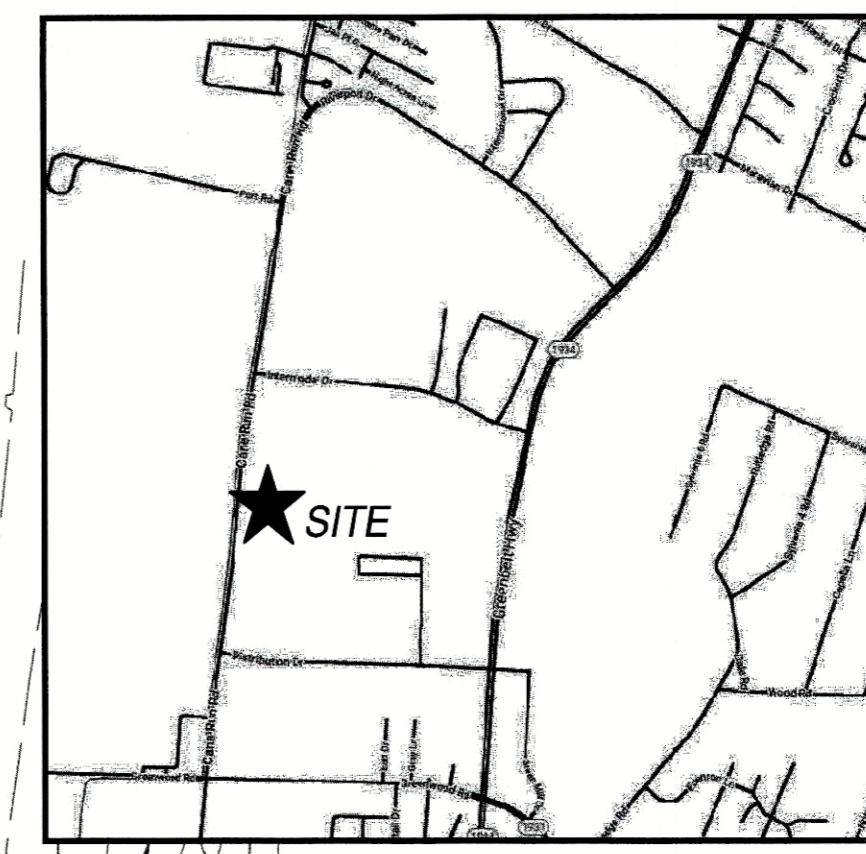


LOUISVILLE LAND DEVELOPMENT REQUIREMENTS (SITE ZONING E2-1, INTENSITY CLASS 5)

TREE CANOPY STANDARDS (SECTION 10.1.4)	
TREE CANOPY CALCULATIONS	
NO SCALE	CLASS C (SITE IS 0%-40% COVERED IN EXISTING TREE CANOPY) TOTAL SITE AREA = 251,655 SF
EXISTING TREE CANOPY	EASTERN & SOUTHERN EX. VEGETATIVE CANOPY AREA = 21,083 SF 1 EA - 15" CAL. LOCUST @ 1,200 SF = 1,200 SF 1 EA - 12" CAL. PEAR @ 177 SF = 177 SF 1 EA - 12" CAL. LOCUST @ 1,200 SF = 1,200 SF 2 EA - 11" CAL. LOCUST @ 1,200 SF = 2,400 SF 1 EA - 10" CAL. LOCUST @ 1,200 SF = 1,200 SF 1 EA - 8" CAL. TYPE C @ 142 SF = 142 SF 1 EA - 7" CAL. TYPE C @ 142 SF = 142 SF 1 EA - 6" CAL. SERVICE BERRY @ 142 SF = 142 SF 3 EA - 5" CAL. TYPE C @ 142 SF = 426 SF 2 EA - 4" CAL. TYPE C @ 142 SF = 284 SF 4 EA - 3" CAL. TYPE C @ 142 SF = 568 SF TOTAL EXISTING TREE CANOPY PRESERVATION AREA = 28,964 SF (12%) 4% NEW CANOPY COVERAGE REQUIRED OR 10 EA - 3" CAL. TYPE A TREES



VICINITY MAP
N.T.S.

TYPICAL PARKING SPACE LAYOUT

NOTE: CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE 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.

NOTE: ALL DRIVE AISLES ARE 24" MINIMUM. PARKING MATERIAL SHALL BE HEAVY DUTY ASPHALT.

UTILITY NOTE: COMPATIBLE LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH.

OWNER DAMERON ALLOY FOUNDRIES 6330 GATEWAY DR. CYPRESS, CA 90630	CONTRACTOR KOETTER CONSTRUCTION 7393 PETE ANDRES ROAD FLOYDS KNOBS, IN 47119
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PROJECT DATA

TOTAL SITE AREA	= 5.775 ACRES (251,655 SF)
DISTURBED AREA	= 3.74 ACRES (162,914 SF)
EXISTING ZONING	= MULTI-PURPOSE ENTERPRISE ZONE (E21)
ZONING OF ALL ADJACENT PROPERTIES	= MULTI-PURPOSE ENTERPRISE ZONE (E21)
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= INDUSTRIAL
PROPOSED USE	= INDUSTRIAL
BUILDING HEIGHT	= ONE STORY, 25' MAX (50' MAXIMUM ALLOWED)
EXISTING BUILDING FLOOR AREA	= 43,100 SF
PROPOSED FOOTPRINT AREA	= 78,538 SF
F.A.R.	= 0.31 (5.0 MAXIMUM ALLOWED)

PARKING REQUIRED

MINIMUM PARKING REQUIRED = 114 SPACES
 1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT, 90 FIRST SHIFT AND 90 SECOND SHIFT EMPLOYEES BASED ON USER DATA
 MAXIMUM PARKING ALLOWED = 170 SPACES
 1 SPACE FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT

PARKING PROVIDED

EXISTING PARKING	= 25 SPACES
PROPOSED STANDARD PARKING	= 86 SPACES
PROPOSED HANDICAPPED PARKING	= 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)
TOTAL PROPOSED PARKING	= 89 SPACES
TOTAL PARKING PROVIDED	= 114 SPACES

TOTAL VJA AREA
 INTERIOR LANDSCAPE AREA PROVIDED = 5,490 SF (0.25%)
 INTERIOR LANDSCAPE AREA REQUIRED = 5,563 SF ONE (1) MEDIUM OR LARGE TREE PER 4,000 SF OF VJA.
 INTERIOR LANDSCAPE TREES REQUIRED = 19 (73,200 SF / 4,000 = 18.3 TREES)

EXISTING IMPERVIOUS
 PROPOSED IMPERVIOUS = 116,903 SF
 BICYCLE PARKING REQUIRED = 138,550 SF (19% INCREASE)
 BICYCLE PARKING PROVIDED = 3 (2, OR 1 PER 50 EMPLOYEES) = 3

EROSION PREVENTION AND SEDIMENT CONTROL 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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. 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.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-02.
5. 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.
6. 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, NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
3. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
4. ALL DRAINAGE, EPSC, AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MSD AND MSD DESIGN MANUAL REQUIREMENTS.
5. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN PER THE FIRM MAP NO. 21111C0209E.
6. ON-SITE DETENTION WILL BE USED TO ENSURE POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAKS.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.

KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- LEGEND:**
- SANITARY MANHOLE
 - ⊕ CLEANOUT
 - DOWNSPOUT
 - CATCH BASIN
 - SIGN
 - ⊕ GAS VALVE
 - ⊕ GAS SERVICE
 - ⊕ AC UNIT
 - ⊕ ELECTRIC METER
 - ⊕ ELECTRIC BOX
 - ⊕ TRANSFORMER
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ WATER SPIGOT
 - ⊕ FIRE HYDRANT
 - DECIDUOUS TREE
 - EXISTING TREE LINE
 - EXISTING FENCE LINE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND GAS
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - ← DIRECTION OF INGRESS/EGRESS
 - 2.0% — DRAINAGE FLOW ARROW
 - HEAVY DUTY ASPHALT PAVEMENT
 - EXISTING PAVEMENT
 - EXISTING CONCRETE
 - LANDSCAPE AREA

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 www.thekoettergroup.com



NO. DATE DESCRIPTION

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DAFCO, INC. EXPANSION
 6851 CANE RUN RD, LOUISVILLE, KY
 40258
 REVISED LOT 23 &
 TRACT 24 REVISED
 RIVERPORT - SECTION 3
 JEFFERSON COUNTY, KENTUCKY
 TAX BLOCK: 2325
 D.B. 10975, PG 806

PROJECT NO: 190975-022
 DATE: 08.13.2019
 SCALE: 1" = 30'
 SHEET NAME: RECEIVED
 OCT 29 2019
 PLANNING & DESIGN SERVICES

811
 Know what's below.
 Call before you dig.
 WM#4141

DEVELOPMENT PLAN
 SHEET NO. **C301**