

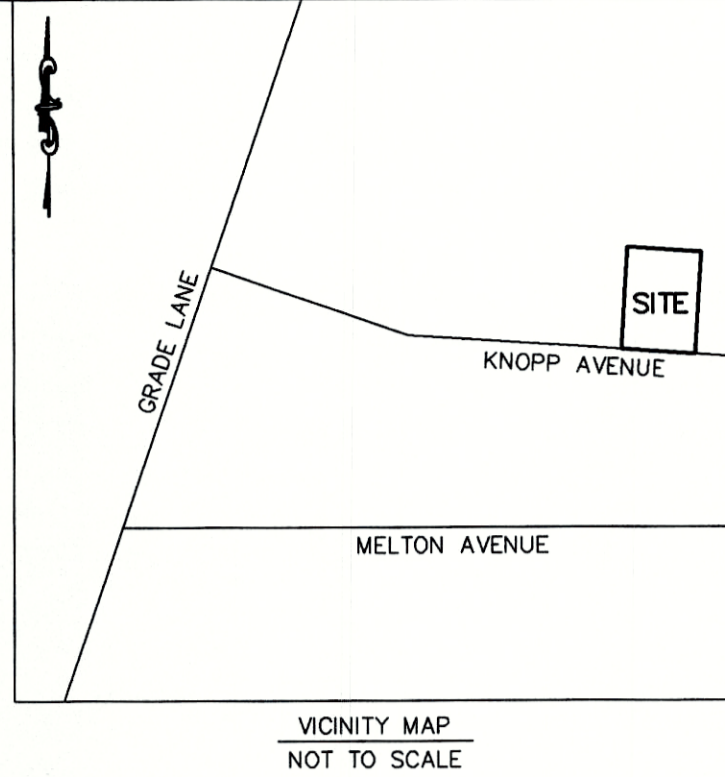
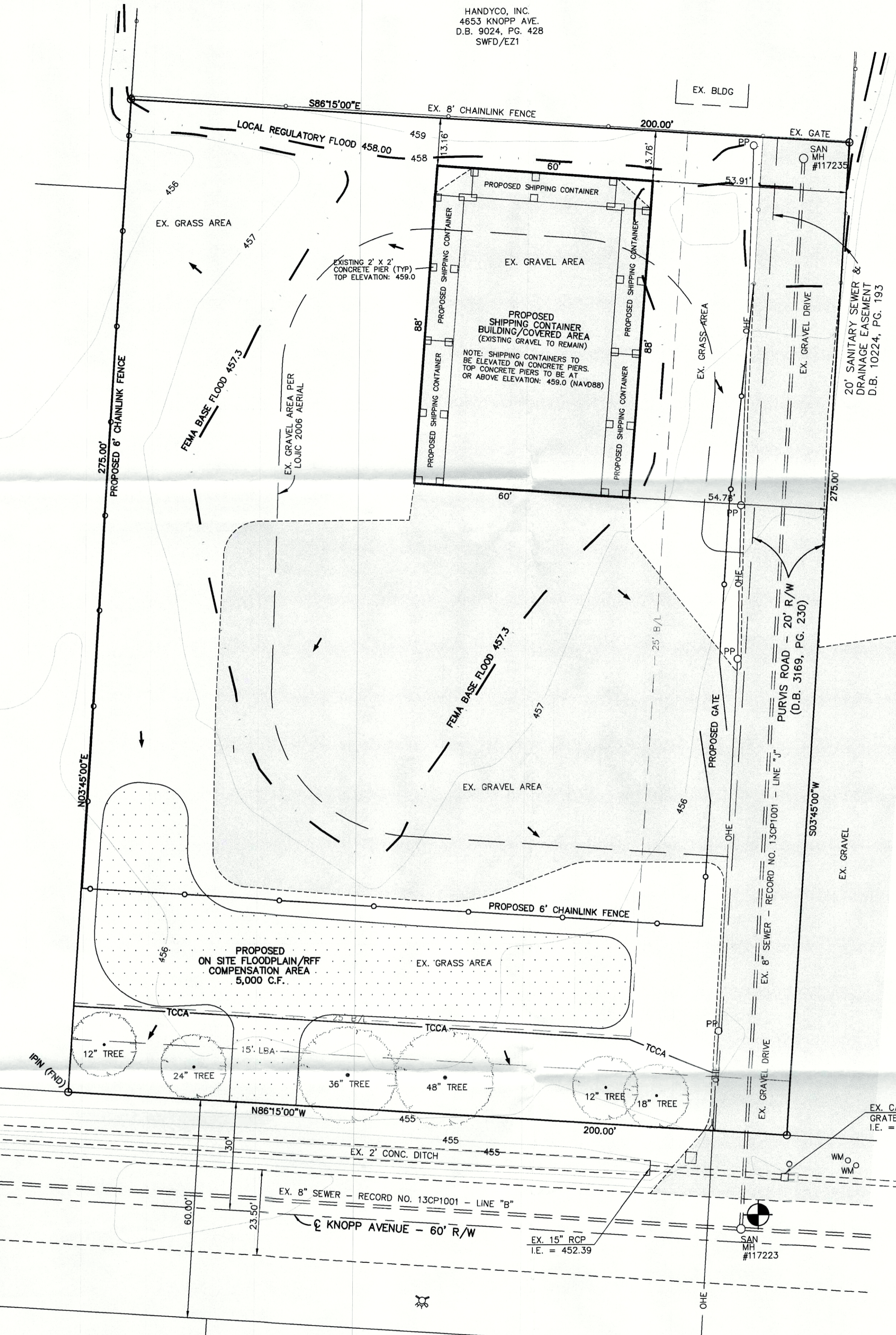


PRISM DEVELOPMENT, INC.  
4643 KNOPP AVE.  
D.B. 10560, PG. 230  
SWFD/EZ1

HANDYCO, INC.  
4653 KNOPP AVE.  
D.B. 9024, PG. 428  
SWFD/EZ1

KNOPP AVENUE ENTERPRISES, LLC.  
4641 KNOPP AVE.  
D.B. 8980, PG. 617  
SWFD/EZ1

DAN S. McCHORD  
4657 KNOPP AVE.  
D.B. 5624, PG. 701  
SWFD/EZ1



**UTILITY NOTE**  
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 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, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**SAFETY NOTE**  
The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

**EROSION PREVENTION AND SEDIMENT CONTROL**  
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. ESPC 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 SEEDDED, 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-LOADED 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.

EXISTING IMPERVIOUS	INCREASE IMPERVIOUS	TOTAL IMPERVIOUS
25,292 SQ.FT.	204 SQ.FT.	25,496 SQ.FT.
PER 2006 LQIC		

0.008% INCREASE  
AREA OF DISTURBANCE: 0.71 ACRES (31,018 S.F.)

**RECAPITULATION**

	EZ1
1. EXISTING ZONING	SUBURBAN WORKPLACE
2. FORM DISTRICT	VACANT
3. EXISTING USE	CONTRACTOR STORAGE YARD
4. PROPOSED USE	1.26 ACRES
5. LAND AREA	5,280 SQ.FT.
6. PROPOSED BUILDING	0.09
7. FAR	

**PARKING CALCULATIONS**  
CONTRACTOR STORAGE YARD - PICK UP & DROP OFF  
NO EMPLOYEES TO REMAIN ON SITE.

**ILA/VUA CALCULATIONS**  
NO INTERIOR LANDSCAPE AREAS REQUIRED PER LDC 10.2.12 FOR ENCLOSED VUA'S THAT ARE SECURED FROM ACCESS.

**TREE CANOPY CLASS "C"**  
SITE AREA = 54,888 SQ.FT.  
EXISTING TREE CANOPY = 6 TYPE "A" TREES (13.12% - 7,200 SQ.FT.)  
NEW TREE CANOPY REQUIRED = (4% - 2,195 SQ.FT.)  
TOTAL TREE CANOPY REQUIRED = (18% - 8,782 SQ.FT.)  
NEW TREE CANOPY PROVIDED (4) TYPE "A" TREES - 600 SQ.FT. = (4.37% - 2,400 SQ.FT.)  
EXISTING TREE CANOPY = 5 TYPE "A" TREES (13.12% - 7,200 SQ.FT.)  
TOTAL TREE CANOPY PROVIDED = (17.49% - 9,600 SQ.FT.)

- GENERAL NOTES**
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 2111C0092E DATED DEC. 5, 2006.
  - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
  - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

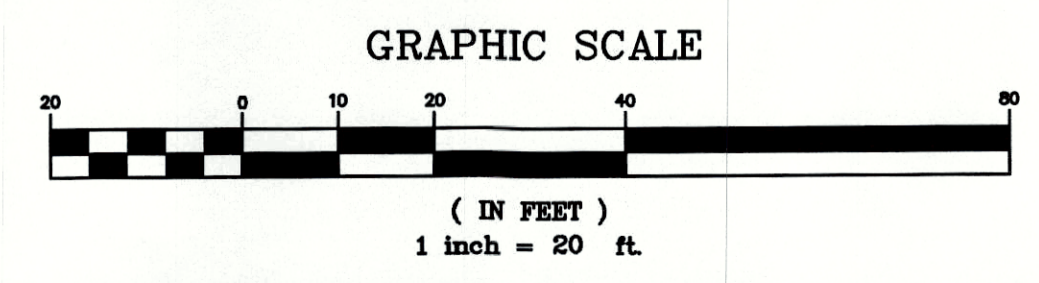
- WAIVER REQUEST**
- A WAIVER OF LDC SECTION 5.8.1.B TO NOT PROVIDE SIDEWALKS ALONG THE FRONTAGE OF KNOPP AVENUE.
  - A WAIVER OF LDC SECTION 5.9.2.A.1.b.i TO NOT PROVIDE A PEDESTRIAN ACCESS FROM THE ADJACENT KNOPP AVENUE RIGHT OF WAY TO THE NON-RESIDENTIAL BUILDING ENTRANCE.
  - A WAIVER OF LDC SECTION 5.9.2.A.1.b.ii TO NOT PROVIDE FOR VEHICULAR AND PEDESTRIAN CIRCULATION BETWEEN ADJUTING NON-RESIDENTIAL SITES.

- LEGEND**
- M.H. EXISTING SEWER LINE AND MANHOLE
  - EX. 8" SEWER
  - WM EXISTING WATER VALVE
  - GW EXISTING GUY WIRE
  - GUY POLE EXISTING GUY POLE
  - C.B. EXISTING CATCH BASIN
  - PH FIRE HYDRANT
  - WM WATER METER
  - SP SERVICE POLE
  - PP EXISTING LIGHT POLE
  - PP EXISTING POWER POLE
  - 457 EXISTING CONTOUR LINE
  - + 457.55 EXISTING SPOT ELEVATION
  - 2" G EXISTING GAS LINE WITH PIPE SIZE
  - 6" W EXISTING WATER LINE WITH PIPE SIZE
  - OHE EXISTING OVERHEAD ELEC. WIRE
  - OHT EXISTING OVERHEAD TELE. WIRE
  - TCCA TREE CANOPY CREDIT AREA
  - ← SURFACE DRAINAGE FLOW

**DRAINAGE CALCULATIONS - RFF ON SITE COMPENSATION**  
CHANGE IN RUNOFF COEFFICIENT, C=(0.642-0.640)=0.002  
SITE AREA = 1.26 ACRES  
INCREASED RUNOFF = [(0.002x2.8/12)x1.26] = 0.0006 AC-FT (26 C.F.)  
RFF VOLUME TO BE COMPENSATED ON SITE = 26 C.F. x 1.5 = 39 C.F.

**FILL IN FLOODPLAIN COMPENSATION ON SITE**  
NEW GRAVEL AREA - 19,200 S.F. x 0.167 (2 INCHES) = 3,206.4 C.F.  
TOTAL FLOODPLAIN COMPENSATION REQUIRED = 3,206.4 C.F. x 1.5 = 4,809.6 C.F.

**BENCHMARK INFORMATION**  
TBM #1: EXISTING SANITARY MANHOLE #117223  
RIM ELEVATION: 455.53 NAVD 88



- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1
  - RUN OFF VOLUME SHALL BE COMPENSATED BELOW THE FLOODPLAIN ELEVATION ON SITE CALCULATED BY THE RFF X1.5 USING THE EXISTING IMPERVIOUS AREA SHOWN ON THE 2006 LQIC AERIAL MAPPING PER AGREEMENT WITH MSD.
  - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 459 AND THE LOWEST MACHINERY TO BE AT OR ABOVE 460.
  - NO STORAGE OF MATERIAL WHICH ARE FLAMMABLE, EXPLOSIVE, REACTIVE, TOXIC, CORROSIVE OR BECAUSE OF THEIR BUOYANCY OR OTHER PROPERTIES MAY BE INJURIOUS TO HUMAN, ANIMAL OR PLANT LIFE.
  - SIGNS SHALL BE POSTED AROUND THE SITE THAT STATE: NO PARKING FLOODPRONE AREA.
  - NO SANITARY SEWER FLOW IS REQUIRED BY THIS PROJECT.
  - MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD ARE NOT REQUIRED ON THIS PROJECT. THE AREA OF DISTURBANCE IS LESS THAN 1 ACRE.

RECEIVED  
MAR 05 2019  
DESIGN SERVICES

**OWNER**  
MARK L. VINCENT  
4647 KNOPP AVENUE  
LOUISVILLE, KY. 40213  
D.B. 11156, PG. 270  
PARCEL ID: 080701270000

**REVISIONS:**

DATE	DESCRIPTION
3/4/19	COMMENTS

DRWN BY: KAL/ZLL  
DRAWING NAME: 19-2DEVPLAN1.DWG

**LJB INC.**  
FORMERLY EVANS/GRIFFIN, INC.  
Engineer & Land Surveyor  
4010 Dupont Circle  
Suite 478  
Louisville, Ky 40207  
(502) 899-9811  
LJBinc.com

4647 KNOPP AVENUE  
LOUISVILLE, KY. 40213  
CATEGORY 2B DEVELOPMENT PLAN

DATE: 2/6/19  
PROJECT NO.: 2019-2  
Sheet 1 of 1