



VICINITY MAP
NO SCALE
Pictometry Map

LOT 4 SITE DATA

LAND USE DATA
 SITE ADDRESS: 7101 INTERNATIONAL DRIVE 40258
 TAX LOT, TAX BLOCK: TB 2306, TL 0708
 DEED BOOK, PAGE NUMBER: DB 8949, PG 0520
 ZONING DISTRICT: EZ-1
 FORM DISTRICT: SUBURBAN WORKPLACE
 LOT AREA: 10,601.4 ACRES (461,797 S.F.)
 EXISTING USE: STEEL FABRICATION/FINISHED GOODS STORAGE
 PROPOSED EXPANSION: STEEL FABRICATION
 EXISTING BUILDING FOOTPRINT/FLOOR AREA: 123,970 S.F.
 PROPOSED BUILDING FOOTPRINT/FLOOR AREA EXPANSION: 43,525 S.F.
 TOTAL PROPOSED BUILDING FOOTPRINT/FLOOR AREA: 167,495 S.F.
 FLOOR AREA RATIO: 0.36
 BUILDING HEIGHT (50' MAX.): 50'

PARKING CALCULATIONS
 NUMBER OF WAREHOUSE EMPLOYEES: 165 EMPLOYEES (POST EXPANSION)
 FIRST PLUS SECOND SHIFT OFFICE AREA: 8,500 S.F.

MINIMUM REQUIRED FOR OFFICE USE
 1 SP. / 350 S.F. 24 SP.
MINIMUM REQUIRED FOR WAREHOUSE USE
 1 SP. / 1.5 EMPLOYEES. 110 SP.
TOTAL MAXIMUM ALLOWED 134 SP.
MAXIMUM ALLOWED FOR OFFICE USE
 1 SP. / 200 S.F. 43 SP.
MAXIMUM ALLOWED FOR WAREHOUSE USE
 1 SP. / 1.0 EMPLOYEES. 165 SP.
TOTAL MAXIMUM ALLOWED 208 SP.

EXISTING PARKING 47 SP.
NEW PARKING PROPOSED 109 SP.
TOTAL PARKING PROPOSED 156 SP.
 OF WHICH 5 ARE HANDICAP ACCESSIBLE
 OF WHICH 1 IS VAN ACCESSIBLE

TREE CANOPY CALCULATIONS
 SITE AREA: 461,797 S.F.
 TREE CANOPY CATEGORY: CLASS C
 PRESERVED TREE CANOPY: 2.8% (13,200 S.F.)
 (7 ~ 10" CALIPER TREES & 5 ~ 3"-9" CALIPER TREES)
 TOTAL TREE CANOPY REQUIRED: 16.2% (74,811 S.F.)
 (78 ~ 3" CALIPER TREES OR 104 ~ 2" CALIPER TREES)

ILAVUA CALCULATIONS
 EXISTING VUA: 109,309 S.F.
 TOTAL INCREASE OF VUA: 36,268 S.F. (33% INCREASE)
 TOTAL PROPOSED VUA: 145,577 S.F.
 PER 10.2.2.B.1 ONLY NEW PARKING SHALL BE SUBJECT TO ILA REQUIREMENTS.
 FURTHER, PARKING BEHIND FENCE SHALL NOT BE SUBJECT TO ILA REQUIREMENTS PER 10.2.12.

NORTHWEST LOT ONLY
 PROPOSED VUA: 29,184 S.F.
 ILA REQUIRED (7.5%): 2,189 S.F.
 ILA PROVIDED: MIN. 2,189 S.F.
 ILA TREES REQUIRED (1/4000): 7 TREES
 ILA TREES TO BE PROVIDED: MIN. 7 TREES

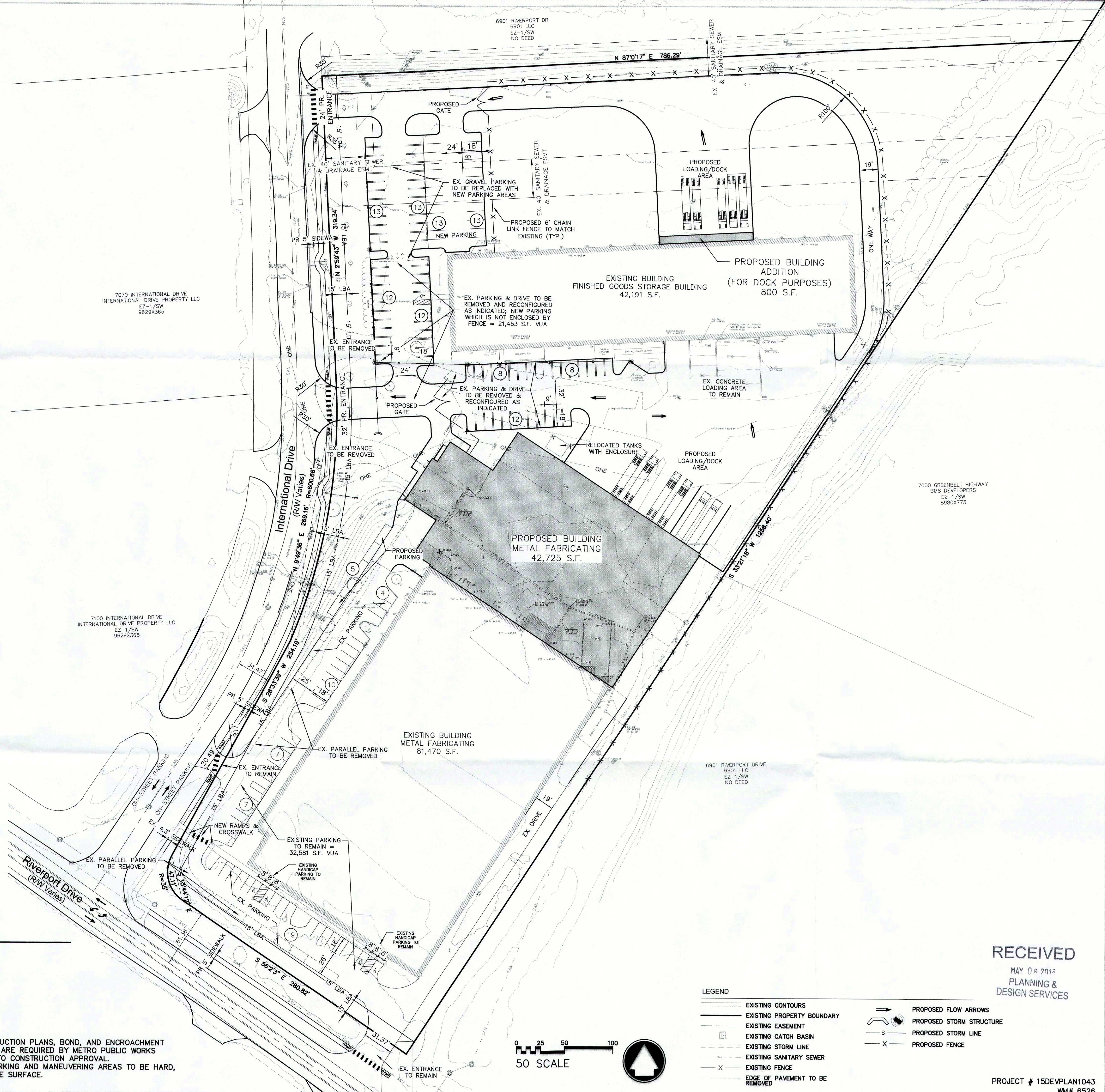
EPSC DATA

DATA:
 SOIL TYPE: CsB - CRIDER SILT LOAM
 HYDROLOGIC SOIL GROUP: B
 SENSITIVE FEATURES: SEVERELY ERODIBLE SOILS, HYDRIC SOILS & SLOPES GREATER THAN 20%
 EXISTING IMPERVIOUS: 233,279 S.F.
 PROPOSED NET INCREASE IMPERVIOUS: 78,993 S.F. (33% INCREASE)
 TOTAL PROPOSED IMPERVIOUS: 312,272 S.F.

AGENCY NOTES

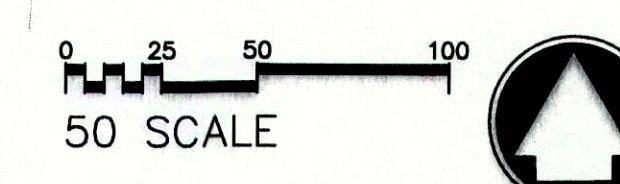
- MSD**
- FLOW ARROWS DENOTED BY ARROWS (⇒) ON THE PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. ACTUAL DRAINAGE PATTERN WILL BE DEVELOPED IN THE SITE CONSTRUCTION PLAN PHASE.
 - SANITARY SEWERS WILL UTILIZE AND TIE INTO EXISTING INFRASTRUCTURE AND OUTLET.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- MFW**
- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - ALL PARKING AND MANEUVERING AREAS TO BE HARD, DURABLE SURFACE.



LEGEND

—	EXISTING CONTOURS	→	PROPOSED FLOW ARROWS
—	EXISTING PROPERTY BOUNDARY	—	PROPOSED STORM STRUCTURE
—	EXISTING EASEMENT	—	PROPOSED STORM LINE
—	EXISTING CATCH BASIN	—	PROPOSED FENCE
—	EXISTING STORM LINE		
—	EXISTING SANITARY SEWER		
—	EXISTING FENCE		
—	EDGE OF PAVEMENT TO BE REMOVED		



RECEIVED
 MAY 09 2015
 PLANNING & DESIGN SERVICES

PROJECT # 15DEVPLAN1043
 WM# 6526

Seals

Engineering Planning

Misa Metal Fabricating Expansion
 Development Plan
 7101 International Drive
 Misa Metal Fabricating, Inc.
 7101 International Drive
 Louisville, KY 40258

REV #	DATE	DESCRIPTION
1	04-13-15	AGENCY REVISIONS
2	04-28-15	DOCK BUILDING ADDITION, TRAILER LOCATION
3	05-08-15	PARKING & SIDEWALK MODIFICATION

Development Plan
 Job No: 15306.000
 Date: March 23, 2015
 Scale: 1"=50'
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title: Misa Metal Fabricating
 Drawing No: 1 of 1

User: abartley Plot Date: May 8, 2015 9:18 AM
 File Name: U:\15306.000 - Misa Metals\Site\Draws\Prelim\15306.000 - RDDDP_05-07-15.dwg