

LOCATION MAP
NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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 STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0055E

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 15,579 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 27,525 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 11,946 S.F.

PROJECT SUMMARY

EXISTING ZONE	EZ-1
EXISTING FORM DISTRICT	WAREHOUSE & INDOOR RECYCLING (TIRE SHREDDING)
EXISTING USE	
PROPOSED USE	
SITE ACREAGE	0.78 AC.
PROPOSED BUILDING ADDITION S.F.	6,006 S.F.
EXISTING BLDG. S.F.	3,720 S.F.
TOTAL BLDG. S.F.	9,726 S.F.
V.U.A. S.F.	18,483 S.F.
NO. OF EMPLOYEES	8

PARKING SUMMARY

REQUIRED SPACES	
MIN. (1 SPACE/1.5 EMP.)	5 SPACES
MAX. (1 SPACE/1 EMP.)	8 SPACES
PROVIDED SPACES	
STANDARD	6 SPACES
HDCP-/ADA	1 SPACES
TOTAL	7 SPACES

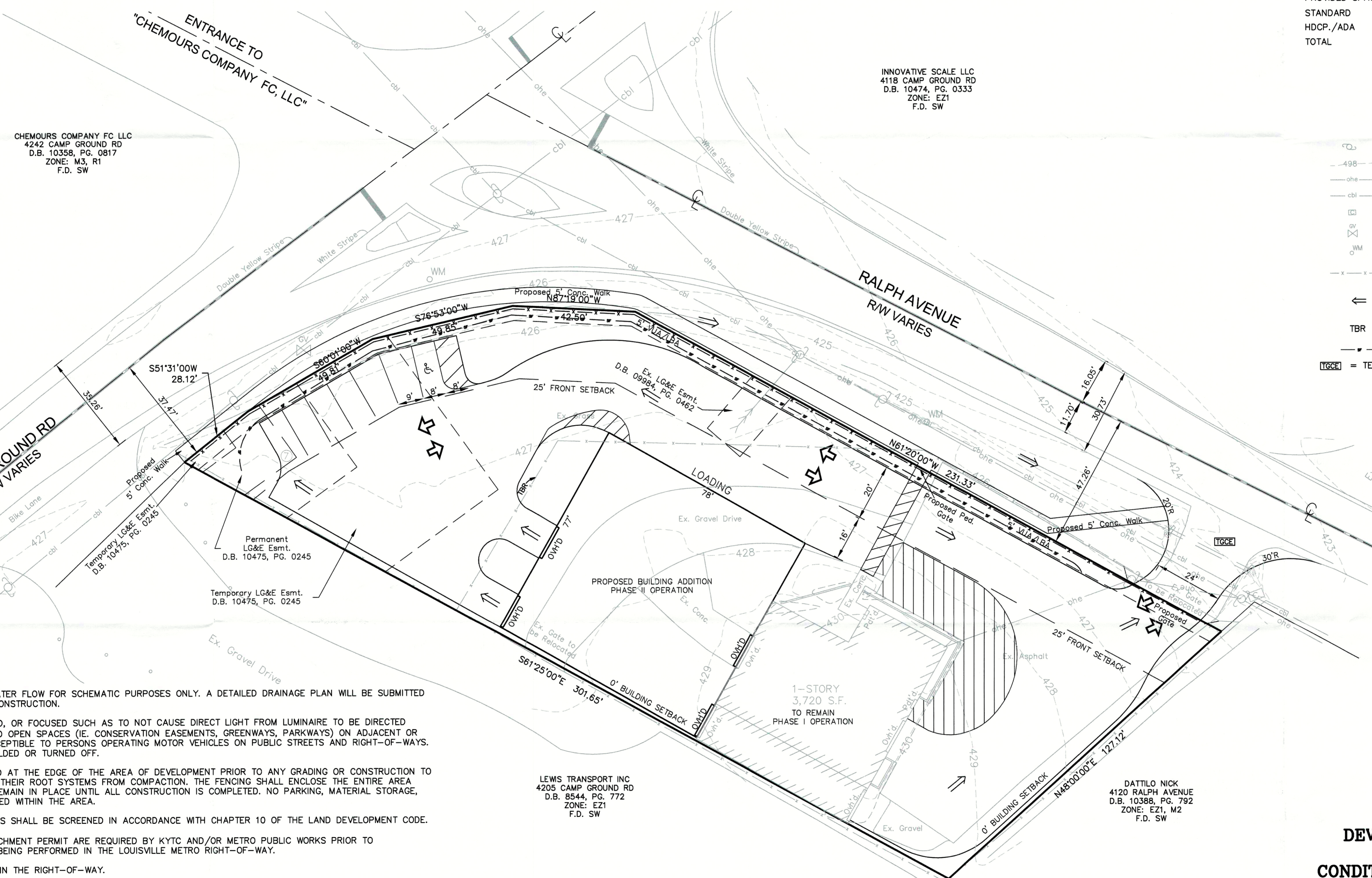
LEGEND

- = UTILITY POLE
- 498 — = CONTOUR
- ohe — = OVERHEAD ELECTRIC
- ocb — = OVERHEAD CABLE
- = COMMUNICATIONS BOX
- ⊗ = GAS VALVE
- WM = WATER METER
- — — = 6' C.L. FENCE W/3 STRANDS BARB. WIRE
- ← = PROPOSED DRAINAGE FLOW
- TBR = TO BE REMOVED
- — — = PROPOSED SILT FENCE
- 1605E = TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



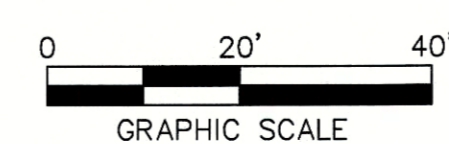
108 Davenport Lane
Suite 300
Louisville, Ky 40223
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4122 RALPH AVENUE



GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- A PRIVATE ACCESS EASEMENT WILL BE PROVIDED PRIOR TO TRANSMITTAL OF PLANS.
- CAPACITY OF THE DOWNSTREAM SYSTEM IN THE RIGHT OF WAY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO THE REGIONAL FACILITY FEE.
- HEALTH DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



RECEIVED
JUN 03 2016
PLANNING & DESIGN SERVICES

CASE #16CUP1008
DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT

4122 RALPH AVENUE
LOUISVILLE, KY 40272

FOR

OWNER:
PATRICIA BRYAN THE REVOCABLE TRUST
8819 MOUNTAIN BROOK DR
LOUISVILLE, KY 40272-2308
D.B. 8391, PG. 578
T.B. 1007, LOT 4

OWNER:
ADELHAFID MAGOUH
11500 FALLING BROOK DRIVE
LOUISVILLE, KY. 40299
D.B. 8391, PG. 578
T.B. 1007, LOT 4

WM #3866

16005dev.dwg

DATE: 2/24/16
DRAWN BY: R.L.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
3/31/16	AGENCY COMMENTS 4/25/16
	AGENCY COMMENTS 5/19/16
	AGENCY COMMENTS 6/2/16

DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT

JOB NUMBER
16005

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OF
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