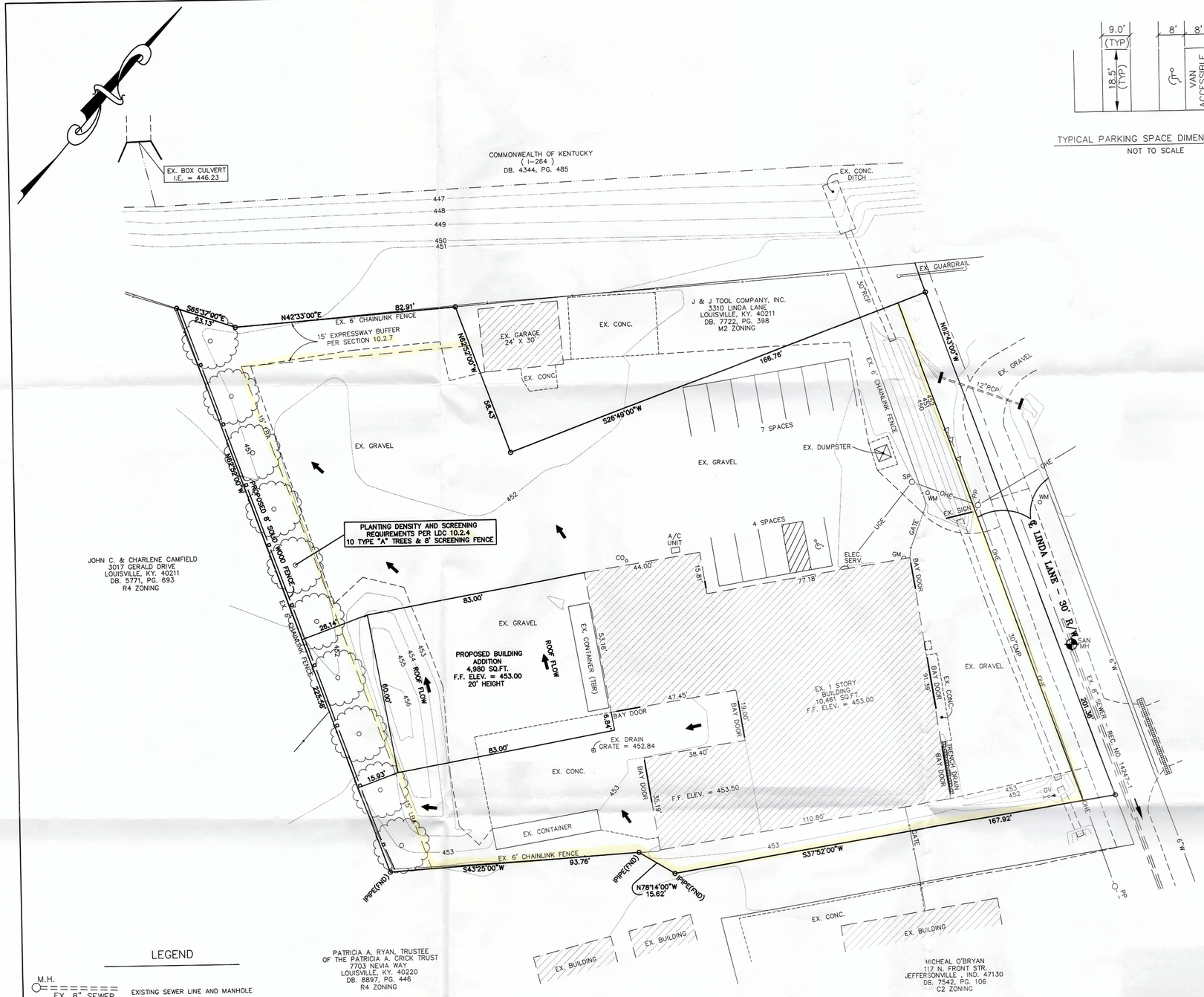
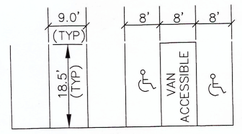




TYPICAL PARKING SPACE DIMENSIONS DETAIL

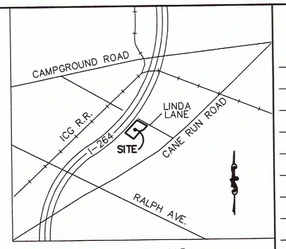
NOT TO SCALE

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.

CALL 2 WORKING DAYS BEFORE YOU DIG!!!

1-800-752-6007



VICINITY MAP

NOT TO SCALE

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 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, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS

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 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 PRACTICABLE, 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EXISTING IMPERVIOUS AREA	38,842 SQ.FT.
INCREASE IMPERVIOUS AREA	1,231 SQ.FT.
TOTAL IMPERVIOUS AREA	40,073 SQ.FT.

RECAPITULATION

1. EXISTING ZONING		M2
2. EXISTING FORM DISTRICT		TRADITIONAL WORKPLACE
3. LAND AREA		1.20 ACRES
4. EXISTING LAND USE		INDUSTRIAL
5. BUILDING DATA		
A. EXISTING		10,461 SQ.FT.
B. PROPOSED ADDITION		4,980 SQ.FT.
	TOTAL	15,441 SQ.FT.

4,980 SQ.FT./10,461 SQ.FT. = 47.60% NET INCREASE

6. F.A.R. 0.30

7. PARKING	MIN.	MAX.	MIN.	MAX.
A. REQUIRED 16 EMP. 1/1.5 EMP.	1/1 EMP.		11 SPACES	16 SPACES
B. PROVIDED			11 SPACES	
C. BICYCLE PARKING (LDC TABLE 9.2.1) USE: INDUSTRIAL			LONG TERM 2	SHORT TERM NONE

NOTE: SPACES IS USED AND AVAILABLE INSIDE THE BUILDING FOR LONG TERM BICYCLE SPACES REQUIRED.

8. LANDSCAPE REQUIREMENTS
LDC 10.2.2 - BUILDING AREA INCREASE = 47.60%

9. VUA (NO INCREASE) N/A

NOTES

NEW SANITARY SEWERS SERVICE NOT REQUIRED.

NO PORTION OF THESE TRACTS IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0055E, DATED DECEMBER 5, 2006.

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 LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

TREE CANOPY REQUIREMENTS

CLASS "A"
SITE AREA = 52,272 SQ.FT.
TOTAL TREE CANOPY REQUIRED - 5% (2,613.6 SQ.FT.)
LDC 10.1.2.B.2. - BUILDING AREA INCREASE = 48.75%
ONE-HALF (1/2) TREE CANOPY REQUIRED
EXISTING TREE CANOPY - 0% (0 SQ.FT.)
PROPOSED TREE CANOPY - 13.7% (7,200 SQ.FT.)
10 ON-SITE TYPE "A" TREES @ 1 3/4" CAL (720 SQ.FT. CREDIT)

LEGEND

M.H. / EX. 8" SEWER	EXISTING SEWER LINE AND MANHOLE
WV	EXISTING WATER VALVE
	EXISTING GUY WIRE
GUY POLE	EXISTING GUY POLE
C.B.	EXISTING CATCH BASIN
FH	FIRE HYDRANDT
WM	WATER METER
SP	SERVICE POLE
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
453	EXISTING CONTOUR LINE
+453.23	EXISTING SPOT ELEVATION
8"G	EXISTING GAS LINE WITH PIPE SIZE
8"W	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
	EXISTING EDGE OF PAVEMENT
	PROPOSED DRAINAGE FLOW DIRECTION

SITE BENCHMARK: EXISTING SANITARY MANHOLE
RIM ELEVATION = 453.64

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

WAIVERS

1. WAIVER OF SECTION 5.8.1. TO ELIMINATE SIDEWALKS ALONG LINDA LANE.
2. WAIVER OF SECTION 10.2.7. TO ELIMINATE PLANTING AND SCREENING REQUIREMENTS WITHIN THE 15' EXPRESSWAY BUFFER.
3. WAIVER OF SECTION 10.2.4. TO REDUCE THE 25' REAR PROPERTY PERIMETER LANDSCAPE BUFFER AREA TO 15' AND ELIMINATE THE 25' PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG THE EAST PROPERTY LINE.

RECEIVED
SEP 08 2015
PLANNING & DESIGN SERVICES

OWNER
J & J TOOL COMPANY, INC.
3310 LINDA LANE
LOUISVILLE ,KY. 40211
D.B. 6252, PG. 699
TAX BLOCK 1008, LOT 350

WM# 11254

REVISIONS:
8/27/15

DRWN BY: DLL/KAL
CHKD BY: JLG
DRAWING NAME: 15-28DP1.DWG
FIELD BOOK: ##

EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 478
Louisville, Kentucky 40207
(502) 899-9611 egengr@bellsouth.net

J & J TOOL COMPANY, INC.
3306 LINDA LANE - LOUISVILLE, KY. 40211

DEVELOPMENT PLAN / CATEGORY 2B

DATE: 7/29/15
PROJECT NO.: 2015-28
Sheet 1 of 1

15MSC1008