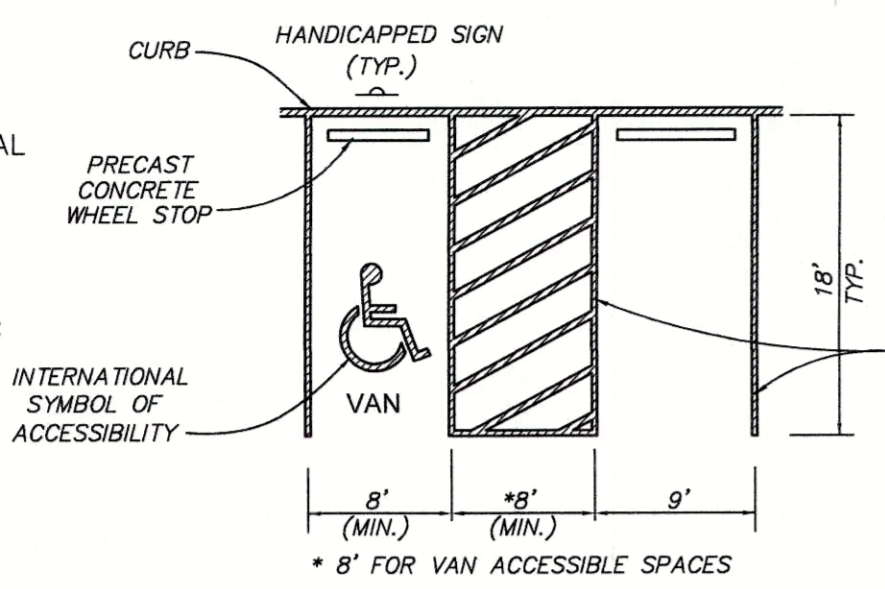


LEGEND

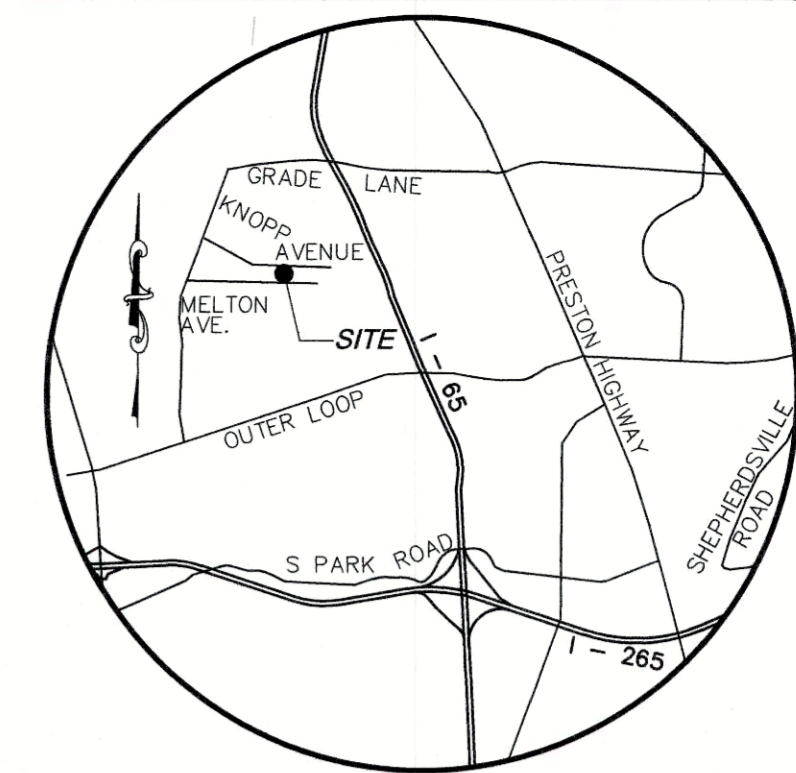
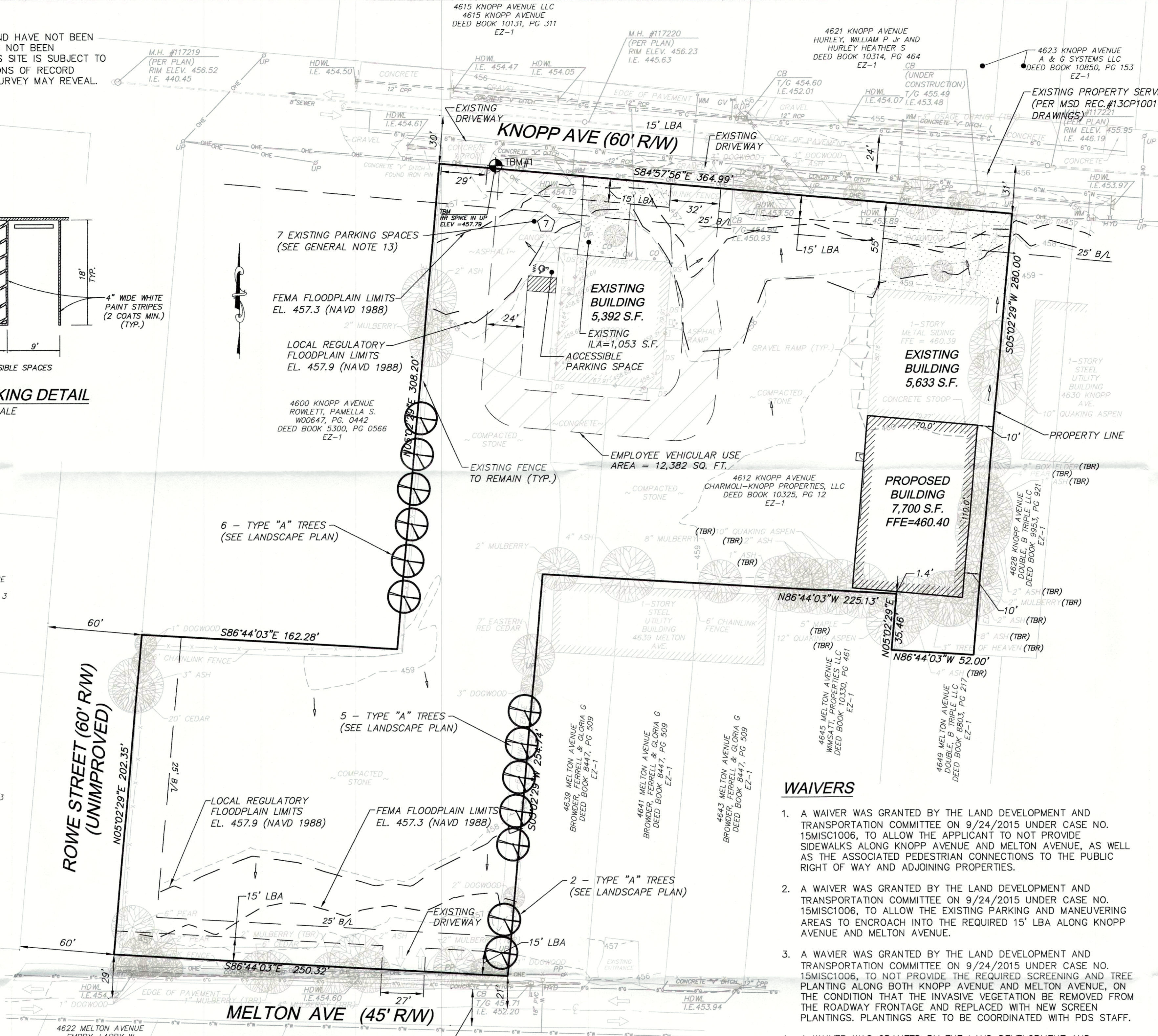
BOUNDARY NOTE

- HYD EXISTING FIRE HYDRANT
GM EXISTING GAS METER
GV EXISTING GAS VALVE
OHU EXISTING OVERHEAD UTILITY
PMT EXISTING PAD MOUNTED TRANSFORMER
WM EXISTING WATER METER
WV EXISTING WATER VALVE
PP EXISTING POWER POLE
GUY EXISTING GUY WIRE
TELE EXISTING TELEPHONE PEDESTAL
DS EXISTING DOWNSPOUT
FENCE EXISTING FENCE
OHEAT EXISTING OVERHEAD ELECTRIC & TELEPHONE
GAS EXISTING 6" GAS LINE
WATER EXISTING 4" GAS LINE
WATER EXISTING 12" WATER LINE
ELECTRIC EXISTING OVERHEAD ELECTRIC SERVICE
SERVICE EXISTING WATER SERVICE LINE
SEWER EXISTING SANITARY SEWER SERVICE LINE
TREELINE EXISTING TREELINE
CONTOUR EXISTING CONTOUR
SILT EXISTING SILT FENCE
SEWER EXISTING STORM SEWER WITH HEADWALL
SEWER EXISTING SANITARY SEWER
CLEAN EXISTING CLEAN OUT
METER EXISTING WATER METER
DITCH PROPOSED SILT FENCE
DITCH PROPOSED DITCH
COUNT PARKING COUNT
FLOW TRAFFIC FLOW DIRECTION
DRAINAGE DRAINAGE FLOW ARROW
LIMIT BUILDING LIMIT
BUFFER LANDSCAPE BUFFER AREA
REMOVE TO BE REMOVED
AREA INTERIOR LANDSCAPE AREA
LANDSCAPE PROPOSED LANDSCAPE AREA
TREE EXISTING LARGE TREE TYPE "A"
TREE EXISTING MEDIUM TREE TYPE "B"
TREE EXISTING SMALL TREE TYPE "C"
TREE PROPOSED LARGE TREE TYPE "A"

PARCEL LINES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED ON THE PROPERTY. THIS SITE IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD WHICH A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.



TYPICAL PARKING DETAIL NO SCALE



SITE SUMMARY

ZONING DISTRICT: EZ-1
FORM DISTRICT: SUBURBAN WORKPLACE
COUNCIL DISTRICT: 13
TAX BLOCK 807 LOT NUMBER 47
D.B. 10325 , PG. 0012
EXISTING USE: INDUSTRIAL-HEAVY TRUCK REPAIR/STORAGE
EXISTING AREA OF BUILDINGS: 11,025 S.F.
PROPOSED USE: INDUSTRIAL-HEAVY TRUCK REPAIR/STORAGE
PROPOSED BUILDING ADDITION: 7,700 S.F.
PROPOSED FLOOR AREA RATIO: 0.13
SITE ACREAGE: 3.41 AC. PER DEED (148,393 SQ. FT.)
EXISTING IMPERVIOUS AREA = 135,055 S.F.
PROPOSED IMPERVIOUS AREA = 135,055 S.F.
HEIGHT: 20'
(FOR THE PURPOSES OF THIS CALCULATION, THE EXISTING COMPACTED STONE AREA IS INCLUDED IN THE IMPERVIOUS AREA CALCULATION.)

PARKING SUMMARY

PARKING REQUIREMENTS (MINIMUM) = 5 SPACES
INDUSTRIAL USES:
1 PARKING SPACE PER 1.5 EMPLOYEES FOR MAIN SHIFT PLUS SECOND SHIFT (8 EMPLOYEES) = 5 SPACES
PARKING REQUIREMENTS (MAXIMUM) = 8 SPACES
INDUSTRIAL USES:
1 PARKING SPACE PER 1 EMPLOYEES FOR MAIN SHIFT PLUS SECOND SHIFT (8 EMPLOYEES) = 8 SPACES
TOTAL PARKING = 7 SPACES (EXISTING)

LANDSCAPE SUMMARY

PROPOSED VEHICULAR USE (VUA) AREA FOR:
EMPLOYEE PARKING (VUA) = 12,382 SQ. FT.
TRUCK MANEUVERING (VUA) = 101,470 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA): PER LDC SECTION 10.2.12, INTERIOR LANDSCAPE AREAS SHALL NOT BE REQUIRED FOR ENCLOSED VEHICULAR USE AREAS THAT ARE SECURED FROM ACCESS BY A FENCE AND USED FOR STORAGE AND MANEUVERING. THEREFORE, ILA IS REQUIRED FOR THE EMPLOYEE PARKING VUA ONLY.
ILA REQUIRED = 929 SQ. FT. (7.5% OF EMPLOYEE VUA)
ILA EXISTING = 1,053 SQ. FT.

TREE CANOPY CALCULATIONS

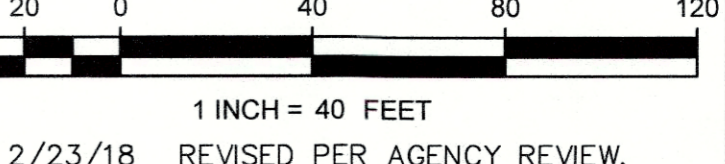
IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
THRESHOLD CALCULATIONS:
PER LDC 10.1.2, THERE IS AN INCREASE IN BUILDING AREA GREATER THAN 50%, THEREFORE, THE ENTIRE PROPERTY IS SUBJECT TO CHAPTER 10 TREE CANOPY REQUIREMENTS.
FROM TABLE 10.1.1:
TREE CANOPY CATEGORY FOR INDUSTRIAL LAND USE IS CLASS C
FROM TABLE 10.1.2:
EXISTING TREE CANOPY COVERAGE = 20% (29,742 SQ. FT.)
TREE CANOPY PRESERVED = 11% (16,134 SQ. FT.)
TOTAL TREE CANOPY REQUIRED = 17% (25,227 SQ. FT.)
ADDITIONAL TREE CANOPY TO BE PLANTED = 6% (8,904 SQ. FT.)
13 TYPE "A" TREES AT 720 S.F. EACH = 9,360 SQ. FT.
TOTAL TREE CANOPY AREA PROVIDED = 17% (25,494 SQ. FT.)

DRAINAGE SUMMARY

SITE AREA: 3.41 AC PER DEED (148,393 SQ. FT.)
EXISTING IMPERVIOUS AREA: 135,055 SQ. FT.
PROPOSED IMPERVIOUS AREA: 135,055 SQ. FT.
AS A RESULT OF THIS PROJECT, THERE IS NO CHANGE IN IMPERVIOUS AREA. THEREFORE, STORM WATER DETENTION IS NOT REQUIRED.

THIS SITE IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE TOTAL OF INCREMENTAL AREAS OF DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE.
TOTAL DISTURBED AREA OF THIS PROJECT = 12,380 SQ. FT.
TOTAL DISTURBED AREA OF THE PROJECT CONSTRUCTED IN 2016 = 16,751 SQ. FT.
THEREFORE, MS4 WATER QUALITY REGULATIONS DO NOT APPLY TO THIS PROJECT.

GRAPHIC SCALE IN FEET



18DEVPLAN1004
WM # 11234

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0092E DATED DECEMBER 5, 2006.
2. SANITARY SEWER SERVICE IS PROVIDED BY THE EXISTING CONNECTION TO THE EXISTING SANITARY SEWER.
3. SANITARY SEWER FROM THIS SITE IS TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT PLANT.
4. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND.
5. THE EXISTING 6" CHAIN LINK FENCE TO REMAIN ALONG THE PERIMETER OF THE ENTIRE PROPERTY.
6. ANY PROPOSED PARKING BELOW THE FLOODPLAIN TO HAVE SIGNS PER THE FLOODPLAIN ORDINANCE.
7. NO FILLING IN THE FLOODPLAIN WILL BE REQUIRED AS A RESULT OF THIS PROJECT.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
11. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
12. NO ADDITIONAL SEWER FLOW IS GENERATED BY THIS PROJECT.
13. EXISTING PARKING SPACES (7 SPACES) TO REMAIN.

EROSION PREVENTION AND SEDIMENT CONTROL

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.

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 SEEDED, 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-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.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0092 E DATED DECEMBER 5, 2006.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). 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.

WAIVERS

- 1. A WAIVER WAS GRANTED BY THE LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE ON 9/24/2015 UNDER CASE NO. 15MISC1006, TO ALLOW THE APPLICANT TO NOT PROVIDE SIDEWALKS ALONG KNOPP AVENUE AND MELTON AVENUE, AS WELL AS THE ASSOCIATED PEDESTRIAN CONNECTIONS TO THE PUBLIC RIGHT OF WAY AND ADJOINING PROPERTIES.
2. A WAIVER WAS GRANTED BY THE LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE ON 9/24/2015 UNDER CASE NO. 15MISC1006, TO ALLOW THE EXISTING PARKING AND MANEUVERING AREAS TO ENCRoACH INTO THE REQUIRED 15' LBA ALONG KNOPP AVENUE AND MELTON AVENUE.
3. A WAIVER WAS GRANTED BY THE LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE ON 9/24/2015 UNDER CASE NO. 15MISC1006, TO NOT PROVIDE THE REQUIRED SCREENING AND TREE PLANTING ALONG BOTH KNOPP AVENUE AND MELTON AVENUE, ON THE CONDITION THAT THE INVASIVE VEGETATION BE REMOVED FROM THE ROADWAY FRONTAGE AND REPLACED WITH NEW SCREEN PLANTINGS. PLANTINGS ARE TO BE COORDINATED WITH PDS STAFF.
4. A WAIVER WAS GRANTED BY THE LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE ON 9/24/2015 UNDER CASE NO. 15MISC1006, TO ELIMINATE THE LANDSCAPE BUFFER AND PLANTING REQUIREMENTS ALONG THE UNIMPROVED STREET FRONTAGE OF ROWE STREET.
5. THE PREVIOUSLY APPROVED WAIVERS (NOS. 1, 2 AND 4) LISTED ABOVE ARE BEING REQUESTED FOR RE-APPROVAL AS PART OF THIS PROJECT. SPECIFICALLY, WAIVERS ARE REQUESTED FOR:
A: WAIVER OF LDC SECTIONS: 5.8.1.B AND 5.9.2.A.1.b.i TO NOT PROVIDE SIDEWALKS ALONG THE FRONTAGE OF KNOPP AVENUE AND MELTON AVENUE, AS WELL AS NOT TO PROVIDE THE PEDESTRIAN CONNECTION TO THE BUILDING ENTRANCE FROM THE RIGHT OF WAY.
B: WAIVER OF LDC SECTION: 10.2.10 AND TABLE 10.2.6 TO ALLOW THE EXISTING PARKING/MANEUVERING AREA TO ENCRoACH INTO THE REQUIRED 15' VUA LBAS ALONG KNOPP AVENUE AND MELTON AVENUE.
C: WAIVER OF LDC SECTION: 10.2.10 AND TABLE 10.2.6 TO ELIMINATE THE REQUIRED 15' VUA LBA AND PLANTINGS ALONG THE UNIMPROVED ROWE STREET FRONTAGE.

TBM INFORMATION

TBM#1 - RAILROAD SPIKE IN UTILITY POLE 36± EAST OF THE NORTHWESTERN CORNER OF 4612 KNOPP AVENUE ELEVATION: 457.79' NAVD 88



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CATEGORY 2B DEVELOPMENT PLAN
REDDEN MOBILE MECHANIC EXPANSION
4612 KNOPP AVENUE
LOUISVILLE, KY 40213

OWNER: CHARMOLI-KNOPP PROPERTIES, LLC
3519 HEDGEWICK PL
LOUISVILLE, KY 40245-8497
CLIENT: ALLEGIAN CONSTRUCTION, LLC
15505 CRYSTAL VALLEY WAY
LOUISVILLE, KY 40299

Table with project details: DATE: JANUARY 4, 2018; DRAWN BY: RTG; CHECKED BY: JH; SCALE: 1" = 40'; PROJECT NO.: 215027-E2; REVISIONS.

DP1.0

