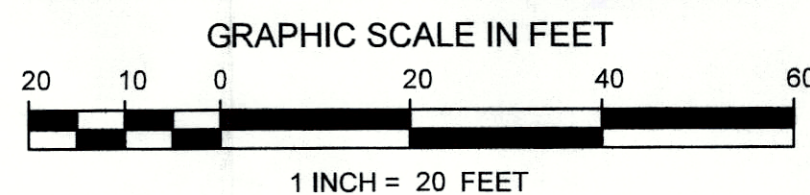


UTILITY NOTE
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

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.

CATEGORY 2 DEVELOPMENT PLAN



GENERAL NOTES

- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UTCD).
- FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- TOPOGRAPHIC INFORMATION PROVIDED BY LOJIC. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED BY PRISM ENGINEERING.
- CROSSOVER ACCESS TO BE COORDINATED WITH THAT OF 1514 W. MAIN STREET.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST (3) THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- STREET TREES TO BE PROVIDED ALONG THE RIGHT OF WAY OF W. MAIN STREET.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES TO BE PERMITTED. DRAINAGE SHALL BE DIRECTED TO ON-SITE DRAINAGE SYSTEM.
- THERE IS NO INCREASE OF IMPERVIOUS AREA.
- TOTAL DISTURBANCE AREA IS 0.177 AC. (7,720 SQ. FT.)
- NO INCREASE IN RUNOFF TO KYTC RIGHT OF WAY TO BE PERMITTED.
- SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 7,720 S.F.
- SUBJECT PROPERTY IS NOT LOCATED IN FEMA FLOOD ZONE A PER FIRM MAP 21111C0025F, EFFECTIVE ON FEBRUARY 26, 2021.
- A PORTION OF THIS SITE IS ADJACENT TO THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR AND LOWEST MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS "UL" - URBAN LAND

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.

SITE SUMMARY

EXISTING ZONING DISTRICT: E21
FORM DISTRICT: TRADITIONAL WORKPLACE
COUNCIL DISTRICT: 5
FIRE PROTECTION DISTRICT: LOUISVILLE #1
TAX BLOCK 14A, LOT NO. 227
D.B. 6125, PG. 149
EXISTING USE: PRIMARY GOODS STORAGE OR HANDLING
PROPOSED USE: PRIMARY GOODS STORAGE OR HANDLING
EXISTING BUILDING AREA: 10,416 S.F.
PROPOSED BUILDING AREA: 6,696 S.F.
TOTAL BUILDING AREA: 17,112 S.F.
FLOOR AREA RATIO: 0.60
HEIGHT: 45' MAX. HEIGHT ALLOWED
SITE AREA: 0.656 AC. (28,573 S.F.)

DRAINAGE SUMMARY

SITE AREA: 0.656 AC. (28,573 S.F.)
HYDROLOGIC SOIL GROUP: "UA" - URBAN LAND
EXISTING IMPERVIOUS AREA = 28,168 S.F.
EXISTING PERVIOUS AREA = 405 S.F.
PROPOSED IMPERVIOUS AREA = 28,168 S.F.
PROPOSED PERVIOUS AREA = 405 S.F.
IMPERVIOUS AREA NET INCREASE = 0 S.F.

PARKING SUMMARY

PRIMARY GOODS STORAGE OR HANDLING = 17,112 S.F.
PARKING REQUIREMENTS (MINIMUM)
1 PARKING SPACE PER 10,000 S.F. = 2 SPACE
PARKING REQUIREMENTS (MAXIMUM)
1 PARKING SPACE PER 500 S.F. = 34 SPACES
TOTAL PARKING PROVIDED = 5 SPACES (1 HC)

BICYCLE PARKING

SHORT TERM SPACES = 3
(BICYCLE RACK TO BE PROVIDED)
LONG TERM SPACES = 2
(TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES OR IN SECURED ONSITE LOCKERS)

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 9,514 S.F.
INTERIOR LANDSCAPE AREA (ILA) = 9,514 X 0.025
ILA REQUIRED = 238 S.F.
ILA PROPOSED = 616 S.F.
LBA REQUIRED - 0' 5' 0' 0'
LBA PROVIDED - 0' 5' 0' 0'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 0.656 AC. (28,573 S.F.)
EX. TREE CANOPY COVERAGE = 0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED = 10,000 S.F. (35%)
EX. TREE CANOPY PRESERVED = 0 S.F. (0%)
TOTAL CANOPY TO BE PLANTED = 8,832 S.F. (88%)
MITIGATION REQUIRED = 1,168 X 1.5 = 1,752 S.F.

WAIVER REQUESTED

- A WAIVER IS REQUESTED FROM SECTION 5.5.1.A.3.b OF THE LAND DEVELOPMENT CODE TO NOT REQUIRE DIRECT ACCESS TO THE REAR ALLEY (PIRTLE STREET).

RECEIVED
MAR 17 2023
PLANNING &
DESIGN SERVICES



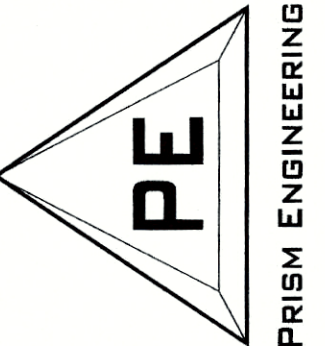
Vicinity Map Not To Scale

LEGEND

EMH	EX. ELECTRIC MANHOLE
SMH	EX. SANITARY MANHOLE
EP	EX. EDGE OF PAVEMENT
HP	EX. HANDPUMP
MB	EX. MAIL BOX
CRST	EX. CRUSHED STONE
LP	EX. LIGHT POLE
GM	EX. GUY WIRE
AC	EX. GAS METER
WM	EX. AIR CONDITIONER UNIT
WM	EX. WATER METER
UP	EX. UTILITY POLE
CONC	EX. CATV PEDESTAL
	EX. STORM MANHOLE
	EX. CONCRETE
	EX. TREE LINE
	EX. WIRE FENCE
	EX. BOARD FENCE
	EX. CONTOURS (1' INTERVAL)
	EX. TO BE REMOVED
	EX. UTILITY POLE
	EX. ELECTRIC BOX
	EX. TREE WITH SIZE
	EX. STORM LINE
	EX. UNDERGROUND TELEPHONE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND FIBER OPTIC
	EX. WATER
	EX. PROPERTY LINE (REMOVED)
	EX. FLOW ARROWS

PE PROJ. # 222021-E1

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CATEGORY 2 DEVELOPMENT PLAN

CHEF SUPPLY
1512 WEST MAIN STREET
LOUISVILLE, KY 40203-1330

REVISIONS		DATE
NO.	DESCRIPTION	
1	AGENCY COMMENTS	01-10-23

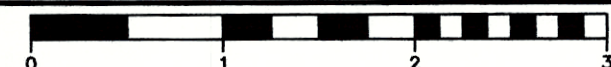
OWNER: DAVID A. POFF 1512 WEST MAIN STREET LOUISVILLE, KY 40203-1330 david@chefsupply.com 502.491.8891	CHECKED BY: JAH	DATE: JAH
DRAWN BY: JAH	CHECKED BY: JAH	DATE: JAH

September 19, 2022

**CATEGORY 2
DEVELOPMENT PLAN
CAT2DP**

WM # 12513

22-CAT2-0046



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22-CAT2-0046