

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

ZONING DISTRICT: EZ-1
 FORM DISTRICT: SUBURBAN WORKPLACE
 COUNCIL DISTRICT: 13
 TAX BLOCK 807 LOT NUMBERS 84, 100, 108, 120, 193
 EXISTING USE: INDUSTRIAL
 PROPOSED USE: INDUSTRIAL
 EXISTING AREA OF BUILDINGS TO REMAIN: 20,316 S.F.
 PROPOSED BUILDING: 6,000 S.F.
 TOTAL PROPOSED BUILDING AREA: 26,316 S.F.
 FLOOR AREA RATIO: 0.375
 SITE ACREAGE: 1.651 AC. (71,917.5 SQ. FT.)
 HEIGHT: 25'

PARKING SUMMARY

PARKING REQUIREMENTS (MINIMUM)
 INDUSTRIAL USES:
 1 PARKING SPACE PER 2,000 S.F. OF BUILDING AREA = 13 SPACES

PARKING REQUIREMENTS (MAXIMUM)
 INDUSTRIAL USES:
 1 PARKING SPACE PER 500 S.F. OF BUILDING AREA = 54 SPACES

TOTAL PARKING PROVIDED = 13 SPACES (EXISTING)

LANDSCAPE SUMMARY

TOTAL EXISTING BUILDING AREA = 20,988
 TOTAL PROPOSED BUILDING AREA = 26,316
 TOTAL PERCENT INCREASE = 28.6%

PER LDC SECTION 10.2.2, ONLY THE AREA OF NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF LDC CH. 10, PART 2.

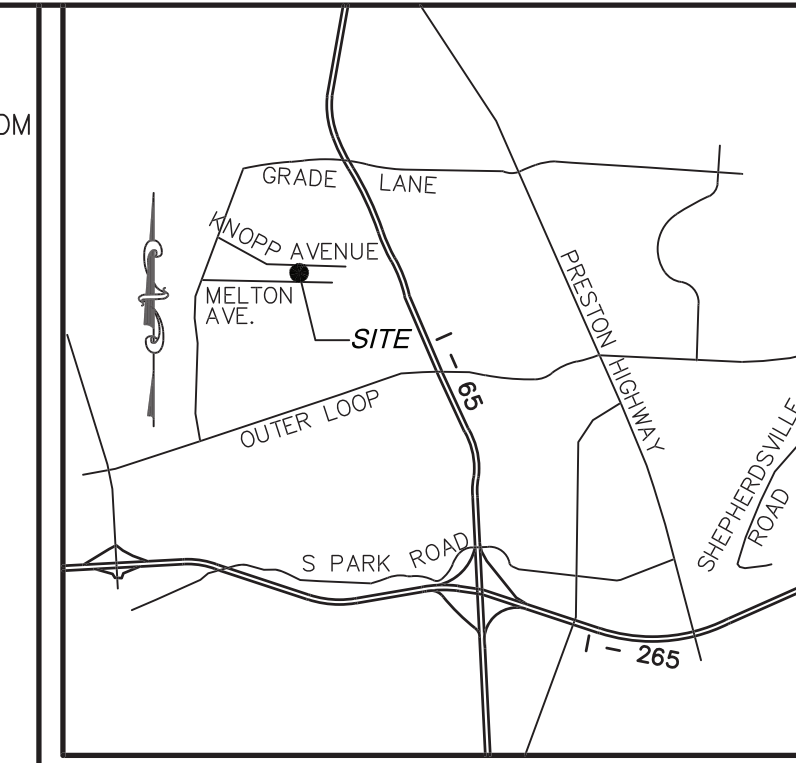
PROPOSED NEW VUA = 0 S.F.
 PROPOSED NEW ILA = 0 S.F.

TREE CANOPY CALCULATIONS

TOTAL TREE CANOPY REQUIRED = 15% (10,788 SQ. FT.)

KEY NOTES

- EXISTING GATE TO BE RELOCATED 20 FEET FROM EXISTING RIGHT OF WAY
- EXISTING PAVEMENT TO REMAIN
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING ADDITION TO BE REMOVED
- EXISTING PAVED DRIVEWAY TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED/RELOCATED
- EXISTING COMPACTED STONE TO REMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE SYSTEM
- EXISTING CAR PORT TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED CONCRETE PAVEMENT OVER EXISTING COMPACTED STONE
- EXISTING OUTDOOR STORAGE AREA
- PROPOSED SANITARY SEWER LINE TO CONNECT TO EXISTING PROPERTY SERVICE CONNECTION. SEE MSD NOTE 9.
- RESTRIPED EXISTING PARKING SPACES
- EXISTING GATE TO BE REMOVED AND REPLACED WITH CONTINUOUS CHAINLINK FENCE TO MATCH EXISTING FENCE
- PROPOSED GATE LOCATION



Vicinity Map
 Not To Scale

OWNER

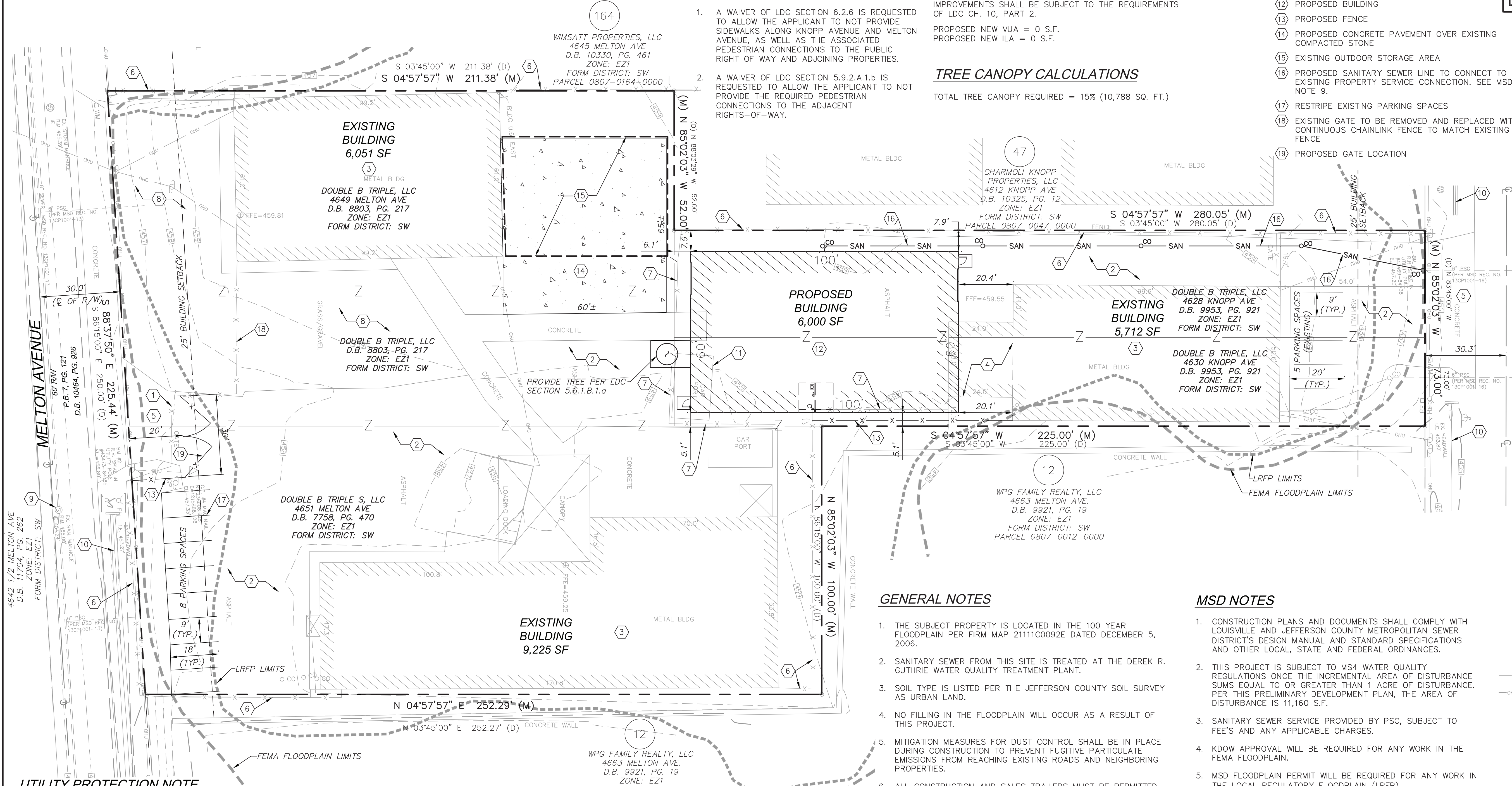
DOUBLE B TRIPLE, LLC
 4651 MELTON AVENUE
 LOUISVILLE, KY 40213

DEVELOPER

QUANTUM INK COMPANY
 4651 MELTON AVENUE
 LOUISVILLE, KY 40213

WAIVERS REQUESTED

- A WAIVER OF LDC SECTION 6.2.6 IS REQUESTED 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.
- A WAIVER OF LDC SECTION 5.9.2.A.1.b IS REQUESTED TO ALLOW THE APPLICANT TO NOT PROVIDE THE REQUIRED PEDESTRIAN CONNECTIONS TO THE ADJACENT RIGHTS-OF-WAY.



GENERAL NOTES

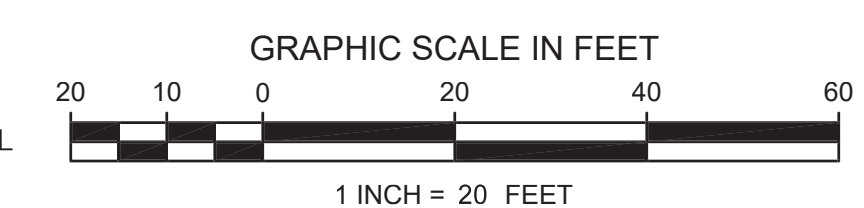
- THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0092E DATED DECEMBER 5, 2006.
- SANITARY SEWER FROM THIS SITE IS TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT PLANT.
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND.
- NO FILLING IN THE FLOODPLAIN WILL OCCUR AS A RESULT OF THIS PROJECT.
- 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 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- STREET TREES TO BE PROVIDED PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE SHALL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

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.
- 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 11,160 S.F.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- KDOW APPROVAL WILL BE REQUIRED FOR ANY WORK IN THE FEMA FLOODPLAIN.
- MSD FLOODPLAIN PERMIT WILL BE REQUIRED FOR ANY WORK IN THE LOCAL REGULATORY FLOODPLAIN (LRFP).
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 459' AND LOWEST MACHINERY TO BE AT OR ABOVE 460'.
- TOTAL SITE DISTURBANCE = 11,160 S.F. (0.256 AC.)
 EXISTING IMPERVIOUS AREA = 67,773 S.F.
 PROPOSED IMPERVIOUS AREA = 67,773 S.F.
 NET INCREASE OF IMPERVIOUS AREA = 0 S.F. (0%)
- MSD FLOODPLAIN PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY WORK IN THE LOCAL REGULATORY FLOODPLAIN.

LEGEND

- EXISTING BOLLARD
- CB EXISTING CATCH BASIN
- EB EXISTING ELECTRIC BOX
- x-x- EXISTING FENCE LINE
- OHU-OHU- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MANHOLE
- WM EXISTING WATER METER
- ⊕ EXISTING MAIL BOX
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM SEWER MANHOLE
- x-x- PROPOSED FENCE
- LRFP LOCAL REGULATORY FLOODPLAIN



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.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0092E 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.



PE PROJ. # 221018-E1

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CATEGORY 2B DEVELOPMENT PLAN

QUANTUM INK
 4651 MELTON AVENUE
 LOUISVILLE KENTUCKY 40213

NO.	DESCRIPTION	DATE
1	REVISED PER AGENCY REVIEW	9/24/21
2	REVISED PER MSD REVIEW	10/08/21
3	REVISED PER AGENCY REVIEW	11/11/21

CLIENT: ALLEGANT CONSTRUCTION, LLC
 1800 CENTRAL VALLEY WAY
 LOUISVILLE, KENTUCKY 40299

DATE: AUGUST 9, 2021

PROJECT: CATEGORY 2B DEVELOPMENT PLAN DP1.0