



VICINITY MAP
SCALE: 1" = 2000'

KEYED NOTES:

- A. NEW 9,625 SF BUILDING. SEE ARCHITECTURAL PLANS.
B. PROPOSED 4" SANITARY SEWER LATERAL CONNECTION TO EXISTING SEWER LINE. CONFIRM LOCATION WITH LOUISVILLE MSD.
C. APPROXIMATE LOCATION OF 4" SANITARY SEWER LATERAL SERVICE CONNECTION TO BUILDING. SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
D. PROPOSED 3" WATER LINE CONNECTION TO EXISTING WATER MAIN. INSTALL A NEW TAP. CONFIRM LOCATION OF CONNECTION WITH LOUISVILLE METROPOLITAN SEWER DISTRICT.
E. APPROXIMATE LOCATION OF 3" WATER LINE SERVICE CONNECTION, SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
F. PROPOSED 2" GAS SERVICE LINE CONNECTION TO EXISTING GAS MAIN. CONFIRM LOCATION OF CONNECTION WITH LG&E.
G. APPROXIMATE LOCATION OF GAS SERVICE CONNECTION AND METER. SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
H. PROPOSED ELECTRIC SERVICE CONNECTION. CONFIRM LOCATION OF CONNECTION WITH KENTUCKY UTILITIES.
I. APPROXIMATE LOCATION OF ELECTRICAL SERVICE CONNECTION. SEE ELECTRICAL DRAWINGS FOR EXACT LOCATION.
J. PROPOSED 6" CONCRETE PAVEMENT.
K. PROPOSED 9' X 18' ADA PARKING SPACE WITH 9' ACCESS AISLE.
L. PROPOSED ADA PARKING SIGN.
M. PROPOSED CONCRETE SIDEWALK.
N. PROPOSED BOLLARD. REFER TO ARCHITECTURAL PLANS.
O. EXISTING RAILROAD TRACKS.
P. EXISTING ASPHALT ROADWAY.
Q. PROPOSED 3" PLASTIC WATER LINE.
R. INCREASE PAVEMENT THICKNESS TO 8" IN FRONT OF GARAGE DOORS.
S. PROPOSED TRUCK LOADING CONNECTION.
T. PROPOSED SOD / LANDSCAPE AREA.
U. EXISTING LOADING DOCK AND RAMP TO REMAIN.
V. PROPOSED GRAVEL FILL.
W. PROPOSED FIRE HYDRANT PER STANDARD DRAWING NO. 2000 - TYPICAL FIRE HYDRANT INSTALLATION.
X. PROPOSED 6' SITE PROOF FENCING.

SITE AND UTILITY LEGEND

- EXISTING PROPERTY BOUNDARY LINE
--- EXISTING ADJOINING PROPERTY LINE
--- EXISTING ROAD CENTERLINE
--- PROPOSED ROAD CENTERLINE
--- PROPOSED DITCH CENTERLINE
--- PROPOSED LIMITS OF BMP / DETENTION
--- EXISTING CURB
--- PROPOSED CURB
--- PROPOSED MOUNTABLE
--- PROPOSED BUILDING
--- PROPOSED RIP RAP
--- PROPOSED CONCRETE
--- ADA PATH OF TRAVEL
--- PROPOSED WATER STRUCTURES
--- PROPOSED STORM STRUCTURES
--- PROPOSED SANITARY STRUCTURES
--- EXISTING SANITARY STRUCTURES
--- EXISTING WATER STRUCTURES
--- PROPOSED PARKING COUNT
--- PROPOSED SOD

SITE DATA TABLE

LAND USE	
PARCEL ID#:	1009-342-342
TAX BLOCK:	1009
LOT #:	432
CURRENT ZONING:	EZ1
FORM DISTRICT:	TRADITIONAL WORKPLACE
EXISTING USE:	VACANT / TRUCKING
PROPOSED USE:	INDUSTRIAL / DEF BULK STORAGE FACILITY
TOTAL PARCEL AREA:	104,798 SF / 2.40 AC
EXISTING IMPERVIOUS AREA:	88,682 SF / 2.03 AC
EXISTING PERVIOUS AREA:	4,664 SF / 0.10 AC
PROPOSED IMPERVIOUS AREA:	87,435 SF / 2.0 AC
PROPOSED PERVIOUS AREA:	5,911 SF / 0.13 AC
VEHICULAR USE AREA	73,000 SF / 1.67 ACRES

PARKING REQUIREMENTS

MINIMUM PARKING:	1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT 2 EMPLOYEES = 2 MIN
MAXIMUM PARKING:	1 SPACE FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT 4 EMPLOYEES = 4 MAX
ADA PARKING REQUIRED:	1 SPACE
PROVIDED	4 SPACES (INCLUDING ADA)

BUILDING DATA

PROPOSED:	
PROPOSED BUILDING (1 STORY)	9,625 SF
REQUIRED SETBACKS:	
FRONT(NORTH)	MIN N/A MAX 25'
SIDE (SOUTHWEST)	N/A
SIDE (EAST)	N/A
REAR (SOUTHWEST)	N/A
PROVIDED SETBACKS:	
FRONT(NORTH)	105.7'
SIDE (SOUTHWEST)	12.6'
SIDE (EAST)	132.2'
REAR (SOUTHWEST)	12.9'

GRADING NOTE:

UTILITY NOTE: COMMON TRENCH FOR UTILITIES

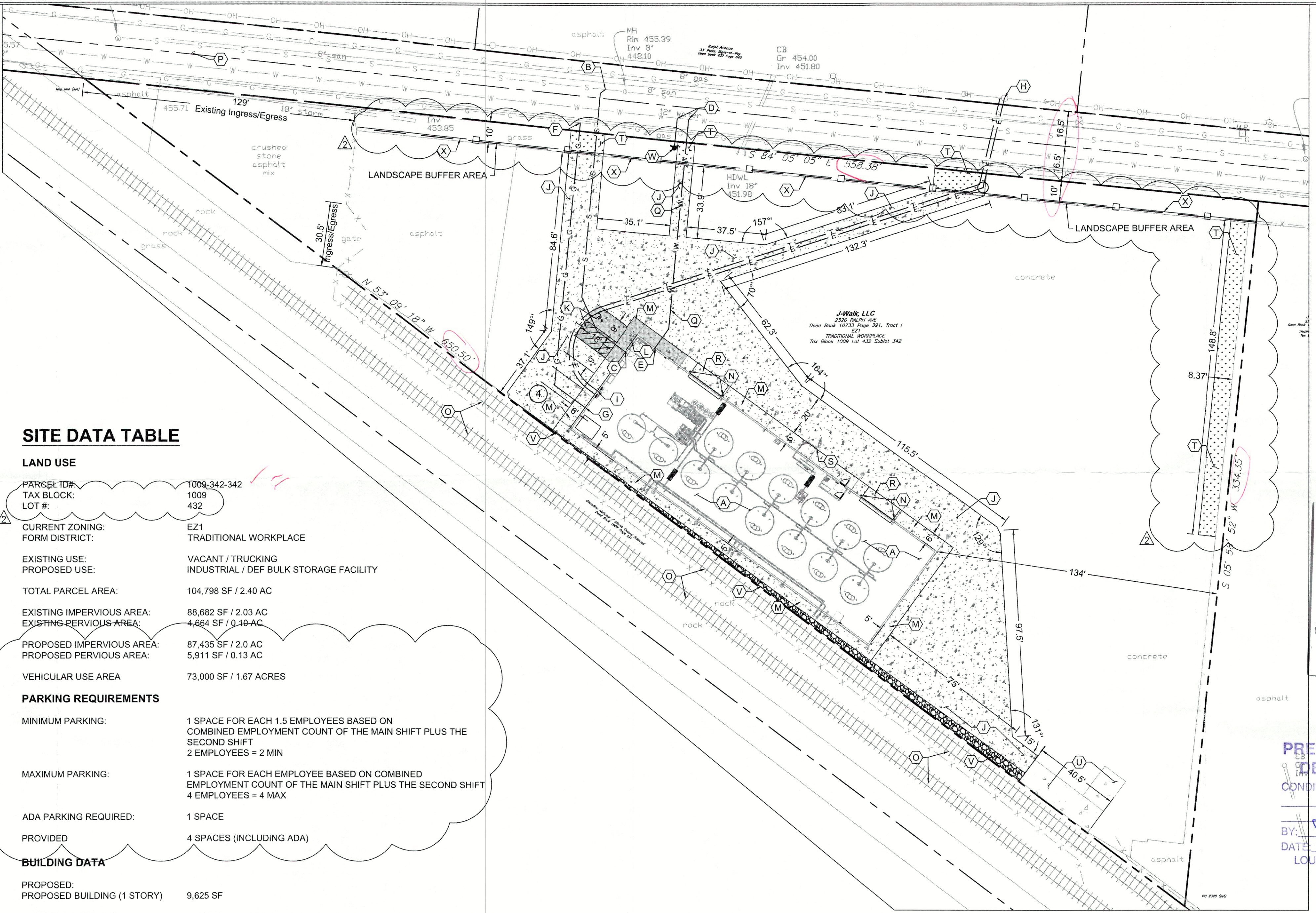
LANDSCAPE CALCULATIONS:

NOTE: THERE ARE NO EXISTING TREES ON SITE TO BE PRESERVED.

LOT AREA: 104,798 SF
TREE CANOPIES REQUIRED
10% OF LOT AREA = 10,480 SF
15 - 2" CAL TYPE A TREE @ 720 SF = 10,800 SF PROVIDED

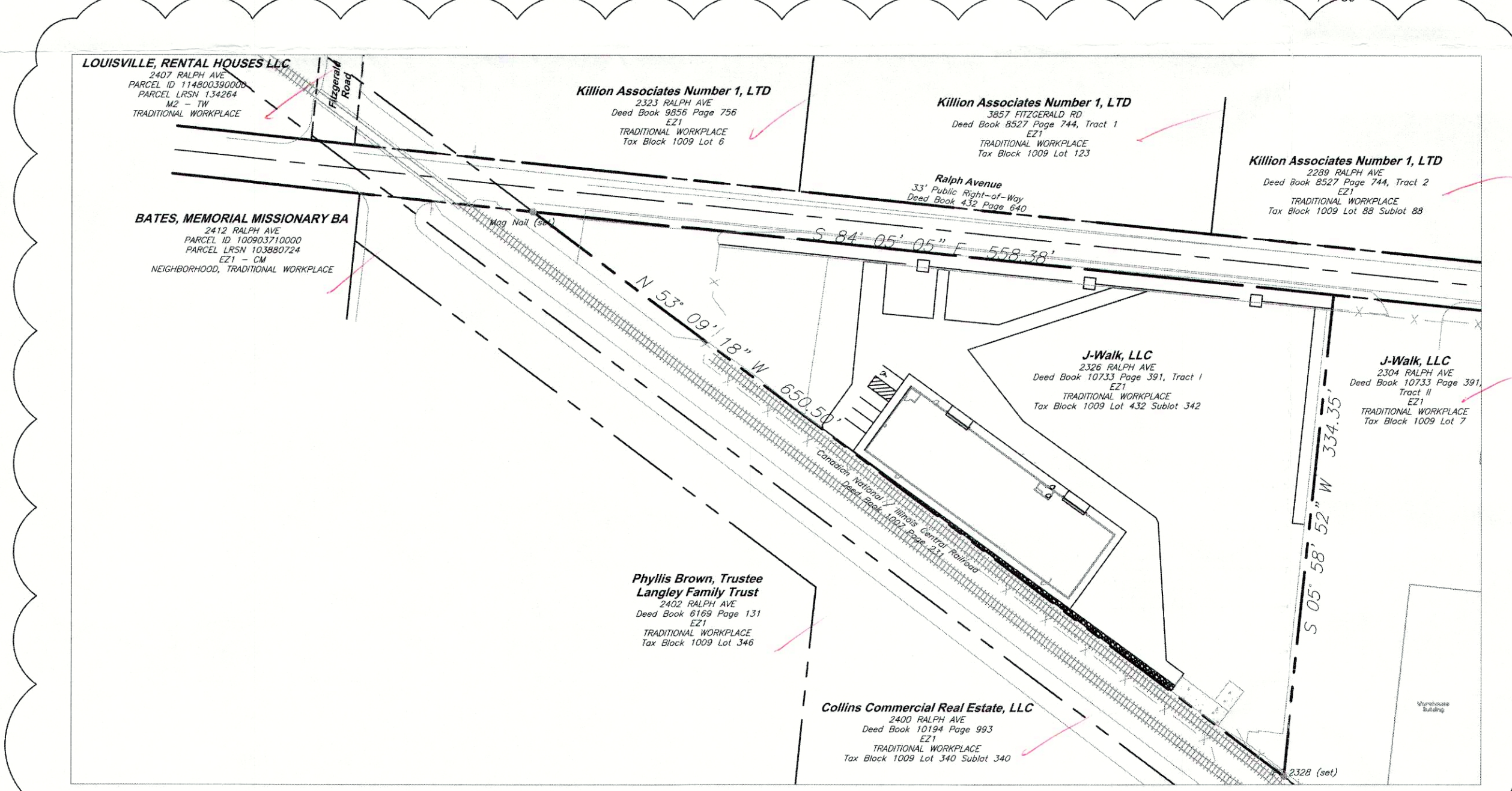
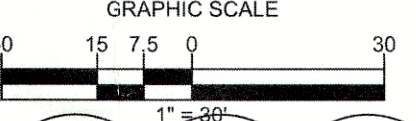
VEHICULAR USE AREA = 73,000 SF
10' LANDSCAPE BUFFER AREA REQUIRED ALONG RALPH AVE.
W/ 1 TYPE A TREE PER 50' @ 558.38 LF = 11.2 = 12 TYPE A TREES REQUIRED
12 - TYPE A TREES PROVIDED

SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1	SITE PLAN
C2	GRADING PLAN
C3	EROSION CONTROL PLAN
C4-5	DETAIL SHEETS
EXTERNAL SHEETS	
LP-1	LANDSCAPE PLAN BY EVERGREEN DESIGN GROUP



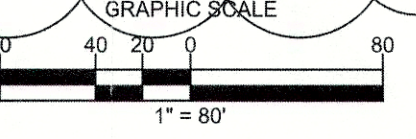
SITE PLAN:

SCALE: 1" = 30'



AREA PLAN:

SCALE: 1" = 80'

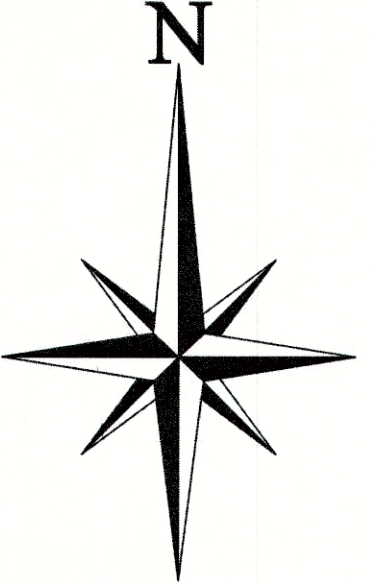


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PRELIMINARY APPROVAL
Condition of Approval:
MSD CONST. APPR. 5-22-18
Tory Kelly 7-5-18
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 7/9/18
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS



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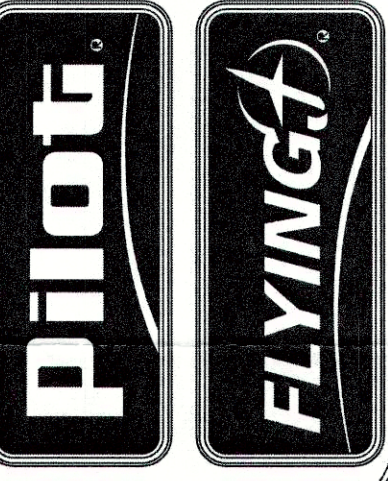


Know what's below. Call before you dig.

WM# 11763



PILOT FLYING J
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KNOXVILLE, TENNESSEE 37909
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Site Plan
DEF BULK STORAGE FACILITY
2326 RALPH AVENUE
LOUISVILLE, KENTUCKY 40216

DATE:	REV:	REVISION DESCRIPTION:	INT.:
04/19/18	1	REVISED PER MSD	KNC
05/24/18	2	CATEGORY 2B PLAN REVIEW COMMENTS	KNC

DATE: 02/06/18 DRAWN BY: KNC PROJECT: PL23923
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SHEET:
C1