



**PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE**

US EXPRESS, LLC.  
4003 BRADFORD PEAR CT.  
LOUISVILLE, KY 40218  
DEED BOOK 11268 PAGE 480

**TOTAL AREA OF SURVEY**

224,675 +/- SQ. FT.  
5.16 +/- ACRES

**PARCEL NO. 080501030000**

**FLOODPLAIN INFORMATION**

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0076E WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

**STORMWATER MANAGEMENT INFORMATION**

PRE-DEVELOPED	POST-DEVELOPED
CURVE NUMBER: 81	CURVE NUMBER: 87
IMPERVIOUS AREA: 1.00 ACRES	IMPERVIOUS AREA: 2.53 ACRES
100 YR RUNOFF VOLUME: 75,113 CU FT	100 YR RUNOFF VOLUME: 88,367 CU FT
LAND USE: VACANT PARKING LOT AND BUILDING	STORAGE REQUIRED: (88,367 - 75,113) * 1.5 = 19,881 CU FT
	STORAGE PROVIDED = DET. BASIN: 30,404 CU FT
	DEPTH - 2.74 FT
	SURFACE AREA = 31,125 SQ FT
	LAND USE: INDUSTRIAL - SEMI-TRUCK PARKING

NOTE:  
18% SOIL TYPE C/D  
82% SOIL TYPE NOT CLASSIFIED  
ASSUMED SOIL TYPE D

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 AREAS ARE SEEDING AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO ROADWAYS SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER02. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR DISTURBING 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.

**BENCHMARK DATA:**

**BENCHMARK 1**  
3/4" IRON PIN W/ 1/2" PLASTIC CAP  
STAMPED "LATTO 3466" LOCATED IN THE SOUTHWEST MOST PROPERTY CORNER  
N: 252109.08  
E: 1222609.35  
KY SPC (NORTH ZONE)  
ELEV: 478.71

**BENCHMARK 2**  
3/4" IRON PIN W/ 1/2" PLASTIC CAP  
STAMPED "LATTO 3466" LOCATED IN NORTH RW OF UNNAMED STREET.  
N: 252912.03  
E: 1222483.74  
KY SPC (NORTH ZONE)  
ELEV: 481.82

**LOUISVILLE METRO**

**APPROVED DISTRICT DEVELOPMENT PLAN**

DOCKET NO. 19DEVPLAN 1030

APPROVAL DATE 5-8-19

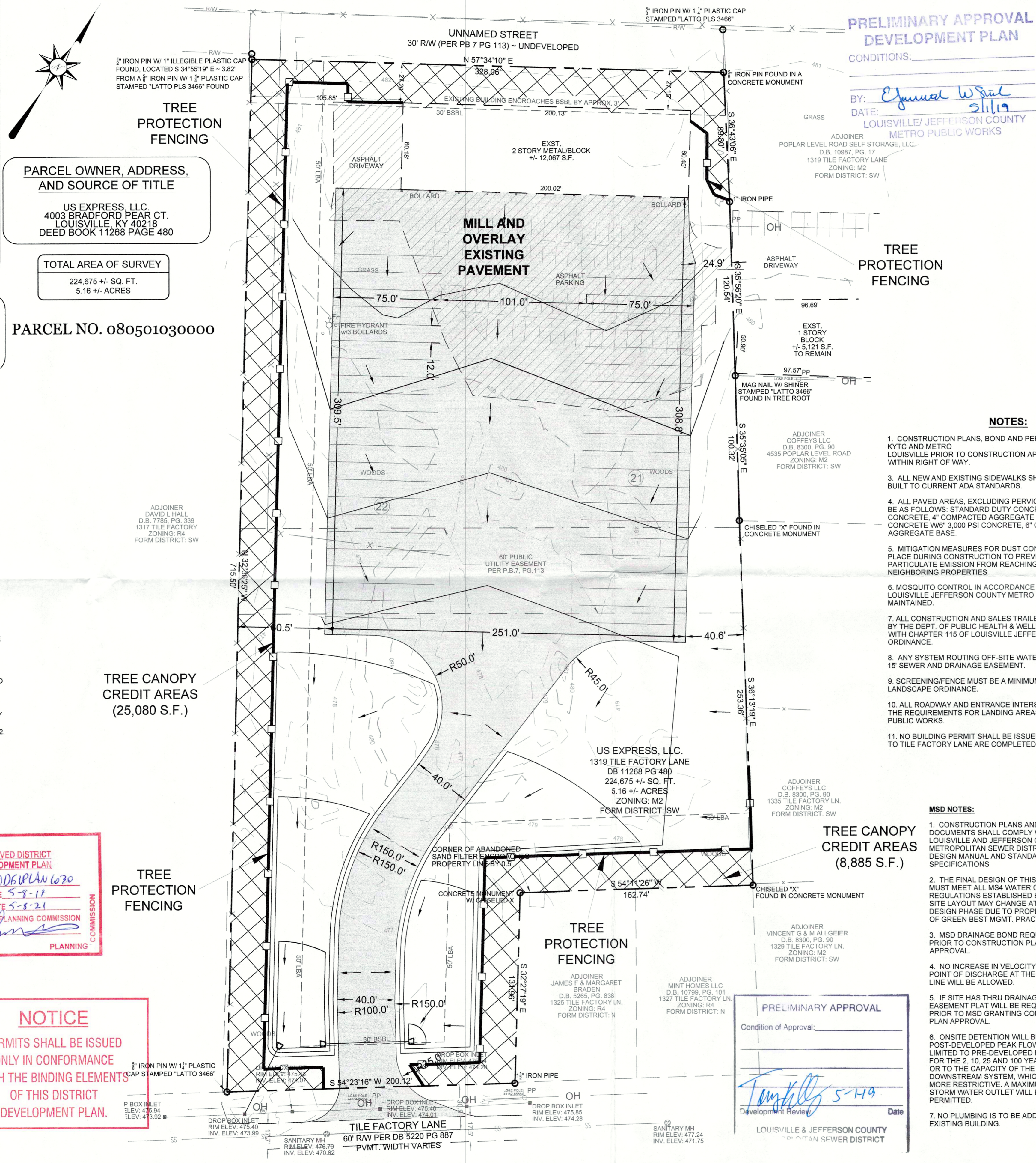
EXPIRATION DATE 5-8-21

SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION

**NOTICE**

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENT OF THIS DISTRICT DEVELOPMENT PLAN.



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *James W. Hill*

DATE: 5/11/19

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**DEVELOPMENT SUMMARY**

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	M2 - INDUSTRIAL	M2 - INDUSTRIAL
FORM DISTRICT	SW	SW
PROPOSED USE	STORAGE/HEAVY TRUCK PARKING	STORAGE/HEAVY TRUCK PARKING
EXISTING USE	VACANT	VACANT
TOTAL SITE AREA	N/A	224,675 SQ. FT. 5.16 +/- ACRES
EXISTING COVERAGE	N/A	19.38% (1.00 ACRES)
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	REQUIRED	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	N/A
PROPOSED PARKING	N/A	43 SEMI TRUCK SPACES
TOTAL VEHICULAR USE AREA	N/A	106,294 SF

**TREE CANOPY REQUIREMENTS**

STATISTIC	PERMITTED / REQUIREMENT
GROSS SITE AREA	5.16 +/- AC (224,675 S.F.)
REQUIRED CANOPY FOR DEVELOPMENT	33,701 S.F. (15% OF SITE)
EXISTING TREE CANOPY BASED ON AERIAL IMAGE (2018)	159,808 S.F. (71.1% OF SITE)
PERCENT OF TREE CANOPY RESERVED	33,965 S.F. (15.1% OF SITE)
TREE CANOPY TO BE PLANTED	0 S.F. (0% OF SITE)
TOTAL TREE CANOPY	33,965 S.F. (15.1% OF SITE)

**LEGEND**

- ◆ BENCHMARK
- 5/8" IRON PIN W/ 1/4" PLASTIC CAP STAMPED "RICHARD D. GRAVES RLS 1628" UNLESS OTHERWISE NOTED
- IRON PIN SET
- ⊗ CONCRETE R/W MONUMENT
- ⊕ SANITARY SEWER MANHOLE
- ⊖ SANITARY SEWER CLEAN OUT
- ⊙ ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ⊕ ELECTRIC BOX
- ⊖ ELECTRIC METER
- ⊙ GAS VALVE
- ⊕ WATER VALVE
- ⊖ WATER METER
- ⊙ FIRE HYDRANT
- ⊕ GAS METER
- ⊖ TELEPHONE PEDESTAL
- ⊙ STORM SEWER MANHOLE
- ⊕ DROP BOX INLET
- ⊖ CURB BOX INLET
- ⊙ PIPE BOLLARD
- ⊕ GUTTER OUTLET
- ⊖ ROAD SIGN
- ⊙ TREE
- ⊕ MAILBOX
- ⊖ LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- CDE CURTAIN DRAIN EASEMENT

**NOTES:**

- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTO AND METRO LOUISVILLE PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
- ALL PAVED AREAS, EXCLUDING PVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/5' 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6' 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCE.
- ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15' SEWER AND DRAINAGE EASEMENT.
- SCREENING/FENCE MUST BE A MINIMUM OF 8' IN HEIGHT PER LANDSCAPE ORDINANCE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL IMPROVEMENTS TO TILE FACTORY LANE ARE COMPLETED AS SHOWN IN EXHIBIT A.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE WILL BE ALLOWED.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. A MAXIMUM OF A 6" STORM WATER OUTLET WILL BE PERMITTED.
- NO PLUMBING IS TO BE ADDED TO THE EXISTING BUILDING.

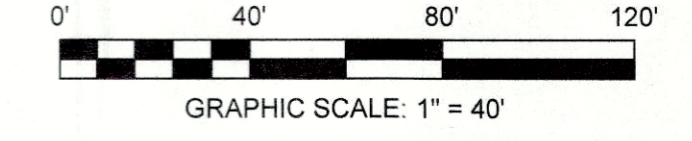
**PRELIMINARY APPROVAL**

Condition of Approval:

*Tom Kelly* 5-14-19

Development Review

Date



**REVISIONS**

NO.	DESCRIPTION

**ALL STATE TRUCKING**

**1319 TILE FACTORY LANE**

**LOUISVILLE, KY 40213**

**ACES**

ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (770) 780-9445

**JOB NUMBER: 18-3219-L**

**DATE: 03-14-2019**

**SCALE: 1" = 40'**

**DRAWN: P. THOMPSON**

**CHECKED: B. ZACKERY**

**FILE PATH: z:\SITE\DDP**

**DDP**

DISTRICT DEV PLAN

**RECEIVED**

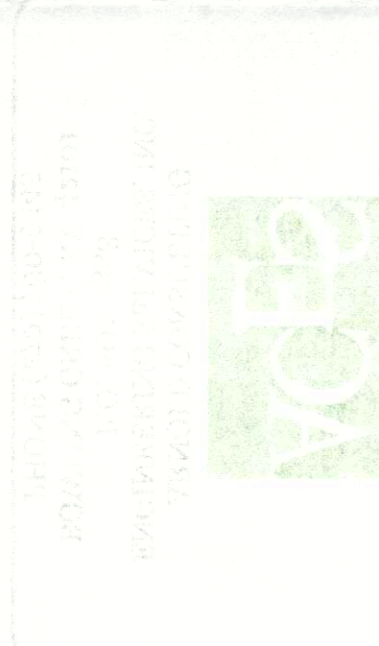
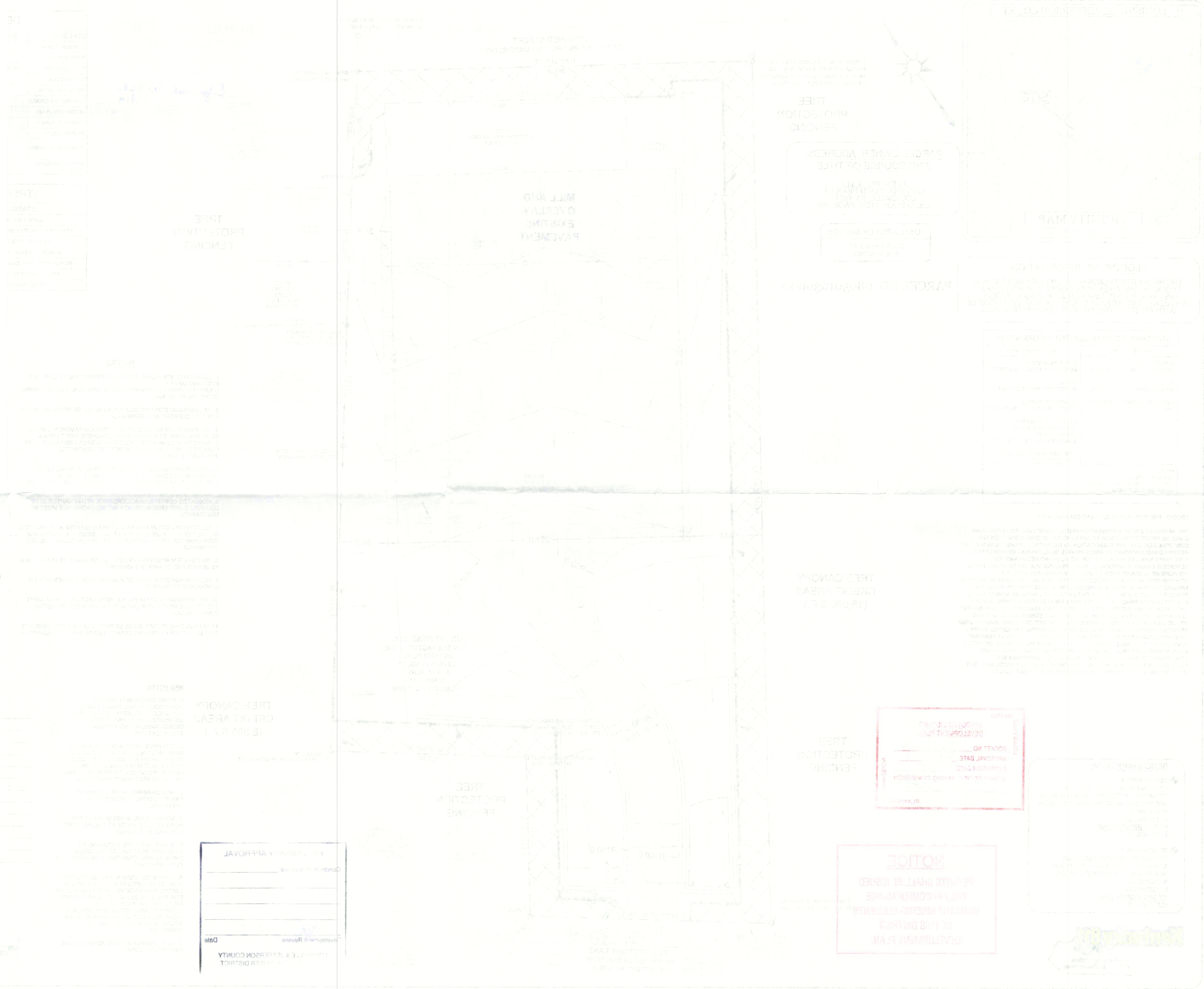
19DEVPLAN1030 WM#11894

APR 17 2019  
DESIGN SERVICES



**Binding Elements  
Case No. 19DEVPLAN1030**

- The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee any changes/additions/alterations not so referred shall not be valid.
- No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
- Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
- Prior to the issuance of a certificate of occupancy, the applicant will improve Tile Factory Ln to a minimum of 24' with 6' shoulders on each side from the proposed access point to Poplar Level Rd. Final design will be approved by Louisville Metro Public Works prior to final approval of the construction plans for the site.
- No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
- A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
- The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.



DATE: 10/24/19  
CD NUMBER: 19-08509000  
PROJECT NUMBER: 19-08509000  
PROJECT NAME: 19-08509000

PROJECT NUMBER: 19-08509000  
PROJECT NAME: 19-08509000  
PROJECT ADDRESS: 19-08509000

DISTRICT PLAN  
DDP

NO.	DESCRIPTION	DATE	REVISION	BY
1	ISSUED FOR PERMIT REVIEW	10/24/19		JP
2	REVISION: TREE PROTECTION FENCING	10/24/19		JP
3	REVISION: TREE PROTECTION FENCING	10/24/19		JP
4	REVISION: TREE PROTECTION FENCING	10/24/19		JP
5	REVISION: TREE PROTECTION FENCING	10/24/19		JP

**MEMORANDUM**  
TO: THE PLANNING COMMISSION  
FROM: JEFFREY L. BRIDGES, PLANNING COMMISSION CHAIRMAN  
SUBJECT: 19-08509000 - [REDACTED]

**CONCURRENCE**  
I concur with the Commission's decision regarding this application.

**CONSENT**  
I consent to the Commission's decision regarding this application.

**ABSTAIN**  
I abstain from voting on this application.

**OPPOSE**  
I oppose the Commission's decision regarding this application.

**DISSENT**  
I dissent from the Commission's decision regarding this application.

**STATE**  
I state that I am unable to vote on this application.

**EXCUSED**  
I am excused from voting on this application.

19-08509000 - [REDACTED] - [REDACTED]

City of Louisville  
Jefferson County

Development Review  
Date: \_\_\_\_\_

Community Approval  
Date: \_\_\_\_\_

NO. 19-08509000  
PROJECT NAME: [REDACTED]  
APPROVAL DATE: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_  
APPLICANT: [REDACTED]

REQUIREMENT 1: [REDACTED]  
REQUIREMENT 2: [REDACTED]  
REQUIREMENT 3: [REDACTED]  
REQUIREMENT 4: [REDACTED]  
REQUIREMENT 5: [REDACTED]  
REQUIREMENT 6: [REDACTED]  
REQUIREMENT 7: [REDACTED]  
REQUIREMENT 8: [REDACTED]  
REQUIREMENT 9: [REDACTED]  
REQUIREMENT 10: [REDACTED]

**NOTICE**  
PERMITS SHALL BE ISSUED  
ON THE COMPLETION  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN