LOUISVILLE, JEFFERSON CO., KY

VICINITY MAP
(N.T.S.)

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

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.

PARCEL NO. 080501030000

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	100 YR
RUNOFF VOLUME: 75,113 CU FT	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
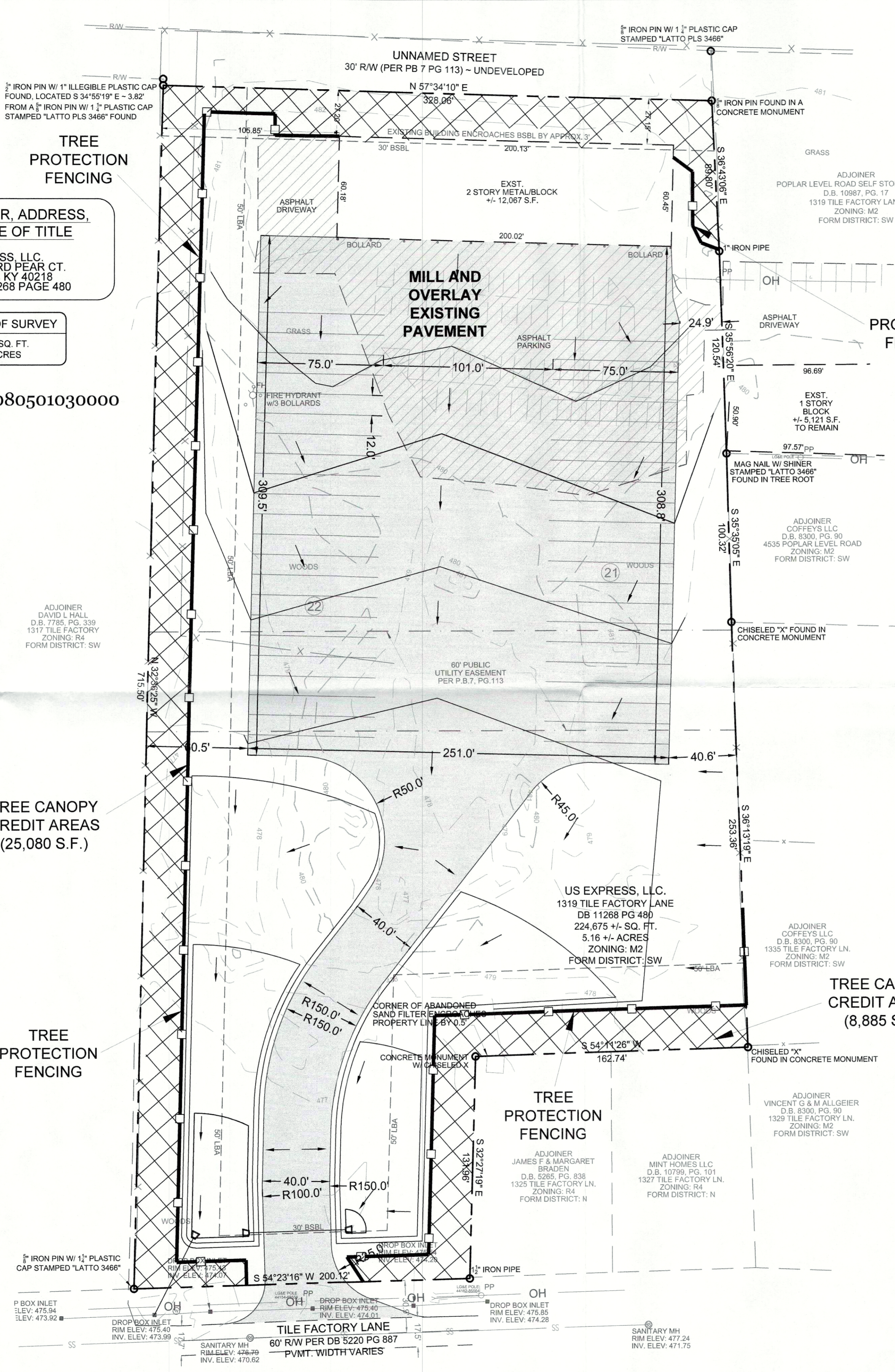82% SOIL TYPE NOT CLASSIFIED
ASSUMED SOIL TYPE D

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 BMPS 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 SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SILT 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 SEEDED, 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 CEASES 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
5/8" IRON PIN W/ 1¼" PLASTIC CAP STAMPED "LATTO 3466" LOCATED IN THE SOUTHWEST MOST PROPERTY CORNER
N: 252109.08
E: 1222609.35
KY SPC (NORTH ZONE)
ELEV: 476.71

BENCHMARK 2
5/8" IRON PIN W/ 1¼" PLASTIC CAP STAMPED "LATTO 3466" LOCATED IN NORTH R/W OF UNNAMED STREET.
N: 252912.03
E: 1222483.74
KY SPC (NORTH ZONE)
ELEV: 481.82

Kentucky 811
Know what's below. Call before you dig.

UNNAMED STREET
30' R/W (PER PB 7 PG 113) ~ UNDEVELOPED

N 57°34'10" E 328.06'

TREE PROTECTION FENCING

MILL AND OVERLAY EXISTING PAVEMENT

EXST. 2 STORY METAL/BLOCK +/- 12,067 S.F.

ASPHALT DRIVEWAY

TREE PROTECTION FENCING

ADJOINER POPLAR LEVEL ROAD SELF STORAGE, LLC.
D.B. 10987, PG. 17
1319 TILE FACTORY LANE
ZONING: M2

EXST. 1 STORY BLOCK +/- 5,121 S.F. TO REMAIN

60' PUBLIC UTILITY EASEMENT PER P.B.7, PG. 113

ADJOINER DAVID J HALL
D.B. 7785, PG. 339
1317 TILE FACTORY
ZONING: R4
FORM DISTRICT: SW

TREE CANOPY CREDIT AREAS (25,080 S.F.)

TREE PROTECTION FENCING

US EXPRESS, LLC.
1319 TILE FACTORY LANE
DB 11268 PG 480
224,675 +/- SQ. FT.
5.16 +/- ACRES
ZONING: M2
FORM DISTRICT: SW

TREE CANOPY CREDIT AREAS (8,885 S.F.)

ADJOINER COFFEYS LLC
D.B. 8300, PG. 90
4535 POPLAR LEVEL ROAD
ZONING: M2
FORM DISTRICT: SW

ADJOINER COFFEYS LLC
D.B. 8300, PG. 90
1335 TILE FACTORY LN.
ZONING: M2
FORM DISTRICT: SW

TREE PROTECTION FENCING

ADJOINER VINCENT G & M ALLGEIER
D.B. 8300, PG. 90
1329 TILE FACTORY LN.
ZONING: M2
FORM DISTRICT: N

ADJOINER JAMES F & MARGARET BRADEN
D.B. 5265, PG. 838
1325 TILE FACTORY LN.
ZONING: R4
FORM DISTRICT: N

ADJOINER MINT HOMES LLC
D.B. 10799, PG. 101
1327 TILE FACTORY LN.
ZONING: R4
FORM DISTRICT: N

TILE FACTORY LANE
60' R/W PER DB 5220 PG 887
PVMT. WIDTH VARIES

NOTES:

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC AND METRO LOUISVILLE PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.

2. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.

3. ALL PAVED AREAS, EXCLUDING PERVIOUS 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.

4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES

5. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.

6. 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.

7. ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15' SEWER AND DRAINAGE EASEMENT.

8. SCREENING/FENCE MUST BE A MINIMUM OF 8' IN HEIGHT PER LANDSCAPE ORDINANCE.

9. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

10. NO BUILDING PERMIT SHALL BE ISSUED UNTIL IMPROVEMENTS TO TILE FACTORY LANE ARE COMPLETED AS SHOWN IN EXHIBIT A.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS

2. 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

3. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

4. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE WILL BE ALLOWED.

5. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

6. 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.

7. NO PLUMBING IS TO BE ADDED TO THE EXISTING BUILDING.
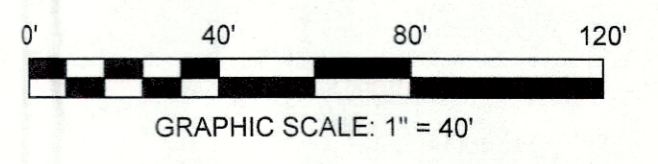

DEVELOPMENT SUMMARY

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	159,808 S.F. (71.1% OF SITE)
BASED ON AERIAL IMAGE (2018)	
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)

ALL STATE TRUCKING
1319 TILE FACTORY LANE
LOUISVILLE, KY 40213

LEGEND

- BENCHMARK
- 5/8" IRON PIN W/ 1 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

	PROPERTY LINE
	SETBACK LINE
	EASEMENTS
	LOT LINE TO BE ABANDONED
	CENTERLINE
E	UNDERGROUND ELECTRIC
G	GAS LINE
OH	OVERHEAD UTILITIES
T	BURIED TELEPHONE
SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
X	FENCE LINE
	DRAINAGE ESMT.

BSSL — BUILDING SET BACK LINE
ESOL — EACH SIDE OF LINE
PUE — PUBLIC UTILITY EASEMENT
FFE — FINISHED FLOOR ELEVATION
CDE — CURTAIN DRAIN EASEMENT

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1388
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 18-3219-L
DATE: 03-14-2019
SCALE: 1" = 40'
DRAWN: P. THOMPSON
CHECKED: B. ZACKERY
FILE PATH: Z:SITDEV\DDP

DDP
DISTRICT DEV. PLAN

GRAPHIC SCALE: 1" = 40'
0' 40' 80' 120'

19DEVPLAN1030   WM#11894