



**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 #211110076E WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

**STORMWATER MANAGEMENT INFORMATION**

PRE-DEVELOPED	POST-DEVELOPED
CURVE NUMBER: 81 IMPERVIOUS AREA: 1.00 ACRES	CURVE NUMBER: 87 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 SEEDED 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ERO2. 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 AND 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.

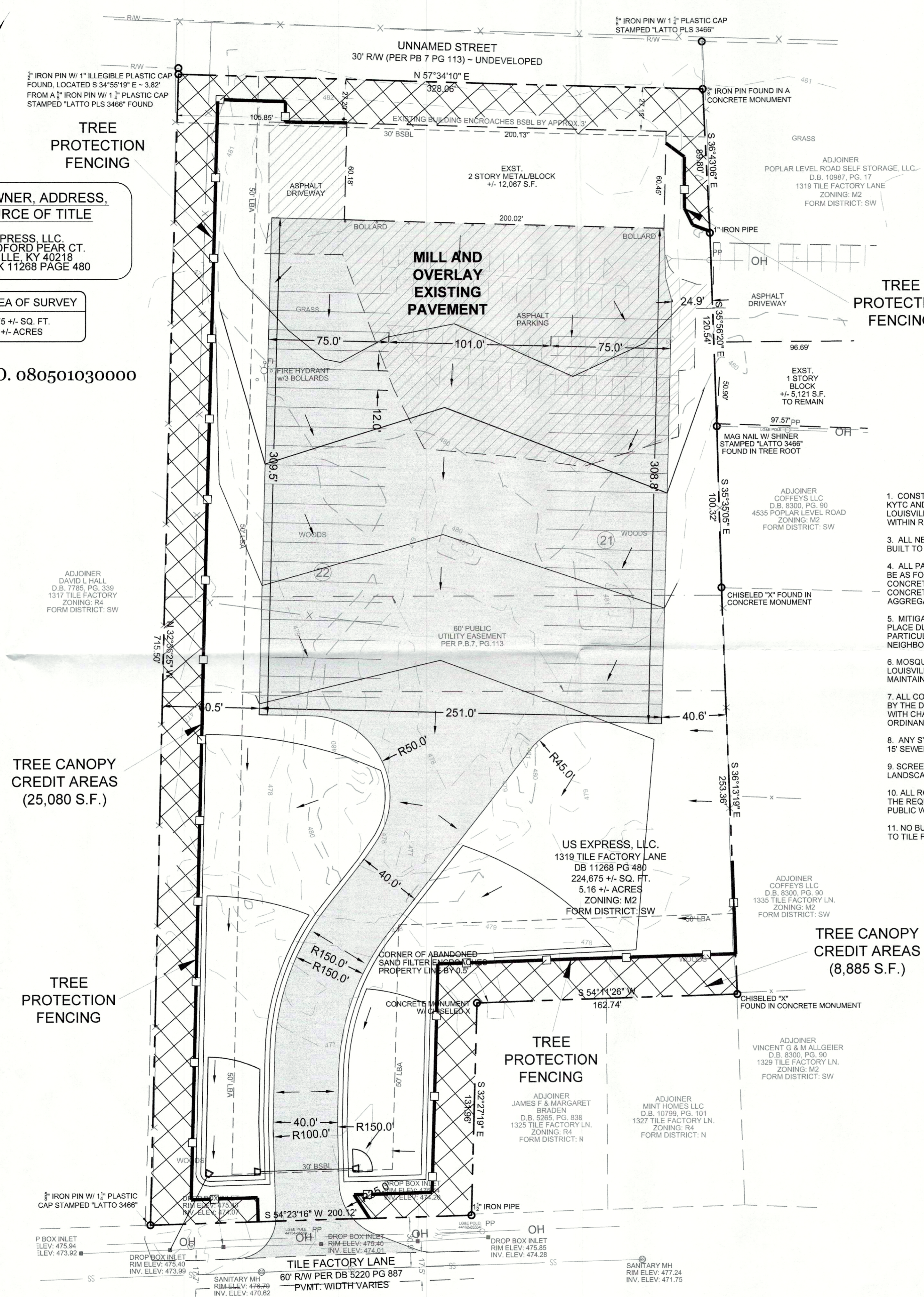
**BENCHMARK DATA:**

**BENCHMARK 1**  
5/8" IRON PIN W/ 1/4" 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/ 1/4" 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



**PARCEL NO. 080501030000**



- 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 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.
  - 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 PLAT 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.

**DEVELOPMENT SUMMARY**

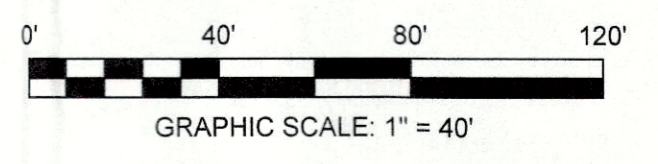
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	M2 - INDUSTRIAL	M2 - INDUSTRIAL
FORM DISTRICT	SW	SW
PROPOSED USE	STORAGE/HEAVY TRUCK PARKING	STORAGE/HEAVY TRUCK PARKING
EXISTING USE	VACANT	VACANT
TOTAL SITE AREA	N/A	224,675 SQ. FT. 5.16 +/- ACRES
EXISTING COVERAGE	N/A	19.38% (1.00 ACRES)
LANDSCAPE 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
	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
	BUILDING SET BACK LINE
	EACH SIDE OF LINE
	PUBLIC UTILITY EASEMENT
	FINISHED FLOOR ELEVATION
	CURTAIN DRAIN EASEMENT
	PROPERTY LINE
	SETBACK LINE
	EASEMENTS
	LOT LINE TO BE ABANDONED
	CENTERLINE
	UNDERGROUND ELECTRIC
	GAS LINE
	OVERHEAD UTILITIES
	BURIED TELEPHONE
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER LINE
	FENCE LINE
	DRAINAGE ESMT.



**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 (270) 780-9445

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

**DDP**  
DISTRICT DEV.  
PLAN

19DEVPLAN1030 WM#11894

APR 17 2019  
DESIGN SERVICES