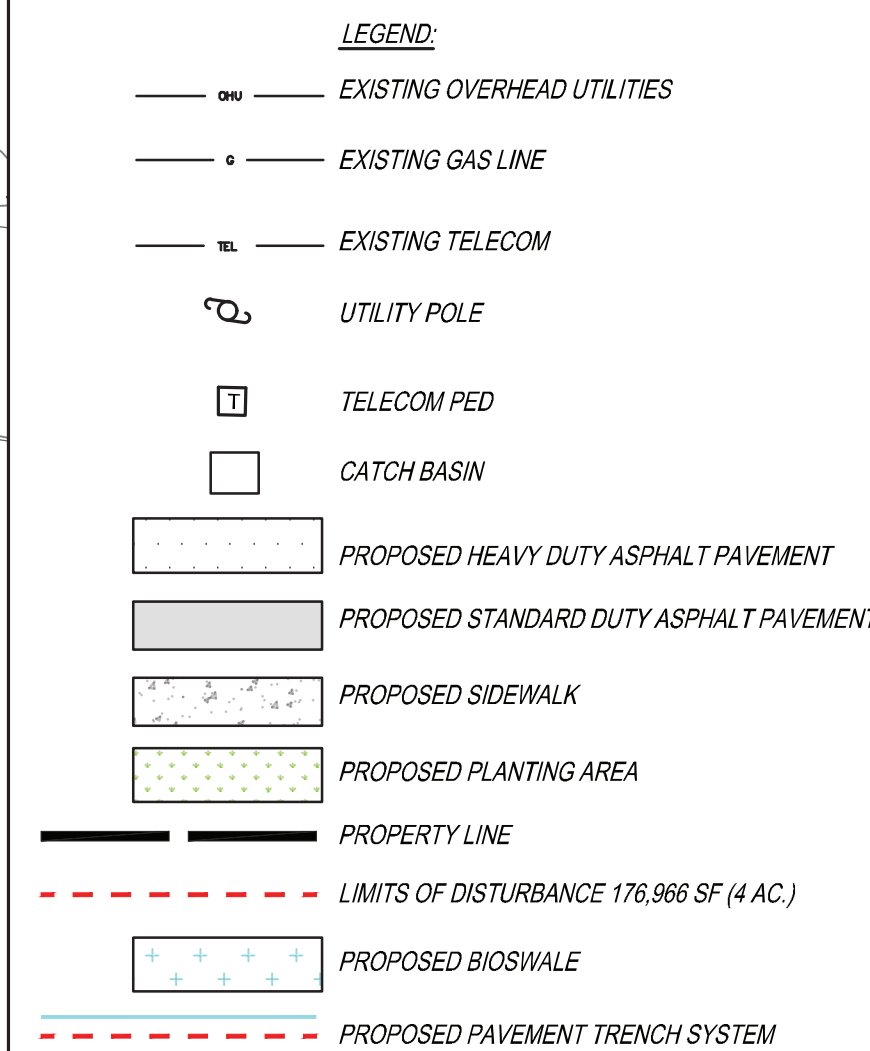


VICINITY MAP
N.T.S.



BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
L1	N 08°48'27" E	110'-6.00"
L2	S 83°24'23" E	5'-6.00"
L3	N 08°48'27" E	69'-6.00"
L4	N 82°31'07" W	96'-9.84"
L5	N 08°48'27" E	6'-9.00"
L6	S 08°49'38" W	17'-9.00"
L7	S 81°54'48" E	3'-6.24"
L8	S 08°53'31" W	13'-5.76"
L13	S 82°31'07" E	4'-4.68"

CURVE TABLE

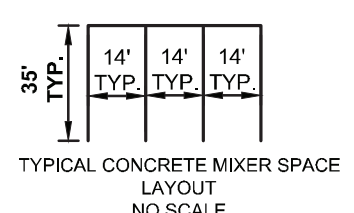
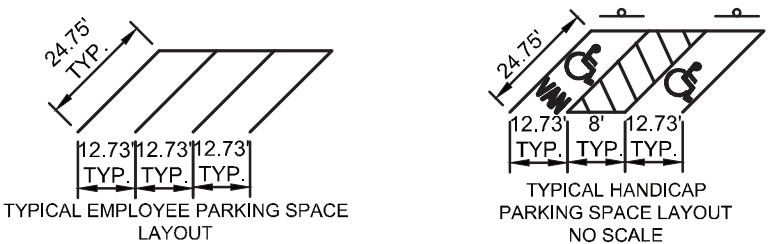
CURVE	RADIUS	ARC LENGTH	CHD. BEARING	DISTANCE
C3	3541'-4.56"	231'-4.56"	S 00°04'38" W	231'-4.08"
C4	4677'-5.16"	100'-3.48"	S 01°20'01" W	100'-3.48"

NOTE: PROPERTY LINE AND ASSOCIATED LINE CURVES, BEARINGS, AND DISTANCES REFERENCED FROM LOUISVILLE METRO HORIZONTAL CONTROL.

LANDSCAPE LEGEND



PARKING LAYOUTS



SITE DATA

TOTAL SITE AREA	= 4.40 ACRES (191,664 S.F.)	BUILDING SETBACKS:	FRONT: 25 FT (MAX)
FORM DISTRICT	= Traditional Workplace Form District (TWFD)	REAR: 25 FT (MAX)	SIDE: 0 FT
EXISTING ZONING	= EZ-1 (ENTERPRISE ZONE)		
ZONING OF ALL ADJACENT PROPERTIES	= VACANT		
EXISTING USE	= CONCRETE PLANT		
PROPOSED USE	= ONE STORY (45' MAXIMUM ALLOWED)		
BUILDING HEIGHT	= 7' - 11'2"		
PROPOSED PLANT HEIGHT	= 0 S.F.		
EXISTING BUILDING AREA FOOTPRINT	= 10,851 S.F.		
PROPOSED BUILDING AREA FOOTPRINT	= 10,851 S.F.		
TOTAL FLOOR AREA	= 06 (5.0 MAXIMUM ALLOWED)		
F.A.R.			
PARKING PROVIDED:			
EXISTING PARKING	= 0 SPACES		
PARKING REQUIRED MINIMUM:	= 1 SPACE PER 4,000 SF GFA (10,851 / 4,000 = 3 SPACES)		
PARKING REQUIRED MAXIMUM:	= 1 SPACE PER 600 SF GFA (10,851 / 600 = 18 SPACES)		
PROPOSED EMPLOYEE PARKING:	= 42 SPACES		
MAXIMUM EMPLOYEES PER SHIFT:	= 38 EMPLOYEES		
PROPOSED ADA PARKING:	= 2 SPACES (INCLUDING 1 VAN ACCESSIBLE)		
PROPOSED MIXER TRUCK PARKING:	= 25 SPACES		
PROPOSED TANKER TRUCK PARKING:	= 4 SPACES		
TOTAL PARKING PROVIDED:	= 73 SPACES		
BICYCLE PARKING REQUIRED:	= 3 SPACES		
EXISTING IMPERVIOUS:	= 4.09 ACRES (178,160 S.F.)		
PROPOSED IMPERVIOUS:	= 4.06 ACRES (177,927 S.F.) (233 S.F. REDUCTION)		

DETENTION

PROPOSED INCREASE IN IMPERVIOUS AREA = 0%

DETENTION REQUIRED TO LIMIT 100-YR POST DEVELOPED DISCHARGE TO 10-YR PRE DEVELOPED DISCHARGE.

LANDSCAPE

TOTAL V.I.A. = 124,845 S.F.

EMPLOYEE PARKING V.I.A. = 17,159 S.F.

REQUIRED I.L.A. = 9,363 S.F. (7.5%)

I.L.A. PROVIDED = 1,660 S.F.

I.L.A. TREES (14,000 S.F. OF I.L.A.) = 4 TREES

LANDSCAPE BUFFER AREA = N/A

FLOODPLAIN NOTE:

NO PORTION OF SITE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRMETTE MAPPING (2111100MFI-DATED 3/26/2021)

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL, AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- DOWNSTREAM SANITARY SEWER CAPACITY TO BE VERIFIED. SEWAGE WILL BE TREATED AT THE MORRIS FOREMAN WWTIC.
- IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ALL DRAINAGE, EPSC, AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MSD AND MSD DESIGN MANUAL REQUIREMENTS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE DEVELOPED DISCHARGE, PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- APPROVAL FROM MSD INDUSTRIAL WASTE DEPARTMENT SANITARY SEWER DEPARTMENT PRIOR TO CONSTRUCTION PLAN APPROVAL.
- WASH WATER GENERATED FROM CONCRETE PLANT TO BE PUMPED AND RE-USED.

STANDARD MSD SWPPP NOTES

- 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 BMPs (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 ONLY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
- 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.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SWPPP PHASING

- INSTALL SILT FENCE ALONG VEGETATION TO BE PRESERVED AND/OR AT THE LOWEST DISTURBED PORTION OF SITE PARALLEL WITH CONTOURS.
- PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

LANDSCAPE NOTES

- A LANDSCAPE PLAN WILL BE REQUIRED FOR APPROVAL.
- STREET TREES ARE REQUIRED ALONG ALL ROWS, PER LOUISVILLE METRO LAND DEVELOPMENT CODE 10.2.8.A.

MPW NOTES

- CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ENTRANCE PAVEMENT TYPE TO BE HARD DURABLE MATERIAL. SUPER HEAVY DUTY PAVEMENT.
- ENTRANCES AND SIDEWALKS WILL NEED TO BE REPAIRED TO MEET CURRENT METRO AND ADA STANDARDS.
- AN ENFORCEMENT PERMIT BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
- BICYCLE PARKING STORAGE WILL BE PROVIDED IN INDOOR OFFICE SPACE.

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WM#12545
22-CAT2-0060

22-CAT2-0060



OWNER
CAMILB, LLC & JDA PROPERTIES, LLC.
1000 W. KENTUCKY STREET
LOUISVILLE, KY 40210
D.G. 1224 PG. 132
TAX BLOCK 037J, LOT 0147

DEVELOPER
ADVANCE READY-MIX CONCRETE, INC.
11421 BLAVERMANER ACCESS DRIVE
LOUISVILLE, KY 40299

NO. DATE DESCRIPTION

- 03/20/2023 REVISIONS PER COMMENTS
- 03/28/2023 REVISIONS PER COMMENTS
- 04/10/2023 REVISIONS PER COMMENTS

ADVANCE READY MIX CONCRETE PLANT
1000 W KENTUCKY ST.
LOUISVILLE, KY 40210

PROJECT NO: 221128,000
DATE: 12/16/2022
SCALE: 1" = 40'

DEVELOPMENT PLAN

SHEET NO. 1 OF 1