



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

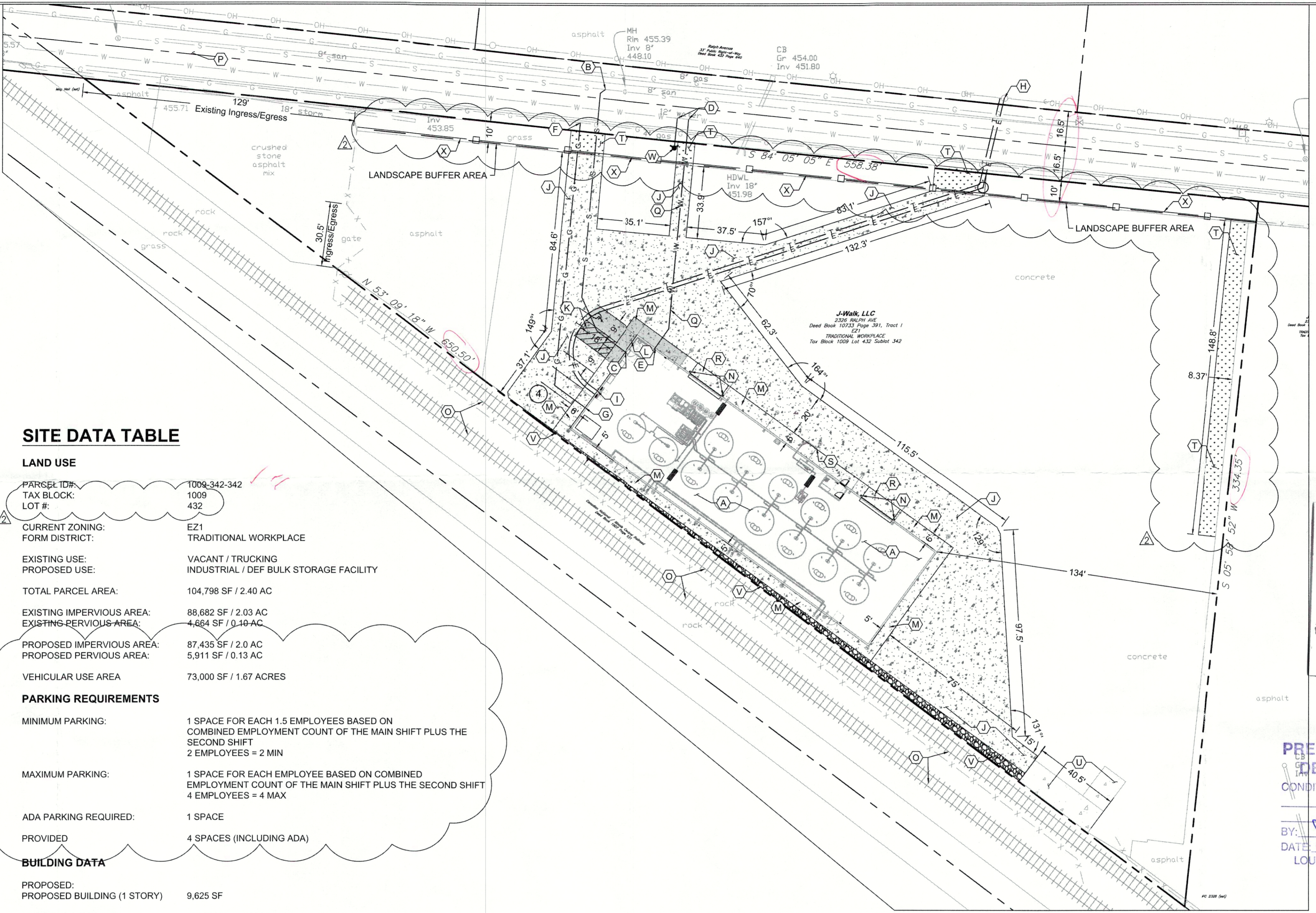
LANDSCAPE CALCULATIONS:
NOTE: THERE ARE NO EXISTING TREES ON SITE TO BE PRESERVED.

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

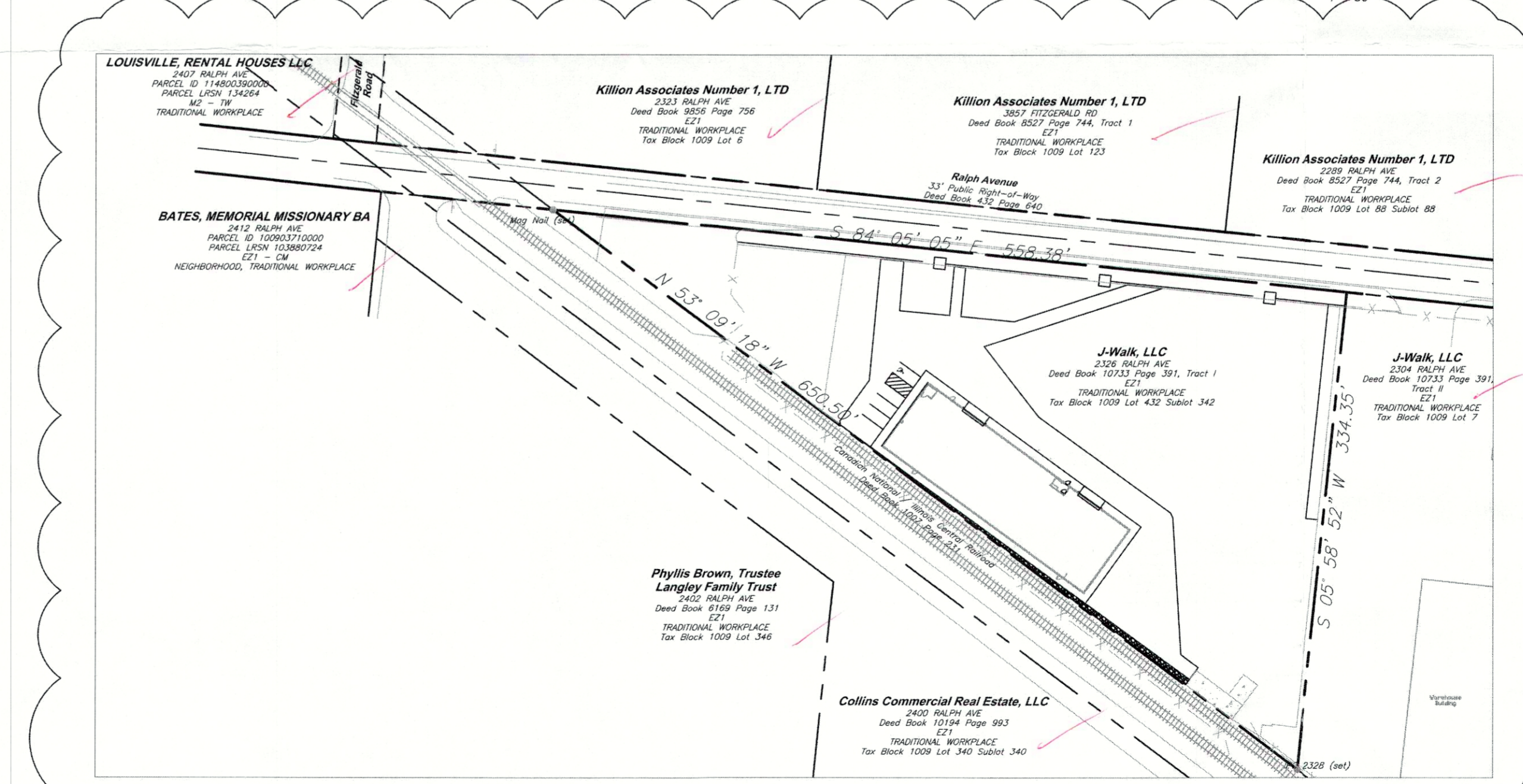
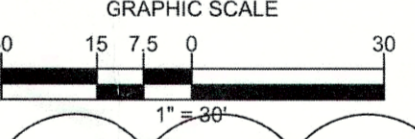
VEHICULAR USE AREA = 73,000 SF
10' LANDSCAPE BUFFER AREA REQUIRED ALONG RALPH AVE.
W/ 1 TYPE A TREE PER 50' @ 558.38 LF = 11.2 = 12 TYPE A TREES REQUIRED
12 - TYPE A TREES PROVIDED

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



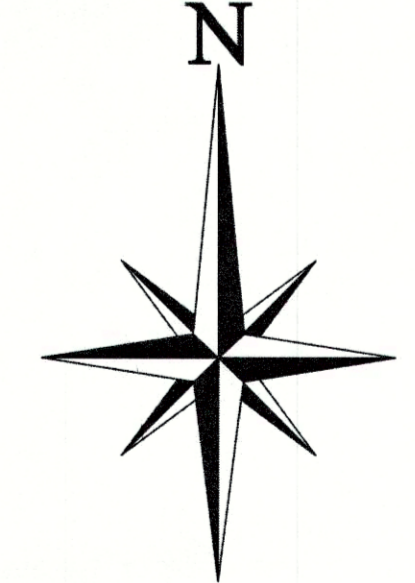
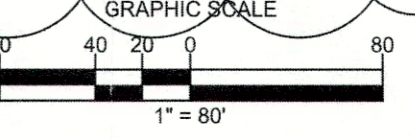
SITE PLAN:

SCALE: 1" = 30'



AREA PLAN:

SCALE: 1" = 80'



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

SHEET:

C1

