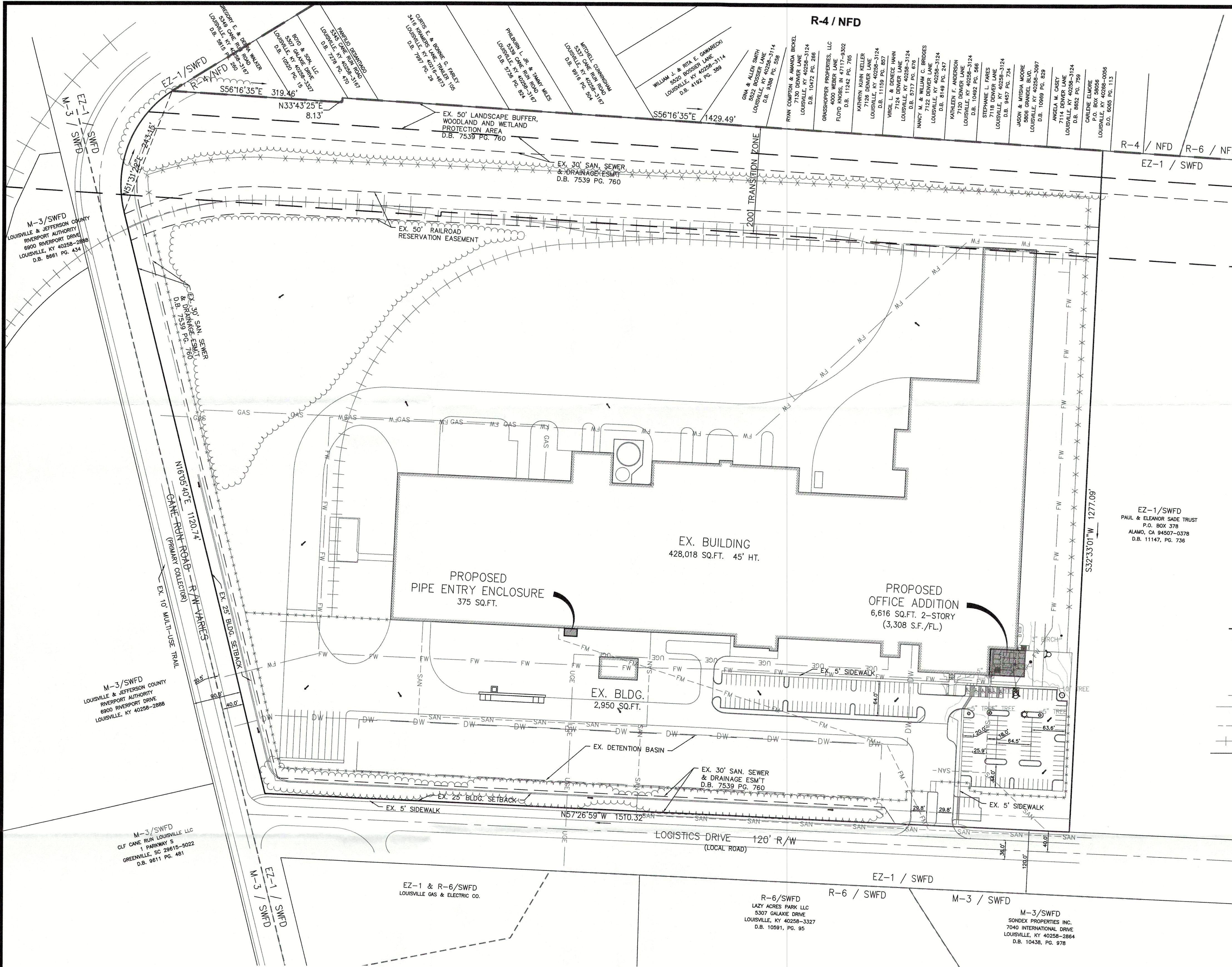


SITE DEVELOPMENT PLAN

GRAPHIC SCALE: SUPERCEDES NUMERIC SCALE
0 50' 100' 200'
SCALE: 1" = 100'

F:\2018\180275-Republic Conduit Manufacturing\Planning\180275-SITE-PLANNING.dwg, 12/15/2018 12:25:58 PM, dshiers

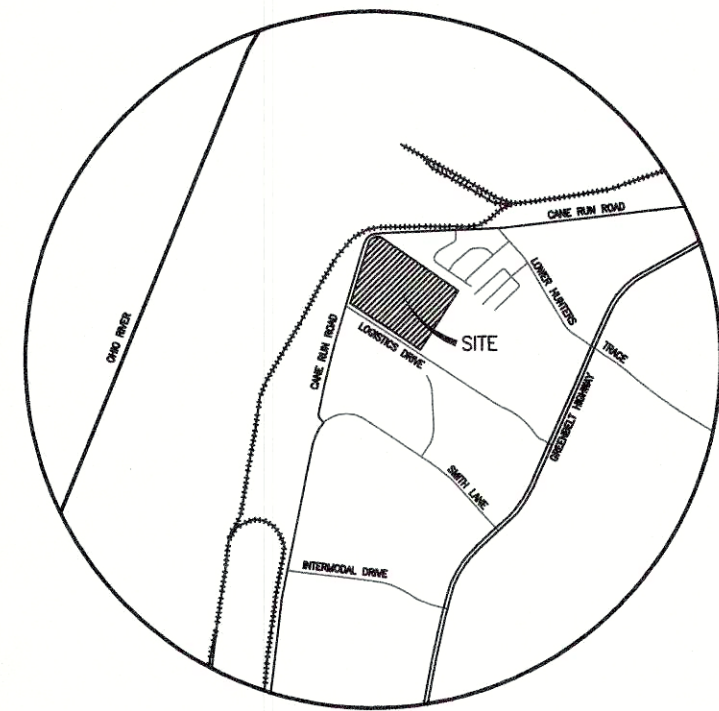


GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN 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 PRE 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 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.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY INFORMATION TAKEN DEEDS AND FROM MSD L.O.I.C.
- SITE TO UTILIZE EXISTING SANITARY SEWER CONNECTION.
- 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 MANAGEMENT PRACTICES.
- EXISTING ONSITE DETENTION IS PROVIDED.
- ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- NO NEW SITE CONSTRUCTION OUTSIDE OF BUILDING FOOTPRINT.
- ANY SUBSEQUENT DEVELOPMENT ON SITE MUST ADHERE TO THE FORM DISTRICT TRANSITION ZONE STANDARDS OF SECTION 5.7 OF THE LAND DEVELOPMENT CODE.

LEGEND

EXISTING FENCE	EXISTING TREELINE
EX. UNDERGROUND ELECTRIC	EXISTING CONTOUR LINE
EX. GAS LINE	EX. UTILITY POLE
EX. SANITARY SEWER	EX. TELEPHONE MANHOLE
EX. FIRE SERVICE WATER LINE	EX. ELECTRIC MANHOLE
EX. DOMESTIC WATER LINE	EX. SAN. SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	GUY WIRE
	TELEPHONE PEDESTAL
	BENCH MARK
	DRAINAGE FLOW



LOCATION MAP

NOT TO SCALE

SITE DATA

TOTAL SITE AREA	50.32 ACRES (2,191,889.72 SQ.FT.)
EXISTING ZONING	EZ-1
EXISTING FORM DISTRICT	SWFD
EXISTING USE	MANUFACTURING
	208 EMPLOYEES (1ST & 2ND SHIFTS)
NO NEW EMPLOYEES	
EXISTING BUILDING AREA	430,968 SQ.FT.
PROPOSED BUILDING ADDITIONS	6,991 SQ.FT.
2 STORY OFFICE, 3,308 SF./FL	6,616 SQ.FT.
PIPE ENTRY ENCLOSURE	375 SQ.FT.
TOTAL BUILDING AREA	437,959 SQ.FT.
FLOOR AREA RATIO	0.20
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED	139 SPACES
(1 SP/1.5 EMPLOYEES 1ST & 2ND SHIFTS)	
MAXIMUM PARKING ALLOWED	208 SPACES
(1 SP/1 EMPLOYEE 1ST & 2ND SHIFTS)	
EXISTING PARKING PROVIDED	173 SPACES
(INC. 6 ACCESSIBLE SPACES)	
VEHICLE USE AREA	76,800 SQ.FT.
7.5 % REQUIREMENT	5,760 SQ.FT.
I.L.A. PROVIDED	10,081 SQ.FT.

BICYCLE PARKING CALCULATIONS:

SHORT TERM REQUIREMENT	NONE REQ.
LONG TERM REQUIREMENT	4
1 PER 50 EMPLOYEES	
(SPACES LOCATED WITHIN BUILDING)	

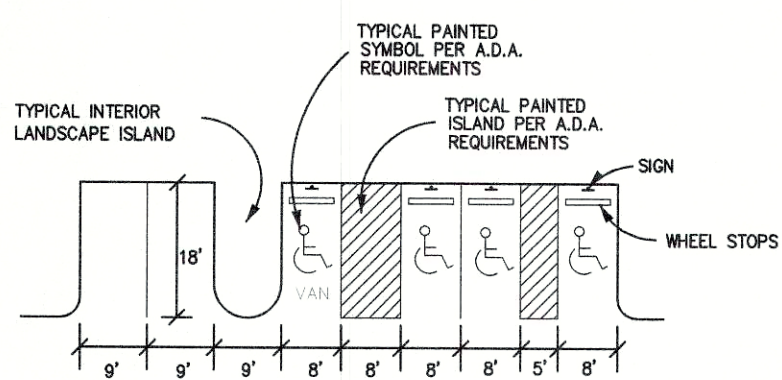
TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA	2,191,889 S.F.
EX. TREE CANOPY ON SITE	351,415 S.F. (16%)
EX. TREE CANOPY TO BE PRESERVED	351,415 S.F. (16%)
TREE CANOPY REQUIRED	328,783 S.F. (15%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.

WAIVER REQUEST:

- WAIVER FROM CHAPTER 5.8.1 OF THE LAND DEVELOPMENT CODE TO OMIT THE SIDEWALK REQUIREMENT ALONG CANE RUN ROAD.



TYPICAL PARKING DETAIL

NO SCALE

CASE # 18DEVPLAN1178

RELATED CASES: 15DEVPLAN1077

MSD WM #8844

REVISIONS		DATE	CHK
NO.	BY	DESCRIPTION	
1	DHS	REVISIONS PER AGENCY COMMENTS	CRB
2	DHS	PIPE ENTRY ENCLOSURE ADDITION	JMA

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DATE	
SIGNATURE	
DATE	
SIGNATURE	

REVISED DETAILED DEVELOPMENT PLAN
REPUBLIC CONDUIT MANUFACTURING
7301 LOGISTICS DRIVE
LOUISVILLE, KY 40258
OWNER / DEVELOPER:
REPUBLIC CONDUIT MANUFACTURING
7301 LOGISTICS DRIVE
LOUISVILLE, KY 40258-3189
BTM PROJECT NO.: 180275
SITE INFORMATION:
7301 LOGISTICS DRIVE
DEED BOOK 981, PAGE 892
TAX BLOCK 1023, LOT 68
TITLE:
DRAWN BY: DHS
CHECKED BY: CRB
DATE: OCT. 17, 2018
DRAWING: 180275 - RDDP
SCALE: 1" = 100'
SHEET
1.00

NOT FOR CONSTRUCTION