



LOCATION MAP
NOT TO SCALE

[illegible]

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 15107-000P

DATE: 10/23/15

CHECKED BY: DF

SCALE: 1"=40'

DRAWN BY: TO

L&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
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ZEOCHEM
OWNER/DEVELOPER
ZEOCHEM, LLC
1600 W. HILL STREET
LOUISVILLE, KY 40210

JOB NO.
 15107

SHEET
 1
 OF 1

PROJECT DATA

TOTAL SITE AREA	=	3.51± Ac.
EXISTING ZONING	=	EZ-1
FORM DISTRICT	=	TRADITIONAL WORKPLACE
EXISTING USE	=	MANUFACTURING/WAREHOUSE
PROPOSED USE		
EX. BUILDING AREA	=	62,270 SF
PROP. BUILDING ADDITION	=	3,492 SF
TOTAL BUILDING AREA	=	65,762 SF
EMPLOYEES	=	3
PARKING REQUIRED		<u>MIN.</u> <u>MAX.</u>
1 SP/1.5 EMP (MIN) 1 SP/EMP (MAX) =		2 3
TOTAL PARKING PROVIDED	=	3 (1 HC SP INCLUDED)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0041 E dated December 5, 2006.
Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process.
Drainage facilities shall conform to MSD requirements.
Site will be subject to MSD Regional Facilities Fee.
If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
A Downstream Facilities Capacity Request will be submitted to MSD.
Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

EROSION PREVENTION AND SEDIMENT CONTROL 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 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 drainage 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 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.

All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02









Where construction or land disturbance 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.

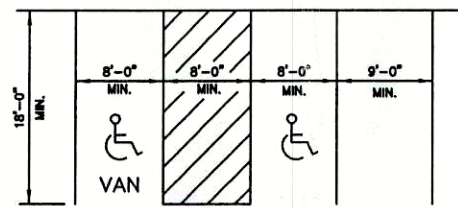
Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

LEGEND

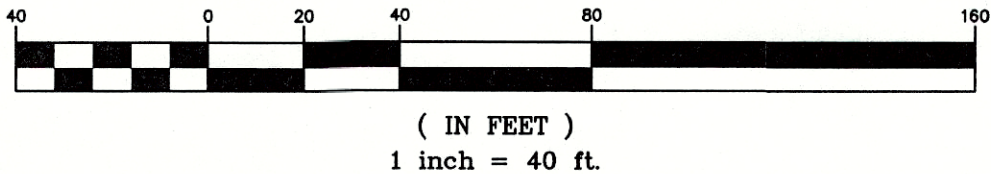
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 = EXISTING STORM SEWER, CATCH INLET

 = PROPOSED STORM SEWER, CATCH BASIN

 = PROPOSED SEWER AND MANHOLE

 = PROPOSED DRAINAGE SWALE

 = PROPOSED ROCK DITCH

 = PROPOSED ROOF DRAIN

 = PROPOSED SILT FENCE

 = PROPOSED STONE BAG INLET PROTECTION



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE



OWNER: SITE ADDRESS:
ZEOCHEM, LLC 1380 S 13TH STREET
1600 W HILL ST. TAX BLOCK 031F, LOT 0002
LOUISVILLE, KY 40210 D.B. 10326, PG. 0154

COUNCIL DISTRICT - 6
FIRE PROTECTION DISTRICT - LOUISVILLE #2

RECEIVED
DEC 29 2015
PLANNING &
DESIGN SERVICES

CASE# 15DEVPLAN1175
WM# 3336

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