

BUILDING AREA

EXISTING FLOOR MEZZANINES	247,035 SF
PROPOSED ADDITIONS	13,020 SF
TOTAL EXISTING	260,055 SF
PHASE 3	25,750 SF
PHASE 4	36,550 SF
PHASE 5	17,750 SF
PHASE 6	17,750 SF
PHASE 7	35,300 SF
PHASE 8	25,398 SF
TOTAL PROPOSED	158,498 SF
TOTAL PROPOSED BUILDING AREA	418,553 SF

BUILDING FOOTPRINT AREA

EXISTING LESS UPPER LEVELS	247,035 SF
PROPOSED ADDITIONS	
PHASE 3	25,750 SF
PHASE 4	36,550 SF
PHASE 5	17,750 SF
PHASE 6	17,750 SF
PHASE 7	35,300 SF
PHASE 8	25,398 SF
TOTAL PROPOSED	158,498 SF
TOTAL PROPOSED BUILDING AREA	405,533 SF

LANDSCAPING SUMMARY:

TOTAL SITE AREA	709,592 S.F.
VEHICULAR USE AREA	176,110 S.F.
REQUIRED INTERIOR LANDSCAPING (7.5%)	13,208 S.F.
PROVIDED INTERIOR LANDSCAPING (9.7%)	17,049 S.F.

PARKING SUMMARY:

OFFICE SPACE	1 SPACE/500 SQ.FT. MIN. = 88 SPACES (43,980 S.F.)
EXISTING MANUFACTURING (265 EMPLOYEES)	1 SPACE/1.5 EMPLOYEES MIN. = 177 SPACES (1 SPACE/1 EMPLOYEE MAX. = 265 SPACES)
FUTURE (EST.) MANUFACTURING (440 EMPLOYEES)	1 SPACE/1.5 EMPLOYEES MIN. = 293 SPACES (1 SPACE/1 EMPLOYEE MAX. = 440 SPACES)
PARKING SPACES REQUIRED	265 MIN. CURRENT 381 MIN. FUTURE
PARKING SPACES ALLOWED	495 MAX. CURRENT 660 MAX. FUTURE
PARKING SPACES PROVIDED	420 INCL. 13 HC (8 EXISTING HC SPACES)

TREE CANOPY CALCULATIONS

CLASS CANOPY	A
PRESERVED TREE CANOPY COVERAGE AREA	1.8%
WILLOW OAK TYPE A - 2'-1" & 3'-2" (3,360 SQ.FT.); ZELKOVA TYPE A - 2'-2", 2'-3", 7'-4" & 2'-6" (8,640 SQ.FT.)	
REDBUD TYPE C - 5'-2" & 4'-3" (1,098 SQ.FT.) TOTAL = 13,098 SQ.FT. (13,098/709,592=1.8%)	
NEW TREE CANOPY COVERAGE AREA REQ'D	10%
FAR (9.31 AC./16.29 AC.)	0.57
TREE CANOPY REDUCTION	66%
RESULTANT TREE CANOPY COVERAGE AREA REQ'D	23,417 SF
(16.29 AC X 43560 SF/AC X 10% X 33%)	
NUMBER OF ILA TREES REQ'D (1.25 X VUA/4000 = 1.25 X 176,110/4000)	55
(20 EXISTING ILA TREES)	
NUMBER OF ADDITIONAL ILA TREES TO BE PROVIDED	35
NEW TREE CANOPY COVERAGE AREA PROVIDED (35 TYPE A TREES X 720 SF/TREE)	25,200 SF
TOTAL TREE CANOPY TO BE PROVIDED (13,098 + 25,200 = 40,458)	38,298 SF

LEGEND

SMH	EX. SANITARY/STORM SEWER
440	EXISTING CONTOURS
	EXISTING DRAINAGE FLOW
*	EXISTING FENCELINE
OE	EXISTING OVERHEAD ELECTRIC
SMH	EXISTING SANITARY/STORM MANHOLE
LP	EXISTING LIGHT STANDARD
UP	EXISTING UTILITY POLE
FH	EXISTING FIRE HYDRANT
TS	EXISTING TRAFFIC SIGN
*	EXISTING PIPE POST/BOLLARD
	PROPOSED DRAINAGE FLOW

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, 800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: _____
DATE: 5/9/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

APPROVED VARIANCES:

- APPROVED AT THE 12/6/04 BOZA MEETING (B-34-04)
- THE PROPOSED BUILDING TO BE LOCATED 300 FEET AT ITS FARTHEST POINT FROM THE CANE RUN ROAD FRONT PROPERTY LINE.
- THIRTY-TWO PROPOSED OFF-STREET PARKING SPACES TO BE LOCATED 10 FEET FROM THE CANE RUN ROAD PROPERTY LINE.

APPROVED WAIVERS:

- APPROVED AT THE 03/07/12 DRC MEETING (17284)
- SECTION 10.2.10 & 11 - TO WAIVE THE REQUIRED 10-FOOT LBA AND REQUIRED SCREENING/PLANTINGS BETWEEN THE EXISTING PARKING AND THE ROAD. SECTION 5.9.2.A.1.B.1 - TO WAIVE THE REQUIRED CLEARLY DEFINED PEDESTRIAN ACCESS FROM THE ADJACENT PUBLIC RIGHT-OF-WAY (PUBLIC SIDEWALK) TO THE BUILDING ENTRANCES.
- SECTION 5.5.1.A.3 - TO WAIVE THE REQUIREMENT THAT THE PARKING ON THE SITE NOT BE LOCATED IN FRONT OF THE BUILDING.

SIDEWALK FEE-IN-LIEU:

FEE-IN-LIEU WAS PAID IN 2005 FOR REQUIRED SIDEWALKS ALONG CANE RUN ROAD AND OLD MILLERS LANE ON TAX BLOCK 1004, LOT 76.

THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR THE SIDEWALK REQUIREMENTS ALONG CANE RUN ROAD. OLD MILLERS LANE AND MILLERS LANE FOR TAX BLOCK 1004, LOTS 85 & 152. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- ON-SITE DETENTION WILL BE REQUIRED. THE POST-DEVELOPMENT 100-YR PEAK RUNOFF RATE SHALL BE AT OR BELOW PRE-DEVELOPMENT 10-YR RATE.
- A REQUEST FOR SANITARY CAPACITY MUST BE SUBMITTED AND APPROVED PRIOR TO PRELIMINARY APPROVAL. CAPACITY CHARGES AND CONNECTION FEES MAY APPLY.
- DRAINAGE PATTERNS DEPICTED BY ARROWS IS FOR CONCEPTUAL PURPOSES ONLY. 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.
- THE FINAL DESIGN OF THIS PROJECT SHALL MEET ALL MSA WATER QUALITY REQUIREMENTS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- A PORTION OF THIS SITE IS LOCATED WITHIN COMBINED SEWER OVERFLOW FLOODPLAIN. ANY REQUIRED FILL IN THIS AREA SHALL BE COMPENSATED ON SITE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC 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 THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

DUST CONTROL MEASURES, SUCH AS WATERING OF BARE SOIL AREAS, SHALL BE IMPLEMENTED DURING THE CONSTRUCTION OF THIS PROJECT TO MINIMIZE FUGITIVE DUST.

STORMWATER NOTES:

IMPERVIOUS AREA:

EXISTING IMPERVIOUS SURFACE	469,830 SQ.FT.
PROPOSED IMPERVIOUS SURFACE	629,510 SQ.FT.
TOTAL AREA OF SITE	716,721 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-5223, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

NOTES:

- GRADING AND DRAINAGE FOR THE SITE WILL BE DEVELOPED WITH EACH PHASE IN ACCORDANCE WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT REQUIREMENTS.
- THE PHASING LINES SHOWN ARE APPROXIMATE AND MAY BE ALTERED AS REQUIRED BY METRO PUBLIC WORKS AS THE CONSTRUCTION PLANS FOR THE FUTURE PHASES ARE DEVELOPED.
- THE FUTURE EMPLOYEE COUNT IS AN ESTIMATE PROVIDED BY THE OWNER. THE ACTUAL NUMBER OF EMPLOYEES WILL BE REFINED AS THE FUTURE PHASES ARE DEVELOPED.
- THE CURRENT TEMPORARY GRAVEL PARKING AREA WILL BE EXPANDED WITH EACH PHASE TO REPLACE THE AREA LOST WITH THE BUILDING EXPANSION. THE EMPLOYEE PARKING WILL PROVIDE A COMPACTED BASE FOR FUTURE BUILDING EXPANSION.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SERVICE STRUCTURES SHALL BE SCREENED PER THE REQUIREMENTS OF CHAPTER 10.2.6 OF THE LDC.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND KTC PRIOR TO CONSTRUCTION APPROVAL.
- CROSS ACCESS AGREEMENT, EASEMENT OR LOT CONSOLIDATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.

SIGNAGE:

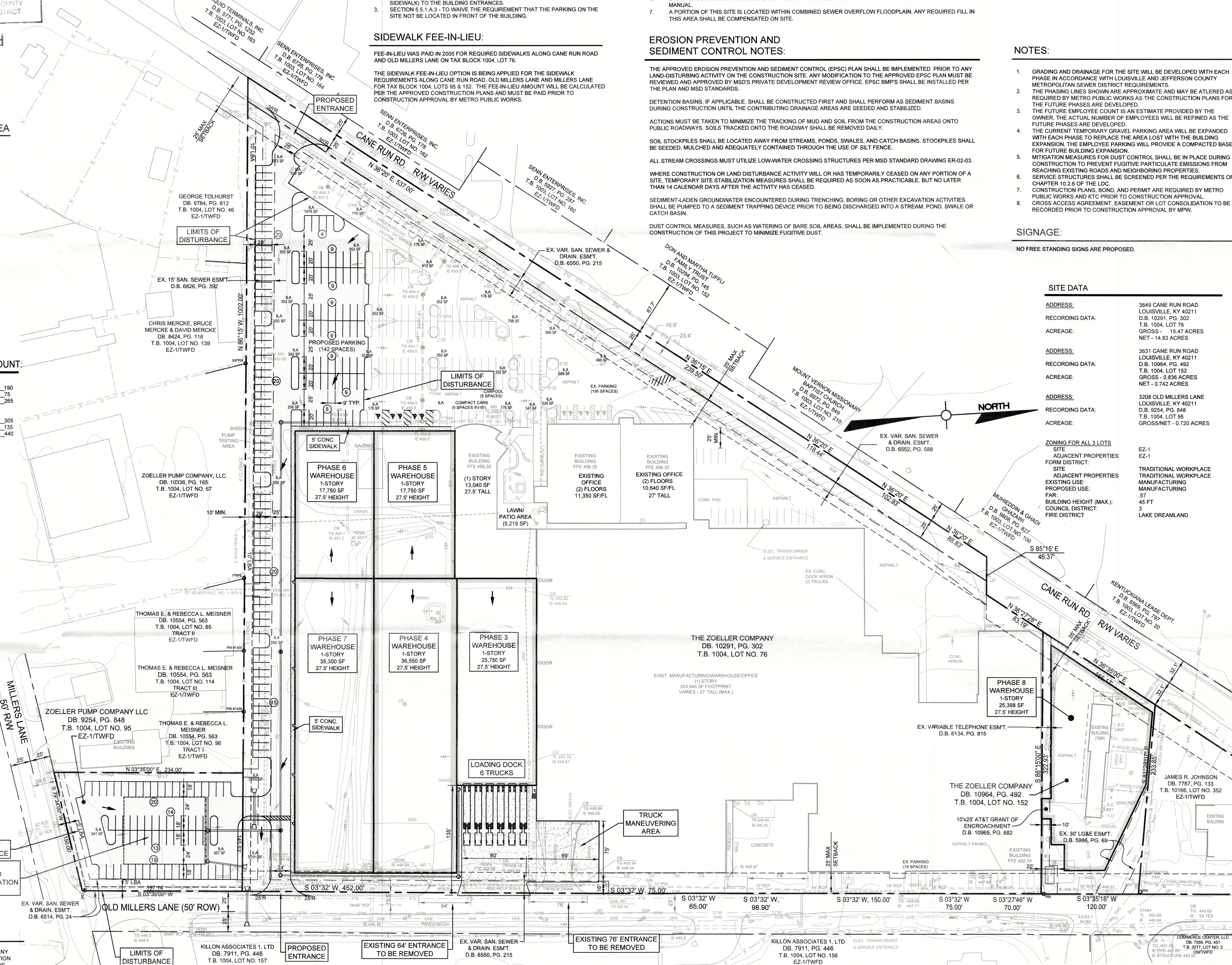
NO FREE STANDING SIGNS ARE PROPOSED.

SITE DATA

ADDRESS:	3649 CANE RUN ROAD LOUISVILLE, KY 40211
RECORDING DATA:	D.B. 10291, PG. 302 T.B. 1004, LOT 76
ACREAGE:	GROSS - 15.47 ACRES NET - 14.83 ACRES
ADDRESS:	3631 CANE RUN ROAD LOUISVILLE, KY 40211
RECORDING DATA:	D.B. 10964, PG. 492 T.B. 1004, LOT 152
ACREAGE:	GROSS - 0.836 ACRES NET - 0.742 ACRES
ADDRESS:	3208 OLD MILLERS LANE LOUISVILLE, KY 40211
RECORDING DATA:	D.B. 9254, PG. 848 T.B. 1004, LOT 95
ACREAGE:	GROSS/NET - 0.720 ACRES

ZONING FOR ALL 3 LOTS

SITE	EZ-1
ADJACENT PROPERTIES	EZ-1
FORM DISTRICT	
SITE	
ADJACENT PROPERTIES	
EXISTING USE:	TRADITIONAL WORKPLACE
PROPOSED USE:	MANUFACTURING
FAR:	57
BUILDING HEIGHT (MAX.):	45 FT
COUNCIL DISTRICT:	3
FIRE DISTRICT	LAKE DREAMLAND



NO.	DATE	DESCRIPTION	BY	AD
1	4-11-18	REVISIONS BASED ON AGENCY COMMENTS/MEETINGS		

CIVIL DESIGN, INC.
3404 STONY SPRING CIRCLE
LOUISVILLE, KENTUCKY, 40220
PH: 671-0060 FAX: 671-0311

CIVIL DESIGN, INC.
WBE, LDBE, DBE
Land Surveying Corp. Permit No. 840
Engineering Corp. Permit No. 3294

DATE
SIGNATURE

CATEGORY 3 DEVELOPMENT PLAN
ZOELLER PUMP MANUFACTURING PLANT EXPANSION
OWNER/DEVELOPER
THE ZOELLER COMPANY
3649 CANE RUN ROAD
LOUISVILLE, KENTUCKY 40211

DRWN BY: AD
CHKD BY: MJL
DATE: APR. 04, 2018
DRAWING: DDDP
SCALE: 1"=60'
SHEET 1 OF 1