

OUTDOOR AMENITIES/FOCAL POINT FEE-IN-LIEU:

A FEE IN LIEU IS BEING REQUESTED FOR THE 945 SQ.FT. THE SITE IS SHORT TO MEET THE REQUIRED 10% OF THE TOTAL OFFICE SPACE SQUARE FOOTAGE.

REQUIRED OUTDOOR AMENITY - 4,692 SQ.FT. (10%)

OUTDOOR AMENITY PROVIDED - 3,747 SQ.FT. (7.9%)

SIGNAGE:

NO FREE STANDING SIGNS ARE PROPOSED.

LANDSCAPING SUMMARY:

TOTAL SITE AREA	838.087 S.F.
TOTAL VEHICULAR USE AREA	242,460 S.F.
REQUIRED INTERIOR LANDSCAPING (7.5%)	18,184 S.F.
PROVIDED INTERIOR LANDSCAPING PER LDC (9.9%)	24,027 S.F.
TOTAL PROVIDED INTERIOR LANDSCAPING (10.7%)	25,981 S.F.

SIDEWALK FEE-IN-LIEU:

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 67 & 151. 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.

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

FEE-IN-LIEU WAS PAID IN 2018 FOR REQUIRED SIDEWALKS ALONG CANE RUN ROAD, MILLERS LANE AND OLD MILLERS LANE FOR TAX BLOCK 1004, LOT 95 & 152, BOTH LOTS HAVE SINCE BEEN CONSOLIDATED WITH TAX BLOCK 1004, LOT 76.

APPROVED VARIANCES:

- APPROVED AT THE 12/6/04 BOZA MEETING (8-34-04)
- 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 (17084)
- SECTION 10.2.10 & 11 - TO WAIVE THE REQUIRED 10-FOOT LBA AND REQUIRED SCREENING/PLANTINGS BETWEEN THE EXISTING PARKING AND THE ROAD
 - SECTION 5.9.2.1 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.

TREE CANOPY CALCULATIONS

TOTAL PROJECT AREA	19.24 AC/838,087 SQ. FT.
CLASS A	
EX. TREE CANOPY	16,458 SQ. FT. (2.0%)
EXISTING TREE CANOPY TO BE PRESERVED	16,458 SQ. FT. (2.0%)
TOTAL TREE CANOPY REQUIRED, BEFORE FAR REDUCTION	67,047 SQ. FT. (8%)
NEW TREE CANOPY REQUIRED, BEFORE FAR REDUCTION	50,589 SQ. FT. (6%)
FAR (447,644 SQ. FT./838,087 SQ. FT.)	0.53
TREE CANOPY REDUCTION:	66% (44,250 SQ. FT.)
(66% OF 67,047 = 44,250)(67,047 - 44,250 = 22,797)	
TOTAL TREE CANOPY REQUIRED AFTER FAR REDUCTION	22,797 SQ. FT. (2.7%)
NEW TREE CANOPY REQUIRED, AFTER FAR REDUCTION	6,339 SQ. FT. (0.7%)
NUMBER OF ILA TREES REQ'D (1.25x241,872/4000)	76 TREES
(20 EXISTING ILA TREES)	
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	56 TREES
NEW TREE CANOPY COVERAGE AREA TO BE PROVIDED	40,320 SQ. FT.
(56 TYPE A TREES X 720 SQ. FT./TREE)	
TOTAL TREE CANOPY PROVIDED	56,778 SQ. FT. (6.8%)
(40,320(NEW) + 16,458(EXISTING) = 56,778)	

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. IN ADDITION TO DETENTION FOR THE MILLERS LANE SIDE OF THE PROJECT THE DOWNSIDE SYSTEM SHALL BE ANALYZED ALL THE WAY TO THE DOWNSIDE END OF THE 30" PIPE THAT CROSSES UNDER MILLERS LANE INCLUDING THE DRIVEWAY CROSSINGS. DOWNSIDE IMPROVEMENTS MAY BE REQUIRED.
- 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 MS4 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 BY MEANS OF EXCAVATING OPEN DITCHES AND INSTALLING UNDERGROUND DETENTION.

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 MODIFICATION 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 SEED 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 SEED, 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.

PARKING SUMMARY:

OFFICE SPACE	1 SPACE/500 SQ. FT. MIN. = 94 SPACES
(43,980 S.F.)	1 SPACE/200 SQ. FT. MAX. = 235 SPACES
EXISTING MANUFACTURING	1 SPACE/1.5 EMPLOYEES MIN. = 200 SPACES
(300 EMPLOYEES)	1 SPACE/1 EMPLOYEE MAX. = 300 SPACES
FUTURE (EST.) MANUFACTURING	1 SPACE/1.5 EMPLOYEES MIN. = 283 SPACES
(440 EMPLOYEES)	1 SPACE/1 EMPLOYEE MAX. = 440 SPACES
PARKING SPACES REQUIRED	294 MIN. CURRENT 381 MIN. FUTURE
PARKING SPACES ALLOWED	535 MAX. CURRENT 660 MAX. FUTURE
PARKING SPACES PROVIDED	533 INCL. 13 HC
10 LONG TERM BICYCLE PARKING SPACES TO BE PROVIDED INSIDE THE BUILDING.	

BUILDING FOOTPRINT AREA

EXISTING LESS UPPER LEVELS	321,389 SF
PROPOSED ADDITIONS	
PHASE 5	17,750 SF
PHASE 6	17,750 SF
PHASE 7	35,300 SF
PHASE 8	26,800 SF
PHASE 9	1,472 SF
PHASE 9A	12,500 SF
TOTAL PROPOSED	111,572 SF
TOTAL PROPOSED BUILDING AREA	432,961 SF

BUILDING AREA

EXISTING GROUND FLOOR	321,389 SF
MEZZANINES	13,020 SF
TOTAL EXISTING	334,409 SF
PROPOSED ADDITIONS	
PHASE 5	17,750 SF
PHASE 6	17,750 SF
PHASE 7	35,300 SF
PHASE 8	26,800 SF
PHASE 9	1,472 SF
PHASE 9A GROUND FLOOR	12,500 SF
PHASE 9A SECOND FLOOR	12,500 SF
TOTAL PROPOSED	113,235 SF
TOTAL PROPOSED BUILDING AREA	447,644 SF

SITE DATA

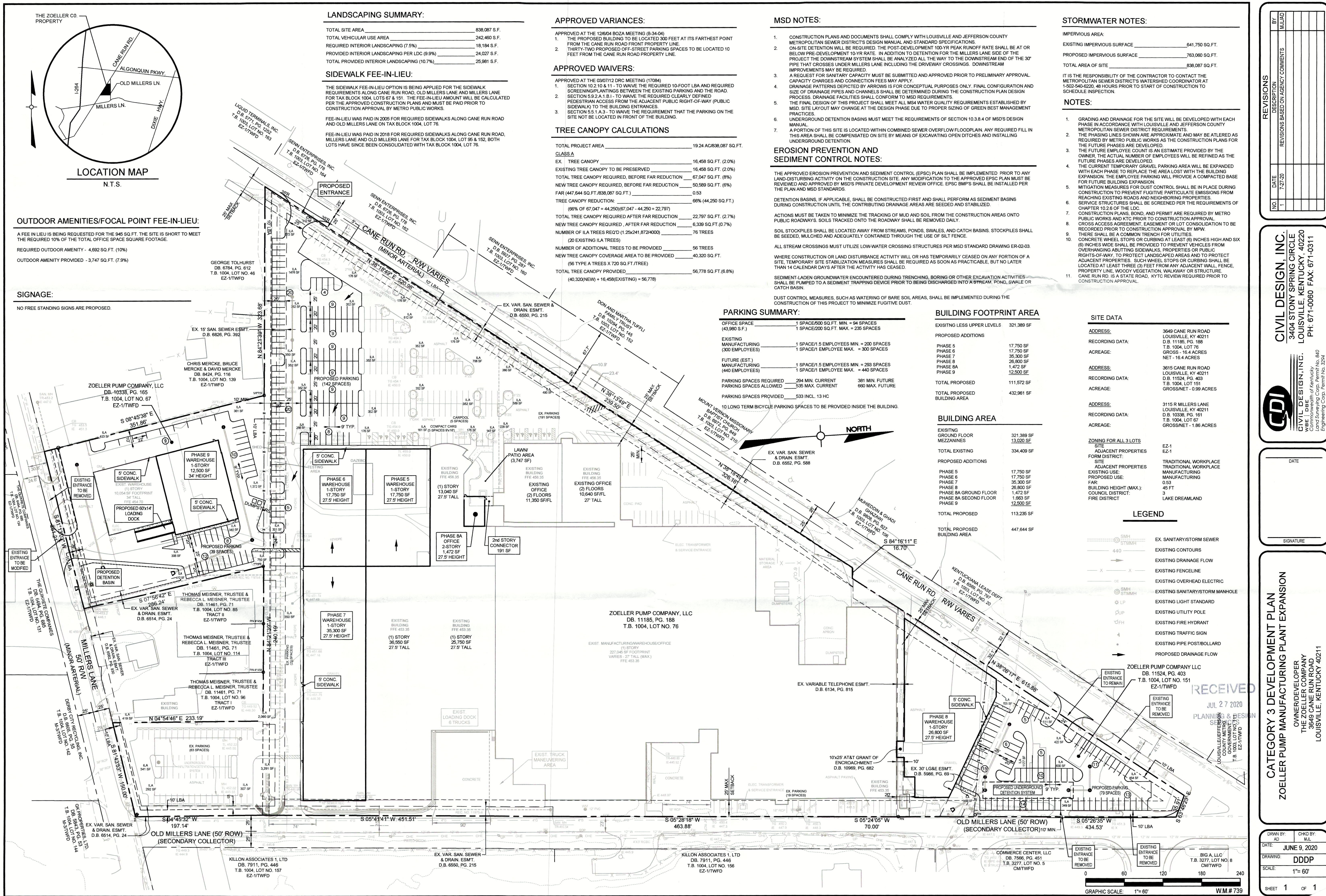
ADDRESS:	3649 CANE RUN ROAD LOUISVILLE, KY 40211
RECORDING DATA:	D.B. 11185, PG. 188 T.B. 1004, LOT 76
ACREAGE:	NET - 16.4 ACRES GROSS - 16.4 ACRES
ADDRESS:	3615 CANE RUN ROAD LOUISVILLE, KY 40211
RECORDING DATA:	D.B. 11524, PG. 403 T.B. 1004, LOT 151
ACREAGE:	GROSS/NET - 0.99 ACRES
ADDRESS:	3115 R MILLERS LANE LOUISVILLE, KY 40211
RECORDING DATA:	D.B. 10338, PG. 161 T.B. 1004, LOT 67
ACREAGE:	GROSS/NET - 1.86 ACRES

ZONING FOR ALL 3 LOTS

SITE ADJACENT PROPERTIES	EZ-1
FORM DISTRICT:	EZ-1
SITE ADJACENT PROPERTIES	TRADITIONAL WORKPLACE
EXISTING USE:	TRADITIONAL WORKPLACE
PROPOSED USE:	MANUFACTURING
FAR:	0.53
BUILDING HEIGHT (MAX.):	45 FT
COUNCIL DISTRICT:	3
FIRE DISTRICT:	LAKE DREAMLAND

LEGEND

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



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: M.J.
DATE: JUNE 9, 2020
DRAWING: DDDP
SCALE: 1"=60'
SHEET 1 OF 1

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