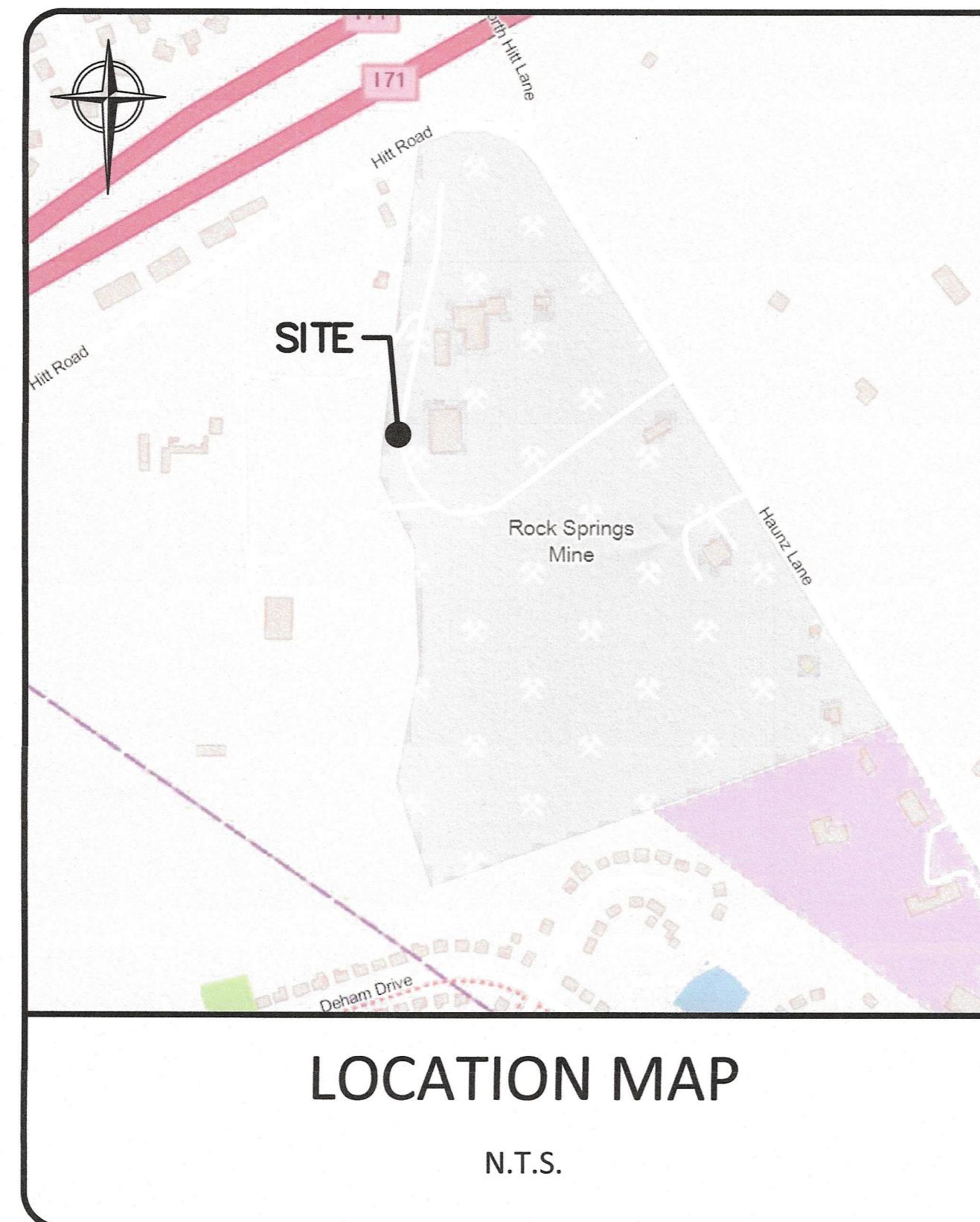


# PLANS FOR UNDEREARTH, LLC 6000 HAUNZ LANE LOUISVILLE, KENTUCKY JULY 2022



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A201	PROPOSED BUILDING PLANS & ELEVATIONS
A202	PROPOSED BUILDING PLANS & ELEVATIONS
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A302	PROPOSED BUILDING PLANS & ELEVATIONS

#### REQUESTED VARIANCES:

##### Sec. 220-040 Setbacks

All facility structures or land or water areas where solid waste management, processing or disposal is physically located or conducted shall observe the following setbacks from property lines, measured from the outside boundary of the structure or area:

Front Yard Setback 250 Feet  
Side Yard Setback 250 Feet  
Rear Yard Setback 250 Feet

Existing transfer building structure will be located at approximately 150 feet and 159 feet from District boundaries. Adjacent properties are owned by the related corporate entities.

##### Sec. 220-050 Requirements When Adjacent to Specific Land Uses

All facility structures or land or water areas where solid waste management, processing, or disposal is physically located or conducted shall observe the following minimum distances, measured from the outside boundary of the structure or area:

Residential Structure 1000 Feet  
School or Church Property Line 1000 Feet  
Public Park Property Line 1000 Feet  
Institutional Structure 1000 Feet  
Industrial Structures 500 Feet

Existing transfer building structure will be located approximately 180 feet from an adjacent industrial building. Both properties are owned by the related corporate entities.

##### Sec. 220-060 Access to Public Streets

A transportation plan must be submitted to show the public street routes to be used for heavy truck traffic to and from the facility. Particular attention shall be given to the proper location and design of vehicular access to the public street network. Attention shall be given to the adequacy of the public street network serving the SWF-I District to insure safe heavy truck traffic. The plan must demonstrate that heavy truck traffic associated with the solid waste facility, particularly traffic traveling through residential areas, narrow streets or bridges (less than eighteen feet (18') in width), low underpasses, grade railroad crossings, steep grades on streets, and streets lacking shoulders, will not pose a hazard to public safety. Provisions for the safe design of driveway entrances, deceleration turn lanes, and signage shall be set forth in the plan.

Access to public streets shall observe the following minimum standards and must be properly permitted by the state:

Public Street Access Width Twenty (20) Feet.

The requirement that any heavy truck traffic not pose a hazard to public safety may be addressed by obtaining written comment from the appropriate transportation agency responsible for the maintenance and improvement of the subject public street. These written comments must address the public safety issue of allowing heavy truck traffic on an inadequate road and may include specific construction measures to be undertaken to address the inadequacies.

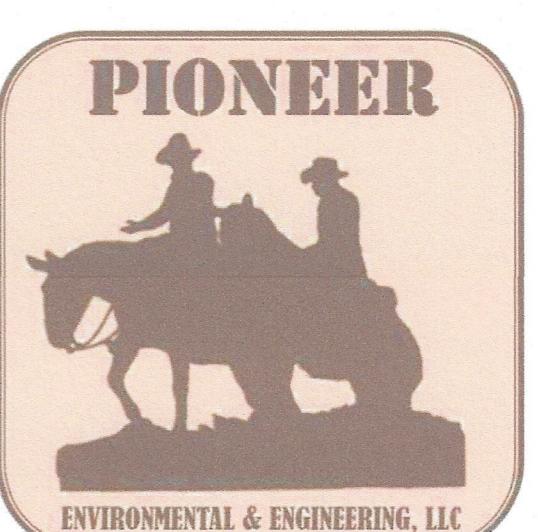
A traffic study can be submitted, but it will likely show that the existing traffic utilizing Haunz Lane will be similar to the traffic with the proposed new transfer station facility. Existing businesses currently located on Haunz Lane will maintain more traffic than the new transfer station facility. This proposed facility will be utilizing an existing building structure, where truck traffic frequented the business previously.

Secondly, the transfer station may even reduce traffic on Haunz Lane since waste collection vehicles already service businesses located on this street, and this transfer station will re-direct waste collection vehicles to this facility rather than existing out on SR 22. Lastly, the relative planned capacity of this transfer station will keep anticipated truck traffic to approximately 2 to 3 trucks per hour on average.



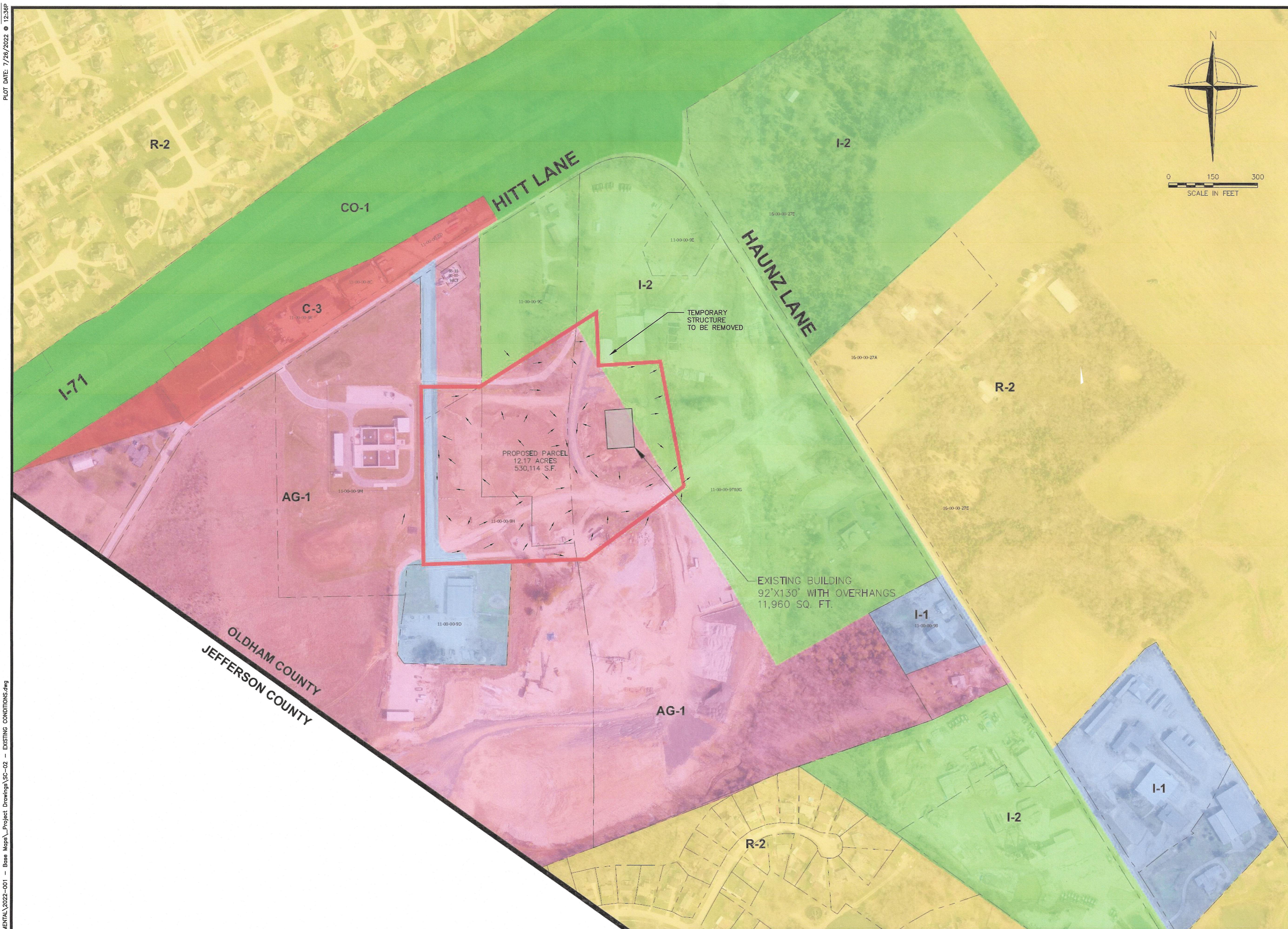
PREPARED BY:

PIONEER ENVIRONMENTAL  
& ENGINEERING L.L.C.  
6108 SABLE MILL CT.  
JEFFERSONVILLE, IN 47130



Professional Engineer's Seal	DRAWING NO: <b>01</b>
	SHEET 01 OF 07

NO.	REVISION	DATE	UNDEREARTH, LLC 6000 HAUNZ LANE LOUISVILLE, KENTUCKY	REZONE DEVELOPMENT PLAN	JOB NO.
					DATE: 7/2022
					CHECKED BY: B.S.
					DESIGNED BY: B.S.
					DRAWN BY: S.B.



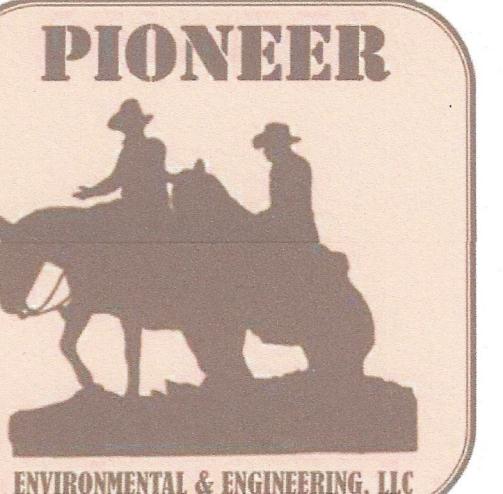
NO.	REVISION	DATE

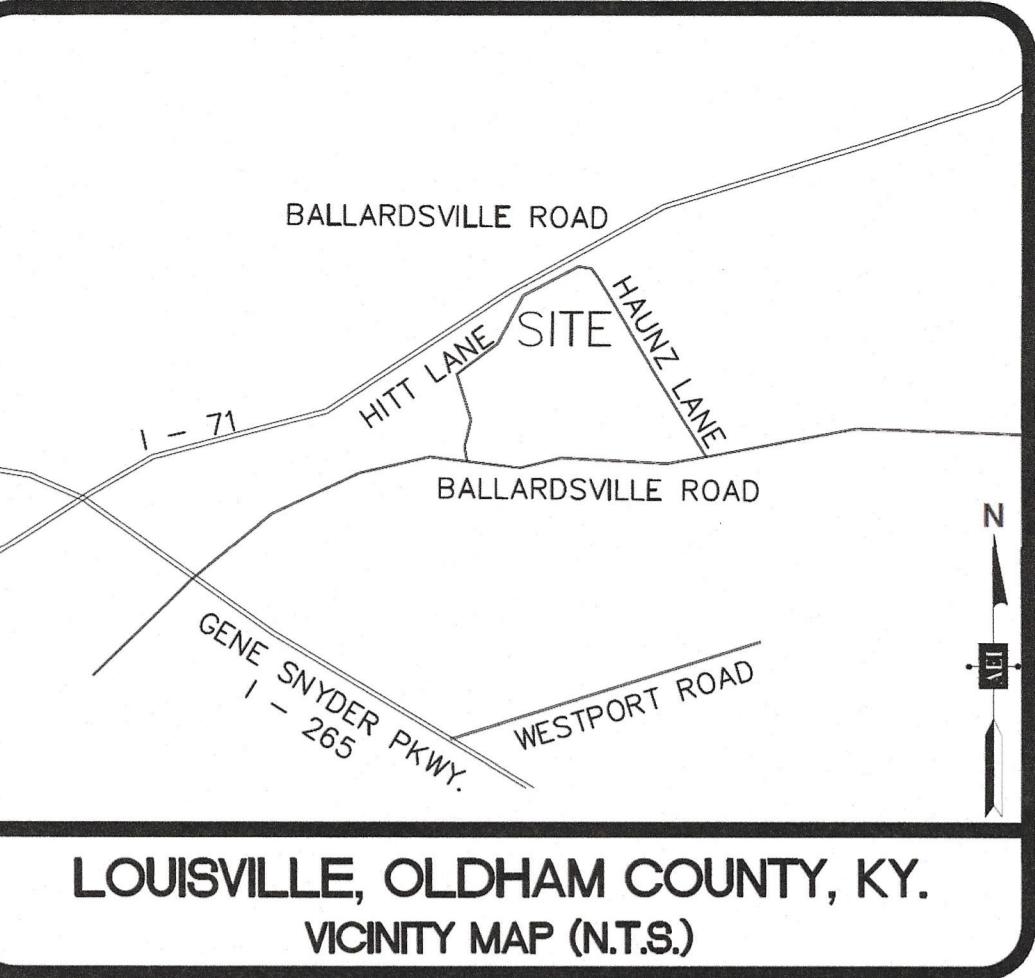
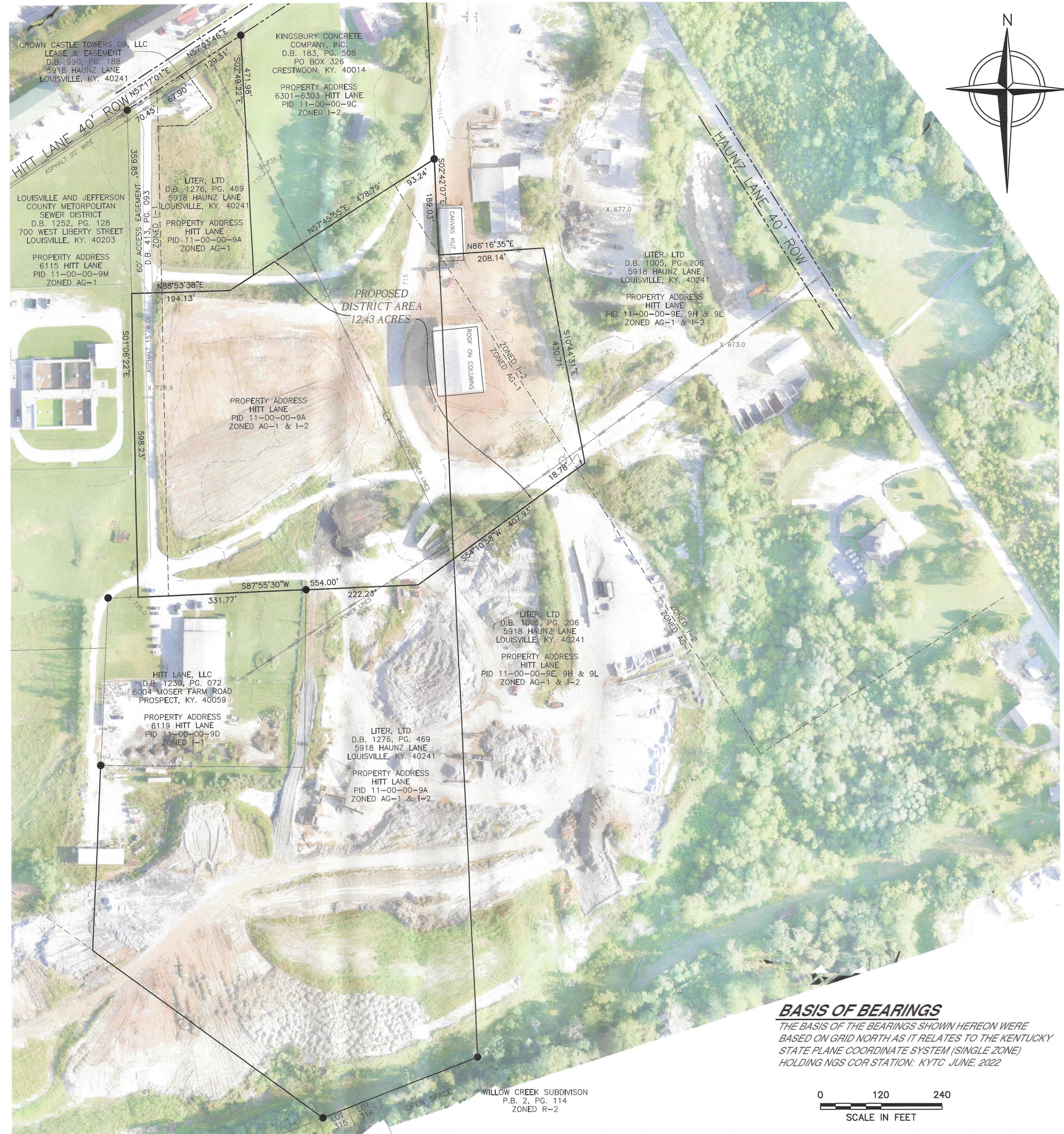
## REZONE DEVELOPMENT PLAN

EXISTING CONDITIONS

## JOB NO.

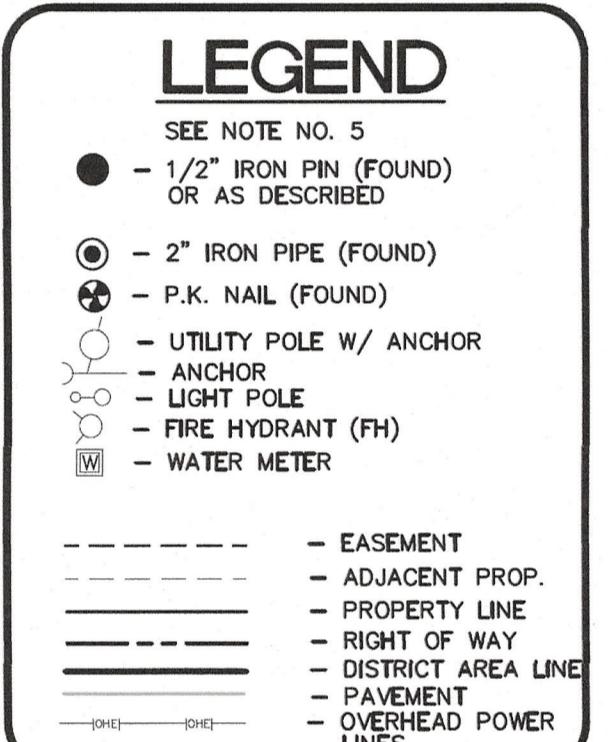
DATE:	7/2022
CHECKED BY:	B.S.
DESIGNED BY:	B.S.
DRAWN BY:	S.B.

Professional Engineer's Seal	DRAWING NO:
	02
Signature	Date



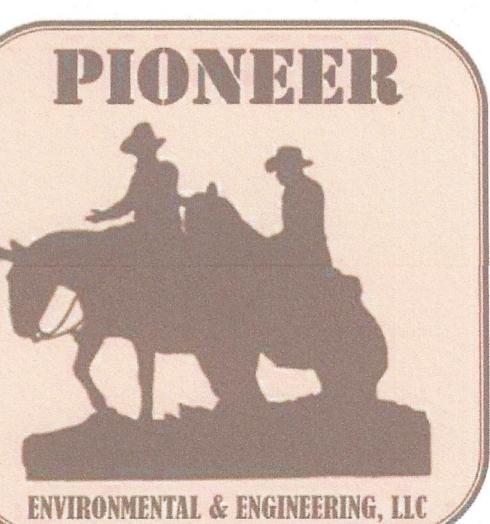
**FLOOD ZONE**  
THIS PROPERTY IS NOT LOCATED IN A  
SPECIAL FLOOD ZONE AS INDICATED  
BY FLOOD INSURANCE RATE MAPS:  
COMMUNITY PANEL NO. 21185C0185 C  
EFFECTIVE DATE: SEPTEMBER 6, 2006

NO SANITARY SEWERS ON THE PROPERTY



**ZONING & SETBACKS**

PORTION OF PROPERTY IS ZONED:  
**AG-1: AGRICULTURAL DISTRICT**  
50' FRONT YARD SETBACK  
15' SIDE YARD SETBACK  
40' REAR YARD SETBACK  
&  
**I-2: HEAVY INDUSTRIAL DISTRICT**  
0' FRONT YARD SETBACK  
35' SIDE YARD SETBACK  
25' REAR YARD SETBACK



NO.	REVISION	DATE

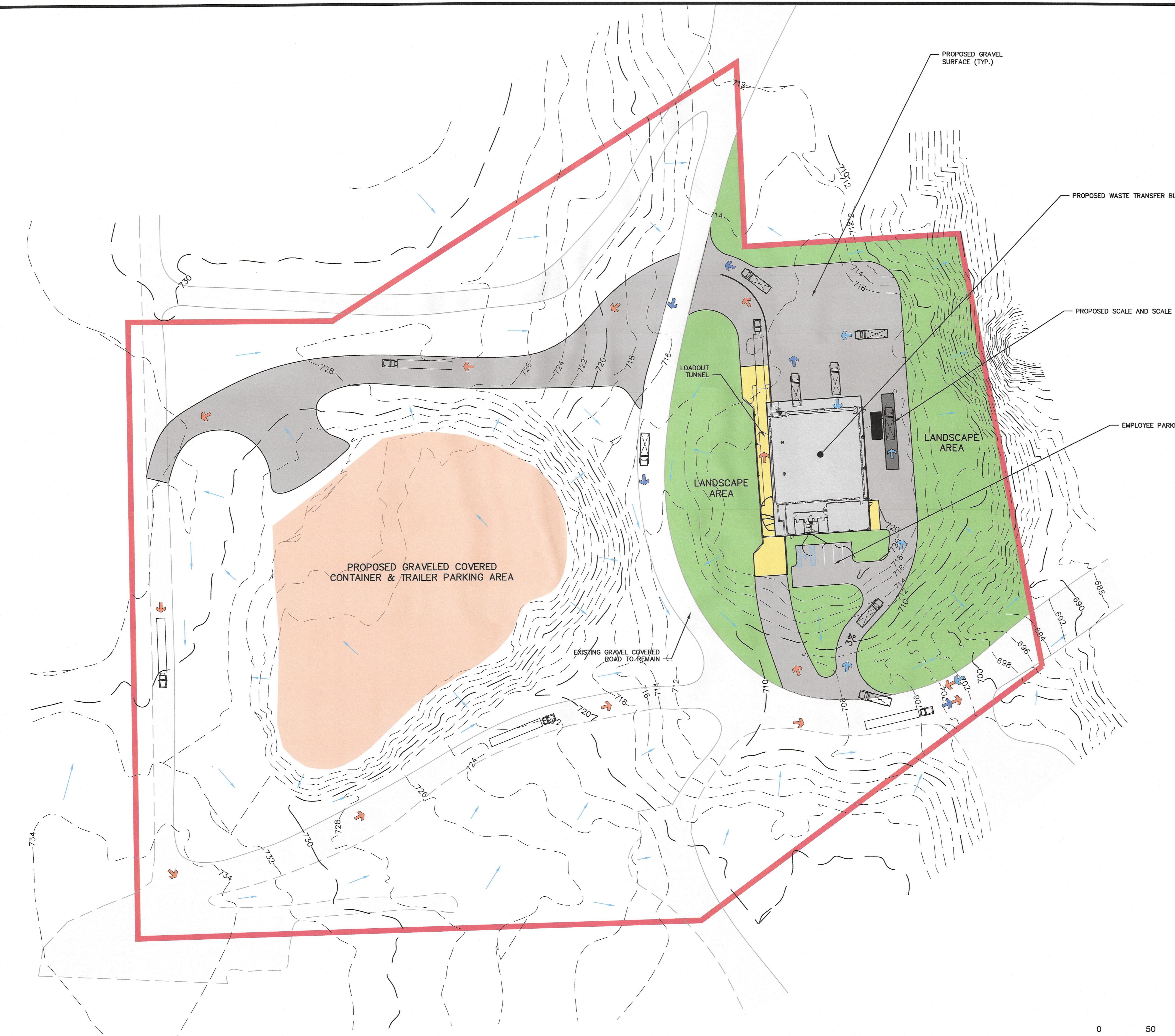
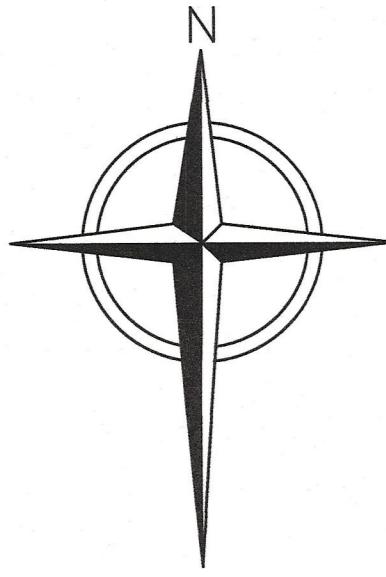
**UNDEREARTH, LLC**  
6000 HAUNZ LANE  
LOUISVILLE,  
KENTUCKY

## PROPOSED SOLID WASTE DISTRICT

**JOB NO.**

DATE:	7/2022
CHECKED BY:	B.S.
DESIGNED BY:	B.S.
DRAWN BY:	S.B.

Professional Engineer's Seal  
Signature  
Date  
**DRAWING NO:**  
**03**  
SHEET 03 OF 07

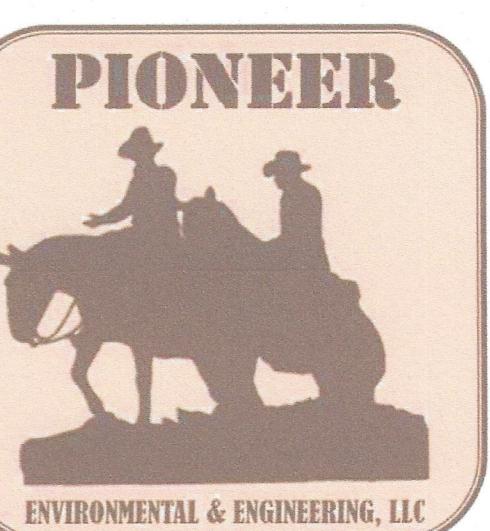


## LEGEND

SOLID WASTE DISTRICT BOUNDARY	
MAJOR CONTOUR	
MINOR CONTOUR	
TRAFFIC PATTERNS	
TRACTOR TRAILER	
COLLECTION VEHICLE INBOUND	
COLLECTION VEHICLE OUTBOUND	
EXISTING BUILDING - PROPOSED T.S.	
PROPOSED CONCRETE TUNNEL & APRONS	
PROPOSED GRAVEL SURFACE	
PROPOSED GRAVELED COVERED CONTAINER & TRAILER PARKING AREA	
PROPOSED LANDSCAPE AREA	
STORMWATER FLOW	

## NOTES:

1. KENTUCKY NATURAL COLOR IMAGERY: 2018 AERIAL IMAGERY ACQUIRED THROUGH THE KYFROM ABOVE PROGRAM AND PUBLISHED BY THE KENTUCKY DIVISION OF GEOGRAPHIC INFORMATION (DGI).
2. EXISTING DRAINAGE REMAINS RELATIVELY UNCHANGED WITH THIS PROPOSED DEVELOPMENT PLAN. STORMWATER SHEET FLOW WILL BE CONTINUED OFF THE DISTRICT BOUNDARIES. NO NEW WATER COURSES ARE PROPOSED WITH THIS DEVELOPMENT PLAN.



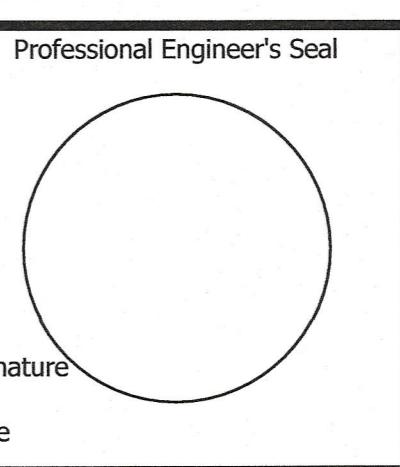
NO.	REVISION	DATE

UNDEARTH, LLC  
6000 HAUNZ LANE  
LOUISVILLE,  
KENTUCKY

## PROPOSED SITE PLAN

## JOB NO.

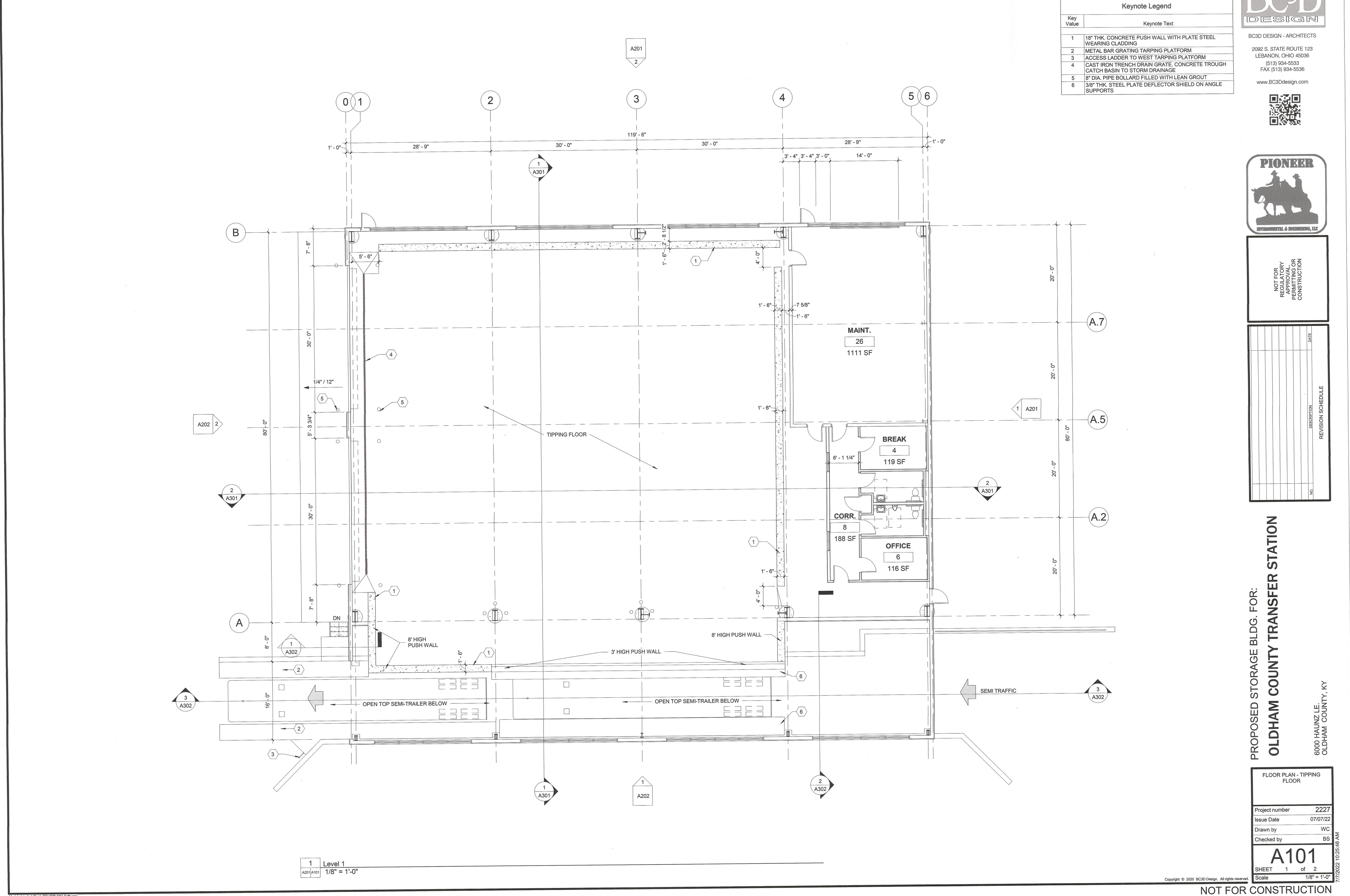
DATE:	7/2022
CHECKED BY:	B.S.
DESIGNED BY:	B.S.
DRAWN BY:	S.B.

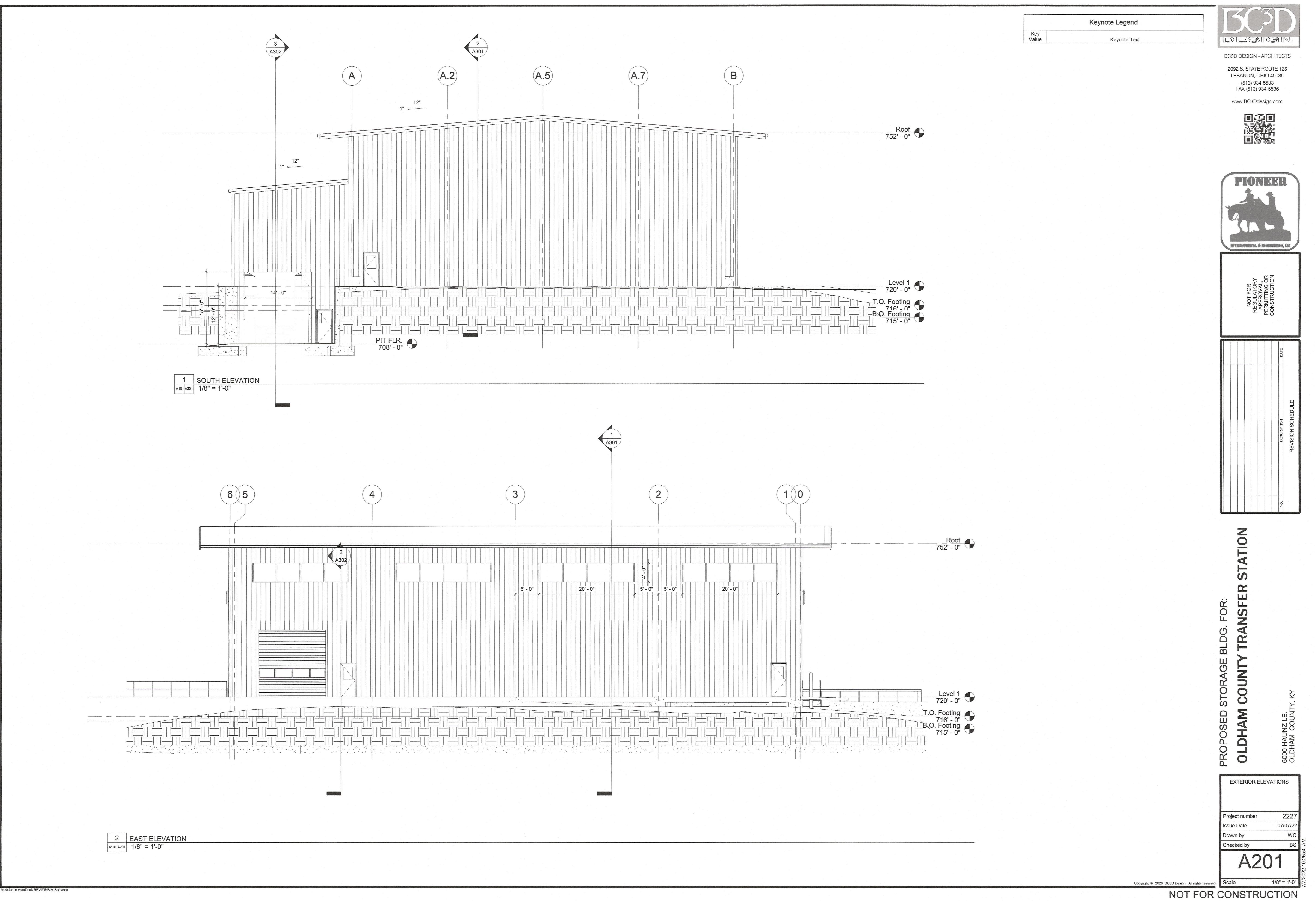


DRAWING NO:  
**04**

Signature  
Date

04 OF 07





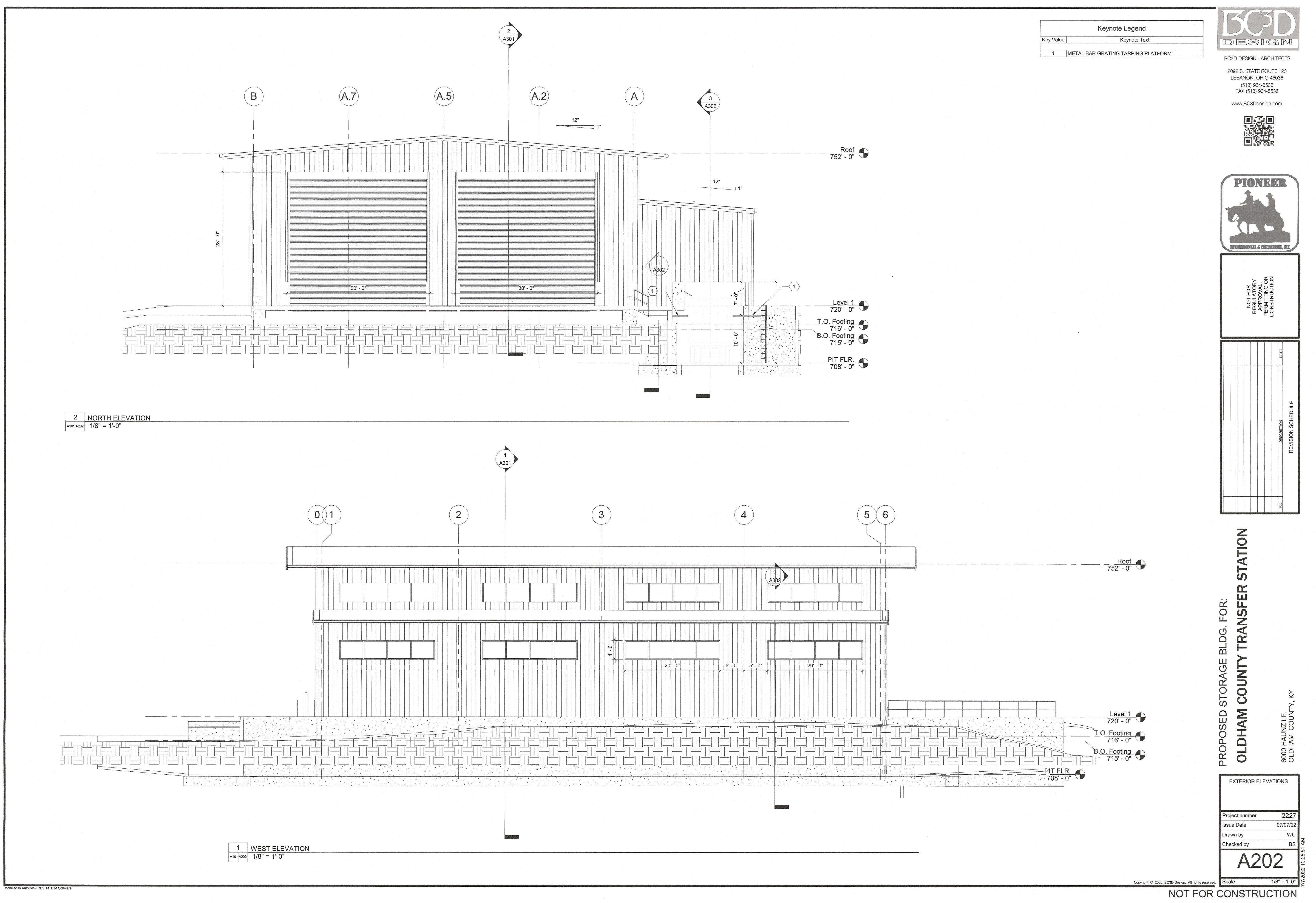
PROPOSED STORAGE BLDG. FOR:  
**OLDHAM COUNTY TRANSFER STATION**

6000 HAUNZ LE.  
OLDHAM COUNTY, KY

EXTERIOR ELEVATIONS	
Project number	2227
Issue Date	07/07/22
Drawn by	WC
Checked by	BS

201

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# OLDHAM COUNTY TRANSFER STATION

6000 HAUNZ LE.  
OLDHAM COUNTY, KY

1/8" = 1'-0"

# 7 NOT FOR CONSTRUCTION

