

PLOT DATE: 7/26/2022 @ 11:42AM

C:\CAD\Projects\PIONEER ENVIRONMENTAL\2022-001 - Base Maps\Project Drawings\SC-01 - TITLE SHEET.dwg

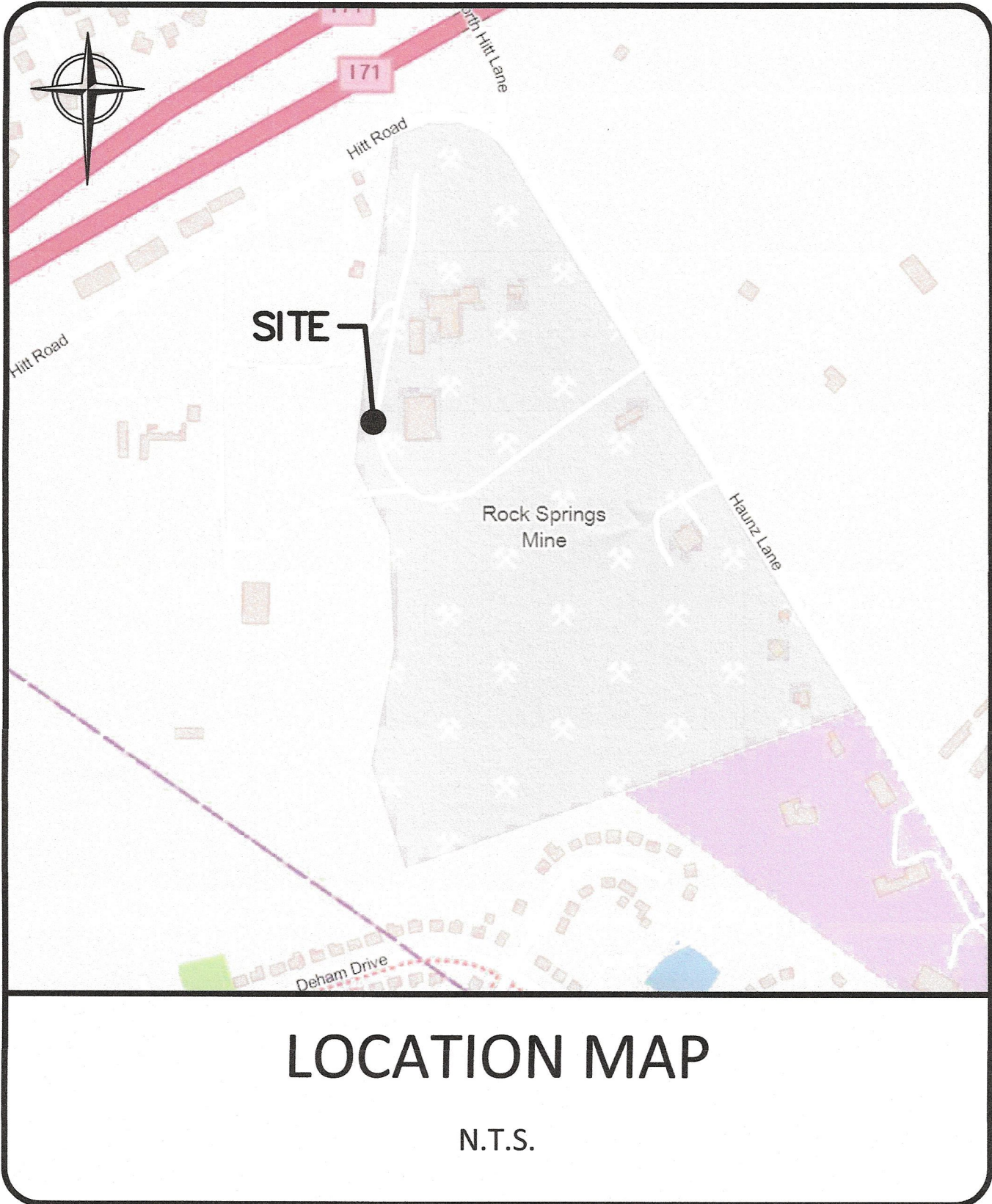
PLANS FOR

UNDEREARTH, LLC

6000 HAUNZ LANE

LOUISVILLE, KENTUCKY

JULY 2022



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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.

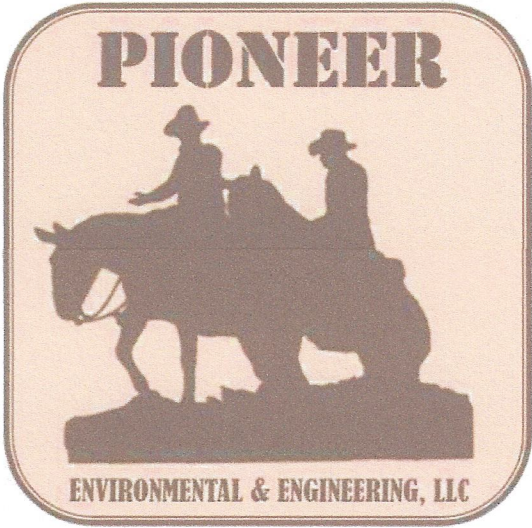
A traffic study can be submitted, but it will likely show that the existing traffic utilizing Haunz Lane will be similar to the traffic with the proposed new transfer station facility. Existing businesses currently located on Haunz Lane will maintain more traffic than the new transfer station facility. 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 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



NO.	REVISION	DATE

UNDEREARTH, LLC
6000 HAUNZ LANE
LOUISVILLE,
KENTUCKY

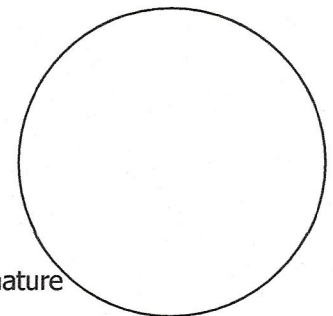
REZONE DEVELOPMENT PLAN

TITLE SHEET

JOB NO.

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

Professional Engineer's Seal



Signature
Date

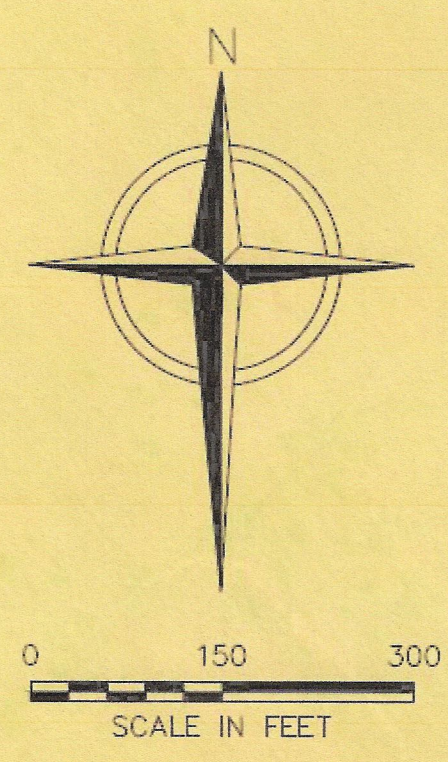
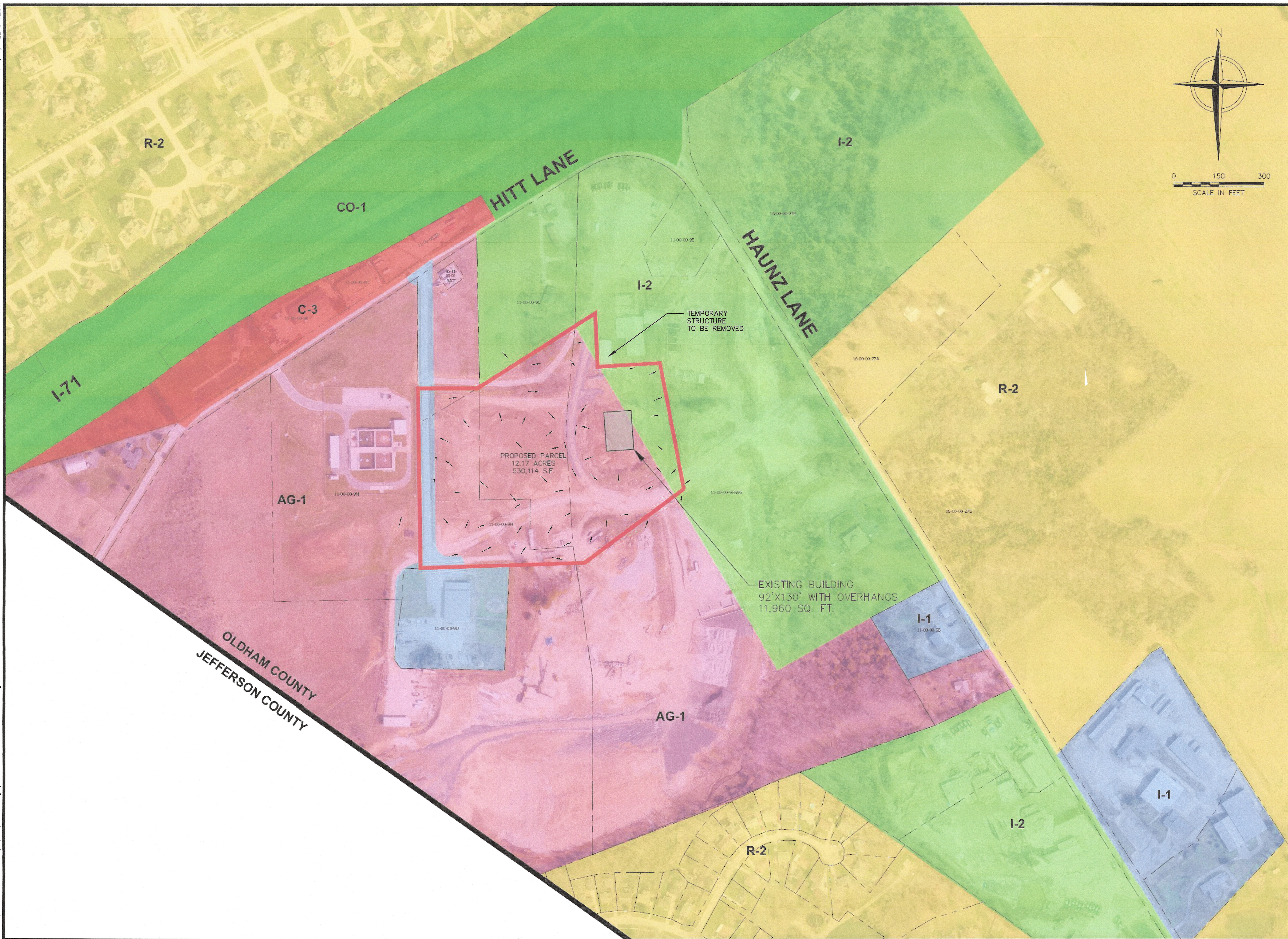
DRAWING NO:

01

SHEET 01 OF 07

PLOT DATE: 7/26/2022 @ 12:56P

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LEGEND

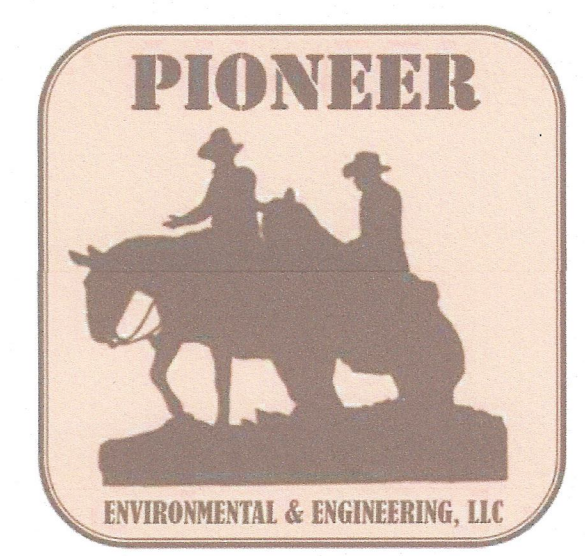
COUNTY LINE
SOLID WASTE DISTRICT BOUNDARY
OLDHAM COUNTY GIS PARCEL LINE

STORMWATER FLOW

ZONING - OLDHAM COUNTY

AGRICULTURAL	AG-1
COMMERCIAL	C-3
CONSERVATION	CO-1
INDUSTRIAL	I-1
INDUSTRIAL	I-2
RESIDENTIAL	R-2

- NOTES:**
- 1. KENTUCKY NATURAL COLOR IMAGERY: 2018 AERIAL IMAGERY ACQUIRED THROUGH THE KYFROMABOVE PROGRAM AND PUBLISHED BY THE KENTUCKY DIVISION OF GEOGRAPHIC INFORMATION (DGI).
 - 2. NO LAKES, PONDS, MARSHES, WETLANDS EXIST WITHIN THE PROPOSED SOLID WASTE DISTRICT BOUNDARY. NO AREAS OF STEEP SLOPES (OVER 30%) EXIST WITHIN THE PROPOSED SOLID WASTE DISTRICT BOUNDARY. NO SEPTIC SYSTEM IS PROPOSED WITH THIS PROJECT.
 - 3. THE 100 YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARIES OF THIS PROPOSED DISTRICT.



NO.	REVISION	DATE

UNDEREARTH, LLC
6000 HAUNZ LANE
LOUISVILLE,
KENTUCKY

REZONE DEVELOPMENT PLAN

EXISTING CONDITIONS

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

Professional Engineer's Seal

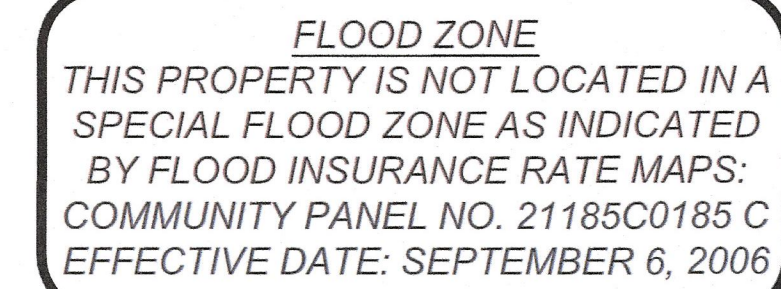
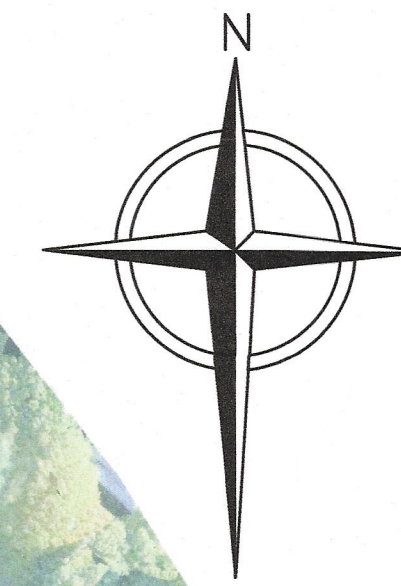
Signature

Date

DRAWING NO:

02

SHEET 02 OF 07



LEGEND

- SEE NOTE NO. 5
- 1/2" IRON PIN (FOUND)
OR AS DESCRIBED
 - 2" IRON PIPE (FOUND)
 - P.K. NAIL (FOUND)
 - UTILITY POLE W/ ANCHOR
 - ANCHOR
 - LIGHT POLE
 - FIRE HYDRANT (FH)
 - WATER METER
- EASEMENT
— ADJACENT PROP.
— PROPERTY LINE
— RIGHT OF WAY
— DISTRICT AREA LINE
— PAVEMENT
— OVERHEAD POWER
LINE

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



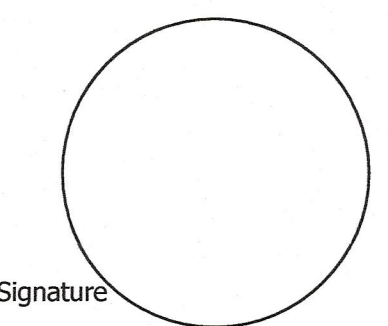
NO.	REVISION	DATE

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

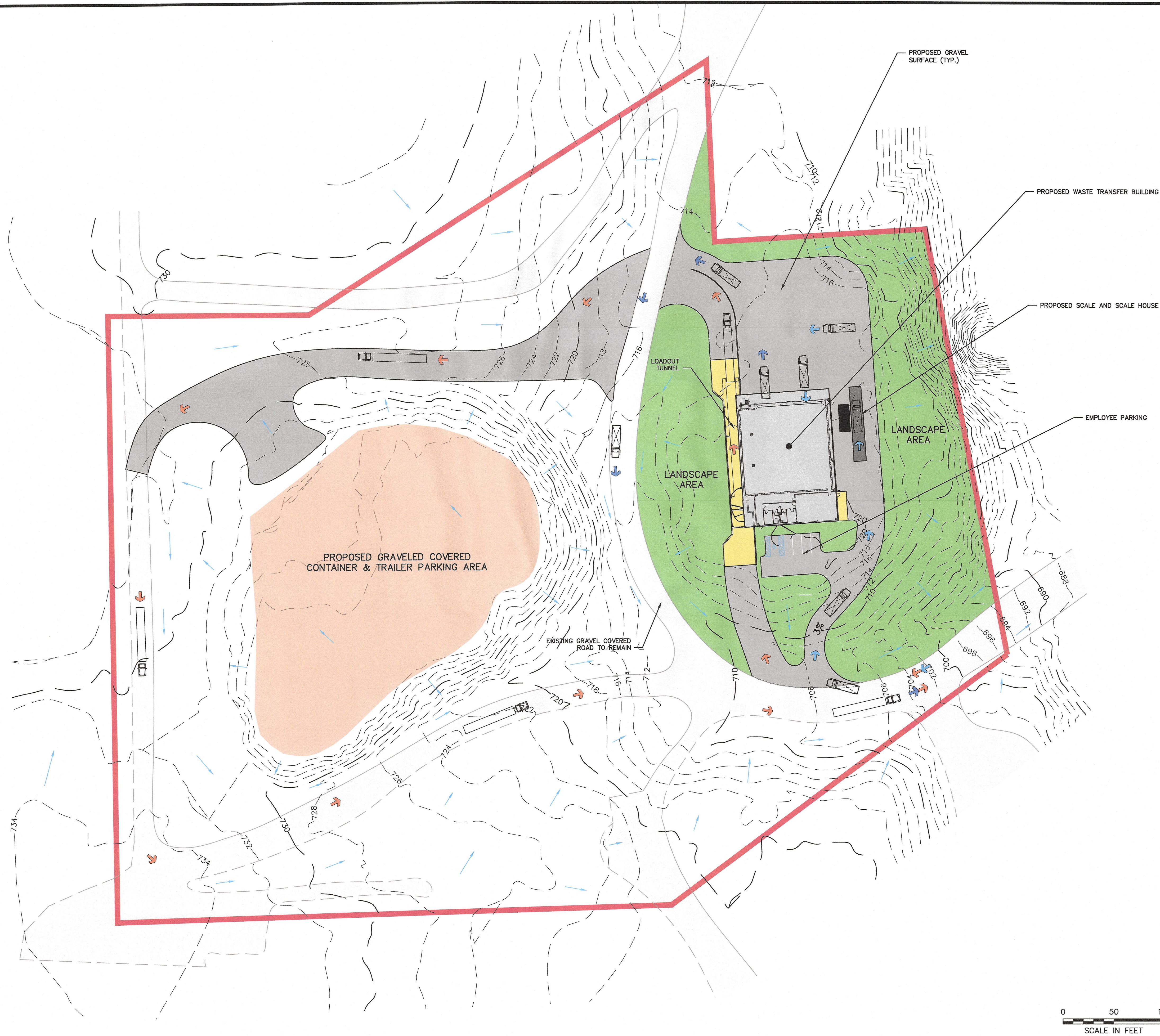
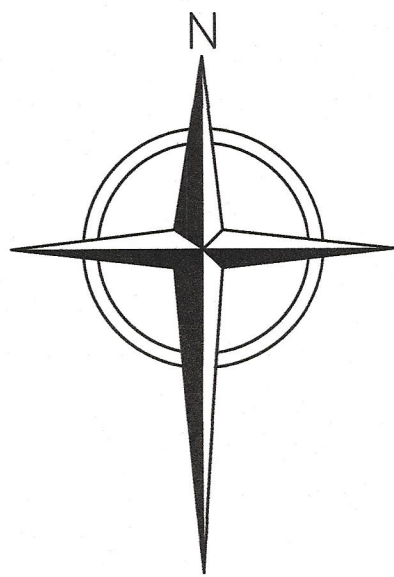


DRAWING NO:

03

SHEET 03 OF 07

PLOT DATE: 7/26/2022 @ 12:36PM

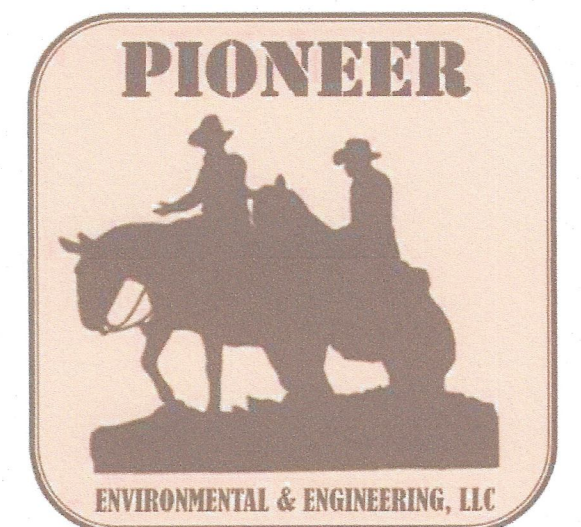


LEGEND

- 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:

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



NO.	REVISION	DATE

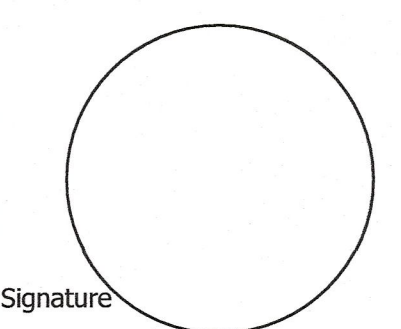
UNDEREARTH, LLC
6000 HAUNZ LANE
LOUISVILLE,
KENTUCKY

PROPOSED SITE PLAN

JOB NO.

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

Professional Engineer's Seal



Signature
Date

DRAWING NO:

04

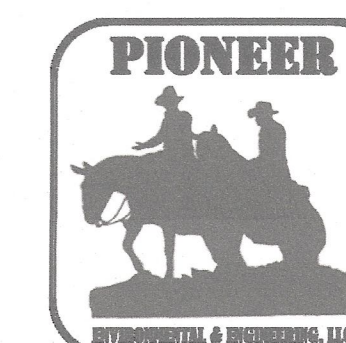
SHEET 04 OF 07

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BC³D
DESIGN

2092 S. STATE ROUTE 123
LEBANON, OHIO 45036
(513) 934-5533
FAX (513) 934-5536

www.BC3Ddesign.com



NOT FOR
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CONSTRUCTION

[illegible]

PROPOSED STORAGE BLDG. FOR:
OLDHAM COUNTY TRANSFER STATION

3000 HAUNZ LE.
OLDHAM COUNTY, KY

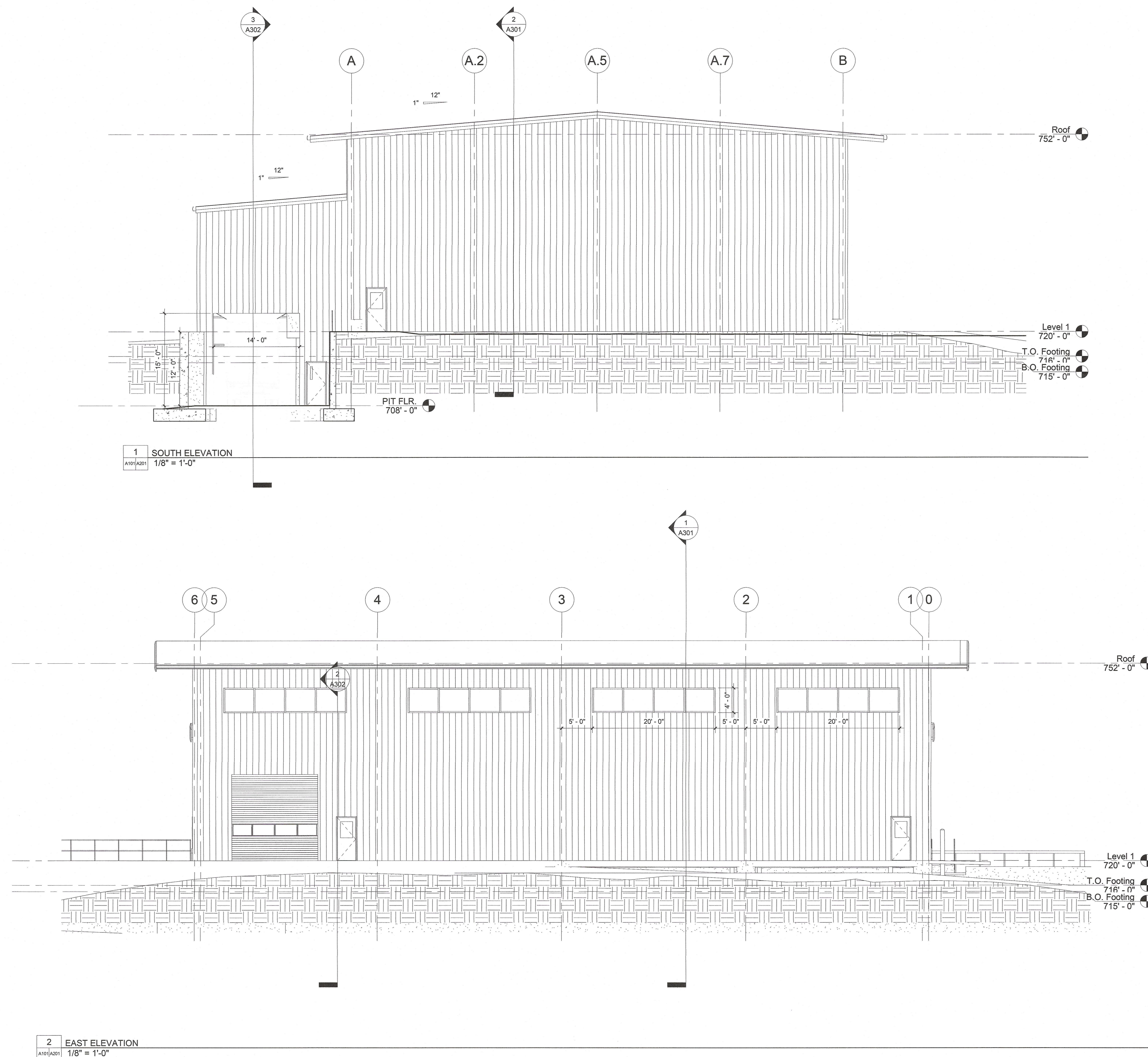
EXTERIOR ELEVATIONS

Project number	22
Issue Date	07/07
Drawn by	V
Checked by	

A201

Scale $1/8" = 1'$

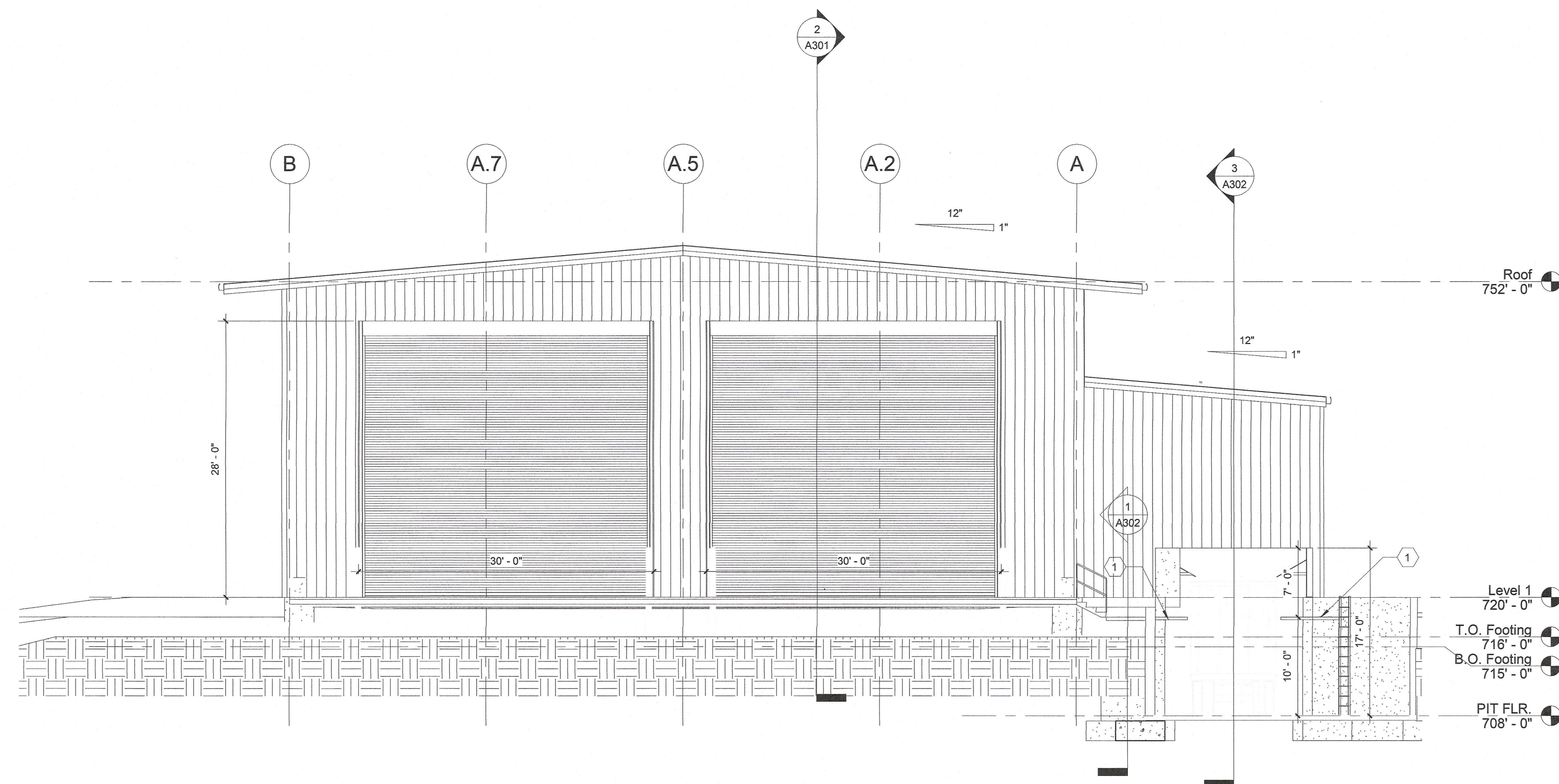
NOT FOR CONSTRUCTION



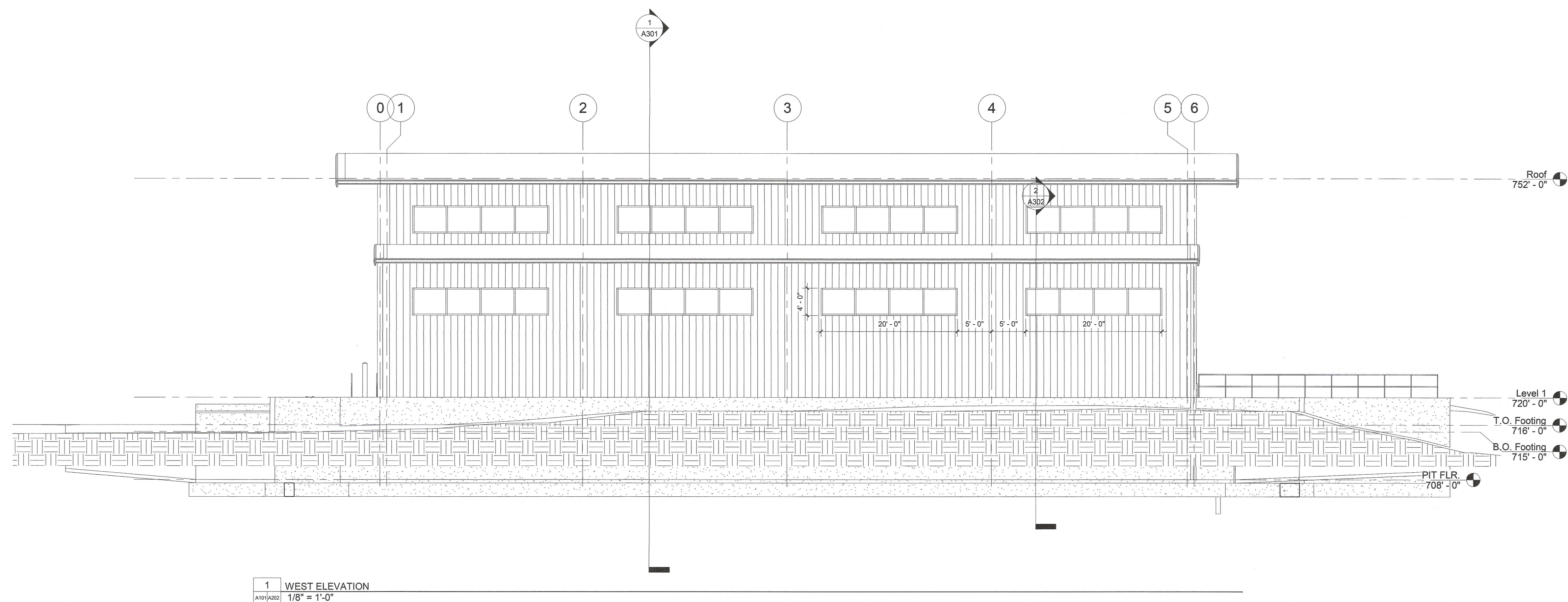
Modeled in AutoDesk REVIT® BIM Software

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WC
BS
'-0"



2		NORTH ELEVATION
A101	A202	1/8" = 1'-0"



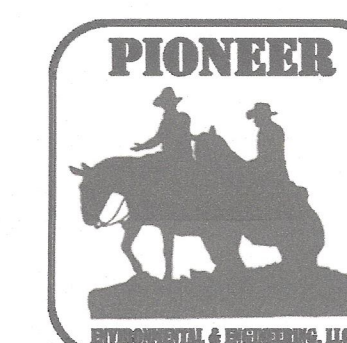
1		WEST ELEVATION
A101	A202	1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	METAL BAR GRATING TARPING PLATFORM



DOI: 10.1002/for

2092 S. STATE ROUTE 123
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FAX (513) 934-5536



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CONSTRUCTION

[illegible]

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

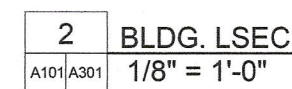
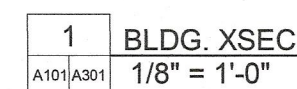
A202

Scale $1/8" = 1'-0"$

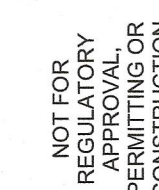
VC	
BS	
-0"	

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[illegible]

6000 HAUNZ LE.
OLDHAM COUNTY KY

Scale $1/8" =$

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