

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 80.8± Ac. (3,521,442 SF)
R/W DEDICATION AREA	= 0.2± Ac. (7,488 SF)
NET SITE AREA	= 80.6± Ac. (3,513,954 SF)
PROPOSED TRACT AREA	= 5.4 ± Ac. (235,851 SF)
EXISTING ZONING	= M-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= INDUSTRIAL
PROPOSED USE	= CONCRETE PLANT
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 0.02 (4.0 MAX. ALLOWED)
F.A.R.	= 0.02 (4.0 MAX. ALLOWED)
PARKING REQUIRED	
1/2,000 S.F. MIN.	= 3 SP.
1/1,000 S.F. MAX.	= 6 SP.
TOTAL PARKING PROVIDED	= 3 SPACES (2 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 94,932 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7,120 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 9,516 SF
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 178,720 SF

GENERAL NOTES:

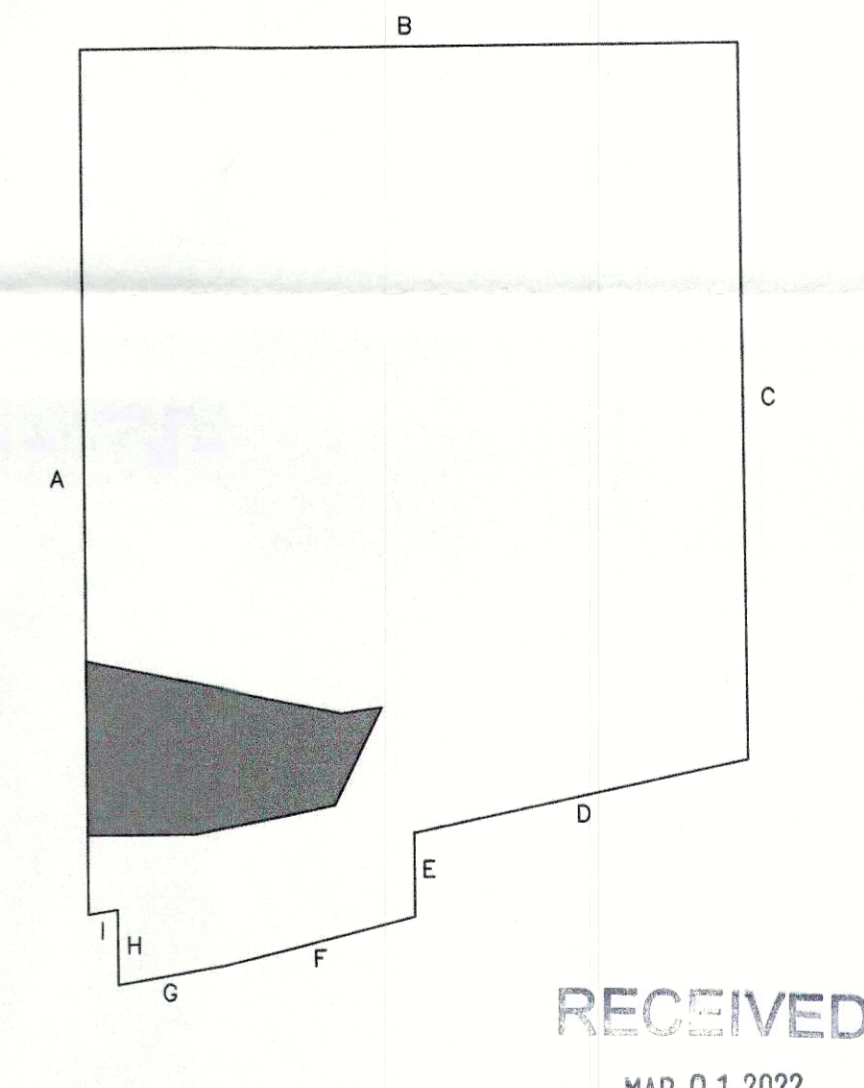
- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- The Aiken Rd shoulder along the parent tract's frontage shall be repaired and constructed to Public Works standards.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 F dated February 26, 2021.
- Drainage pattern depicted by arrows (=>) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. A defined storm water outfall shall be installed to the road side ditch that drains under I-265.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- Individual KPDES permit required prior to MSD construction plan approval.
- MSD IWO approval required prior to MSD construction plan approval.
- KDOW industrial storm water discharge permit required prior to MSD construction plan approval.

PROPERTY LINE TABLE

A	S16°03'24"E	2,194.46'
B	S73°42'32"W	1,676.08'
C	N16°17'28"W	1,820.25'
D	N26°04'43"E	870.21'
E	N18°00'17"W	211.96'
F	N59°45'30"W	502.38'
G	N64°25'37"E	273.99'
H	S16°10'17"E	190.08'
I	N64°49'43"E	75.00'



SITE KEY
NOT TO SCALE

RECEIVED
MAR 01 2022
PLANNING & DESIGN SERVICES

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.80 - 0.2 = 0.6$$

$$A = 6.0 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.6)(6.0)(2.8)/12 = 0.84 \text{ AC.}-\text{FT}$$

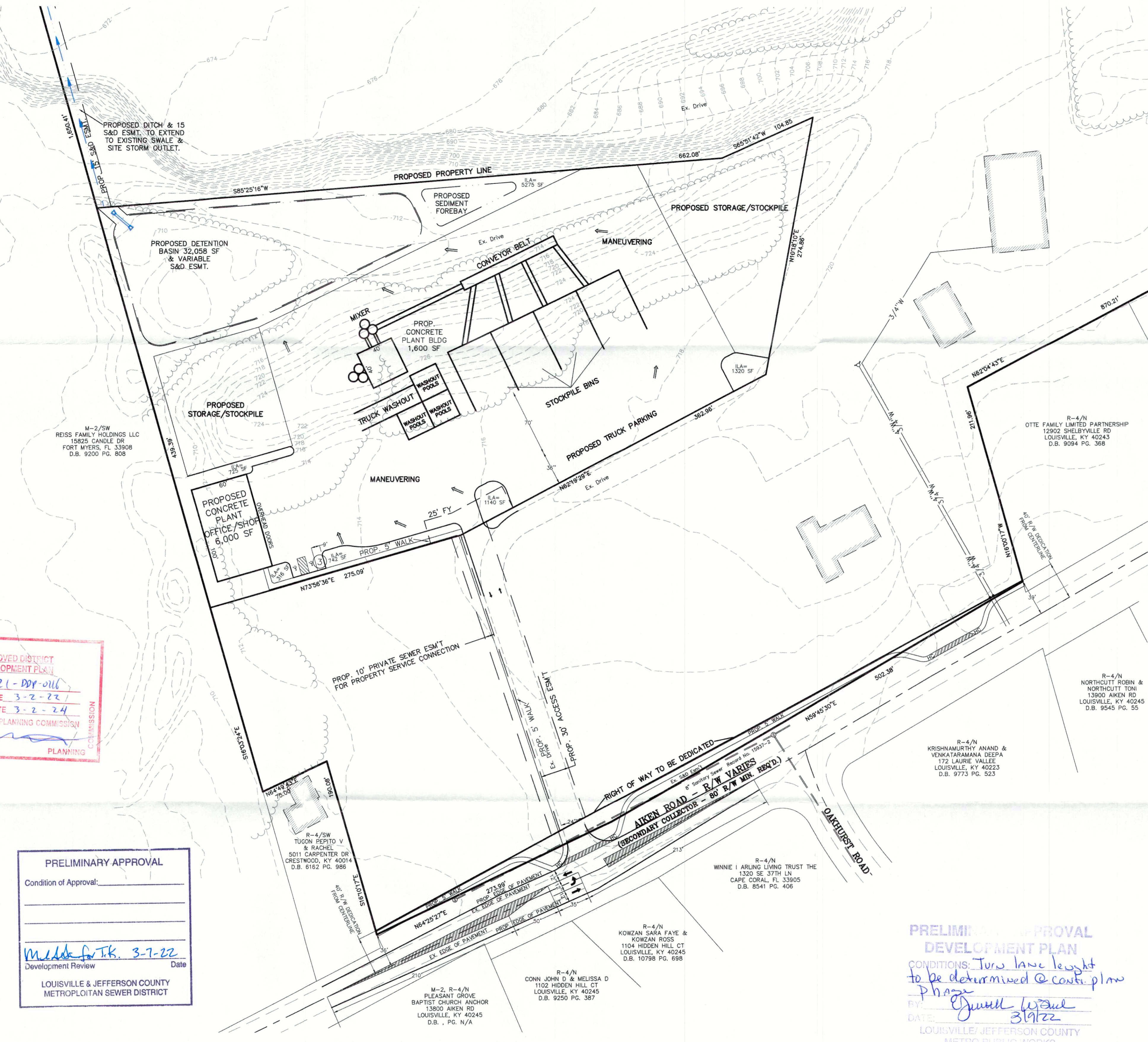
REQUIRED X = 36,590 CU.FT.

PROVIDED BASIN = 32,058 SQ.FT.

TOTAL = 23,230 SQ.FT. @ APPROX. 1.5 FT. DEPTH
= 48,087 CU.FT. > 36,590 CU.FT.

TREE CANOPY CALCULATIONS (N/A PER LDC 10.1.2)

TOTAL SITE AREA	= 235,851 SF
EXISTING TREE CANOPY AREA	= 43% (115,651 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 30% (70,755 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 30% (70,755 SF)



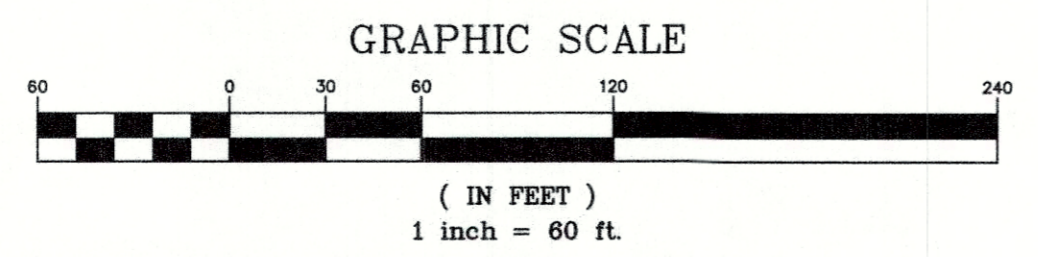
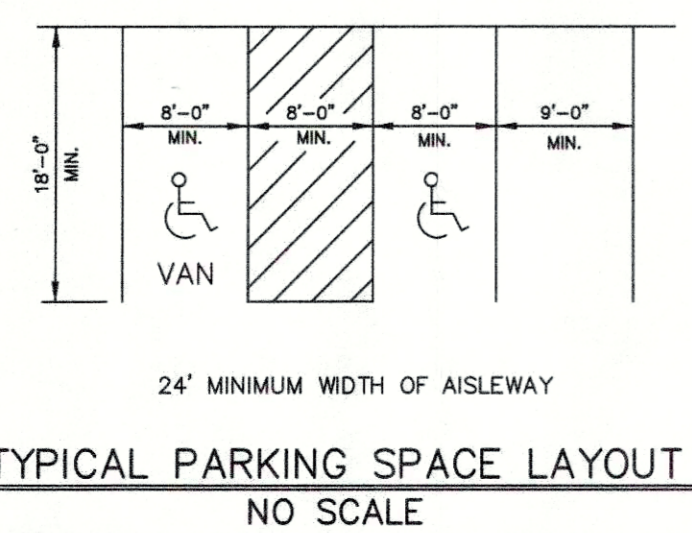
METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 21-DDP-0116
APPROVAL DATE 3-2-22
EXPIRATION DATE 3-2-24
SIGNATURE OF PLANNING COMMISSION
COMMISSION

PRELIMINARY APPROVAL
Condition of Approval:

Middler, T.K. 3-7-22
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

---○---	EXISTING SEWER AND MANHOLE
---○---	PROPOSED SEWER AND MANHOLE
---	PROPOSED DRAINAGE SWALE
---X---	EXISTING WATER LINES
---	EXISTING CONTOURS
---	EXISTING FIRE HYDRANT
---	PROPOSED LEASE LINE



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Turn lane length to be determined @ construction phase
BY: [Signature]
DATE: 3/19/22
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/16/21	REVISED PER AGENCY COMMENTS	JH
2	12/22/21	REVISED PER AGENCY COMMENTS	JH
3	1/31/22	REVISED PER AGENCY COMMENTS	DT
4	3/7/22	REVISED PER AGENCY COMMENTS	DT

PROJECT DATA
FILE NAME: 2121F-RDDP
DATE: 11/15/21
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: TF

ENGINEER'S SEAL
SURVEYOR'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
605 HIGHLAND AVENUE, SUITE 100
LOUISVILLE, KY 40202
TEL: 502.442.9278 FAX: 502.442.9274
WEB SITE: WWW.LDD-INC.COM

OWNER
OTTE FAMILY LTD PARTNERSHIP
12902 SHELBYVILLE RD
LOUISVILLE, KY 40243

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
SUNSHINE CONCRETE

JOB NO. 21218
SHEET 1 OF 1

21-DDP-0116

BINDING ELEMENTS
CASE NO. 21-DDP-0116

The Conditions of Approval per 15CUP1019 remain in effect for the quarry and filling operations on the residual site.

All General Plan binding elements approved under 9-62-82 are applicable to the site in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. An access easement agreement in a form acceptable to the Planning Commission legal counsel shall be created to allow access to the site as shown. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. The applicant will provide a row of Type A trees at a minimum of 1 tree per 30 linear feet along the proposed property line adjacent to the existing drive.

1500 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.D&D.COM

D&D
DENVER & DISTRICT
PLANNING & DESIGN SERVICES

3110
SHEET



PRELIMINARY APPROVAL	
Condition of Approval:	
Development Review:	
Date:	

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

1500 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.D&D.COM

D&D
DENVER & DISTRICT
PLANNING & DESIGN SERVICES

3110
SHEET