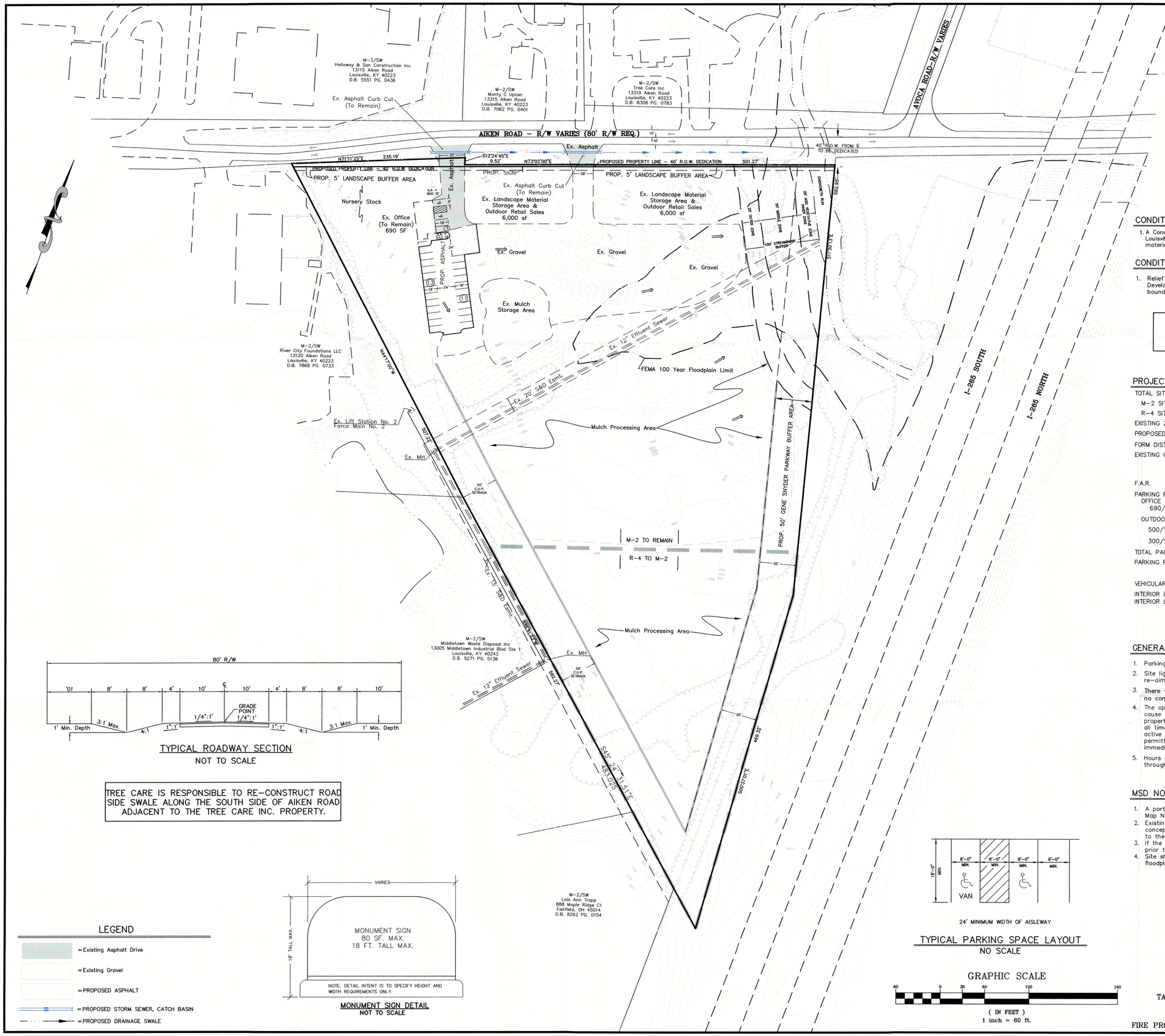

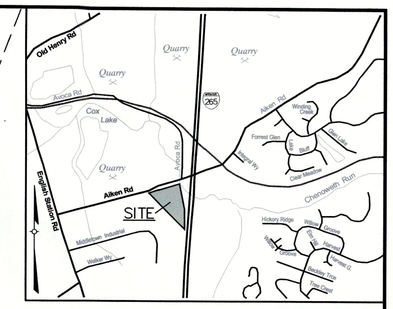

LOCATION MAP
NOT TO SCALE

CONDITIONAL USE PERMIT:

1. A Conditional Use Permit is requested by Section 4.2.50 of the Louisville Metro Land Development Code for mulching of woody plant material.

CONDITIONAL USE PERMIT RELIEF REQUESTED:

1. Relief is requested from Section 4.2.50.C of the Louisville Metro Land Development Code to not provide a continuous 6 ft. fence along the boundaries of all work and storage areas.

SUBJECT SITE IS LOCATED IN THE CITY OF MIDDLETOWN.

PROJECT DATA

TOTAL SITE AREA	= 9.4± ACRES		
M-2 SITE AREA	= 6.9± ACRES		
R-4 SITE AREA	= 2.5± ACRES		
EXISTING ZONING	= M-2 AND R-4		
PROPOSED ZONING	= M-2 (CUP REQUESTED)		
FORM DISTRICT	= SUBURBAN WORKPLACE		
EXISTING USE	= EXISTING USE TO REMAIN (MULCH PRODUCTION AND MULCH AND LANDSCAPE MATERIAL STORAGE)		
F.A.R.	= .005 (3.0 MAX. ALLOWED)		
PARKING REQUIRED		MIN.	MAX.
OFFICE			
690/350MIN.; 690/200MAX.	=	2 SPACES	4 SPACES
OUTDOOR SALES AREA			
500/12000 SF MIN.	=	24 SPACES	
300/12000 SF MAX.	=		40 SPACES
TOTAL PARKING REQUIRED	= 26 SPACES		
PARKING PROVIDED	= 27 SPACES (INCLUDES 2 ACCESSIBLE SPACES)		
VEHICULAR USE AREA	= 11,671 S.F.		
INTERIOR LANDSCAPE AREA REQ'D.	= 875 S.F.		
INTERIOR LANDSCAPE AREA PROV'D.	= 953 S.F.		

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
3. There will be no composting operations within 50' of property lines an no composting operations within the 100' Streambank Buffer Area.
4. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or light to adjacent properties. The premises shall be kept in neat and clean conditions at all times. No debris shall be stored on the site except on areas where active composting operations are taking place. No fires shall be permitted. Any smoldering flame or spontaneous combustion shall be immediately extinguished.
5. Hours of grinder operation are 7:00 a.m. to 5:00 p.m., Monday through Friday.

MSD NOTES:

1. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 E dated December 5, 2006.
2. Existing drainage pattern depicted by arrows (⟹) is for conceptual purposes. Existing to remain, no revisions are proposed to the existing development.
3. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
4. Site shall not be permitted to fill or store materials within the floodplain.

TYPICAL ROADWAY SECTION
NOT TO SCALE

TREE CARE IS RESPONSIBLE TO RE-CONSTRUCT ROAD SIDE SWALE ALONG THE SOUTH SIDE OF AIKEN ROAD ADJACENT TO THE TREE CARE INC. PROPERTY.

MONUMENT SIGN DETAIL
NOT TO SCALE

24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND

- = Existing Asphalt Drive
- = Existing Gravel
- = PROPOSED ASPHALT
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED DRAINAGE SWALE

RECEIVED
MAR 09 2016
PLANNING & DESIGN SERVICES

SITE ADDRESS:
13312 AIKEN ROAD
TAX BLOCK 8275, LOT 0113
D.B. 8275, PG. 0039

COUNCIL DISTRICT – 19
FIRE PROTECTION DISTRICT – MIDDLETOWN

CASE: 15ZONE1033
WM #8116

NO.	DATE	DESCRIPTION	BY

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 15074-C.U.P.
SCALE: AS SHOWN
DATE: 3/8/16
DRAWN BY: JK/SBS
CHECKED BY: KY/AR

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
529 WESTPORT ROAD, SUITE 10, LOUISVILLE, KENTUCKY 40223
PH/FX: 502.416.9975
WEB SITE: WWW.LDD-INC.COM

DET. DIST. DEV. & COND. USE, & REZONING PLAN

TREE CARE INC.
13312 AIKEN ROAD

OWNER
TREE CARE INC.
13319 AIKEN ROAD
LOUISVILLE, KY 40223

JOB NO. 15074

SHEET 1 OF 1

15 ZONE 1033

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