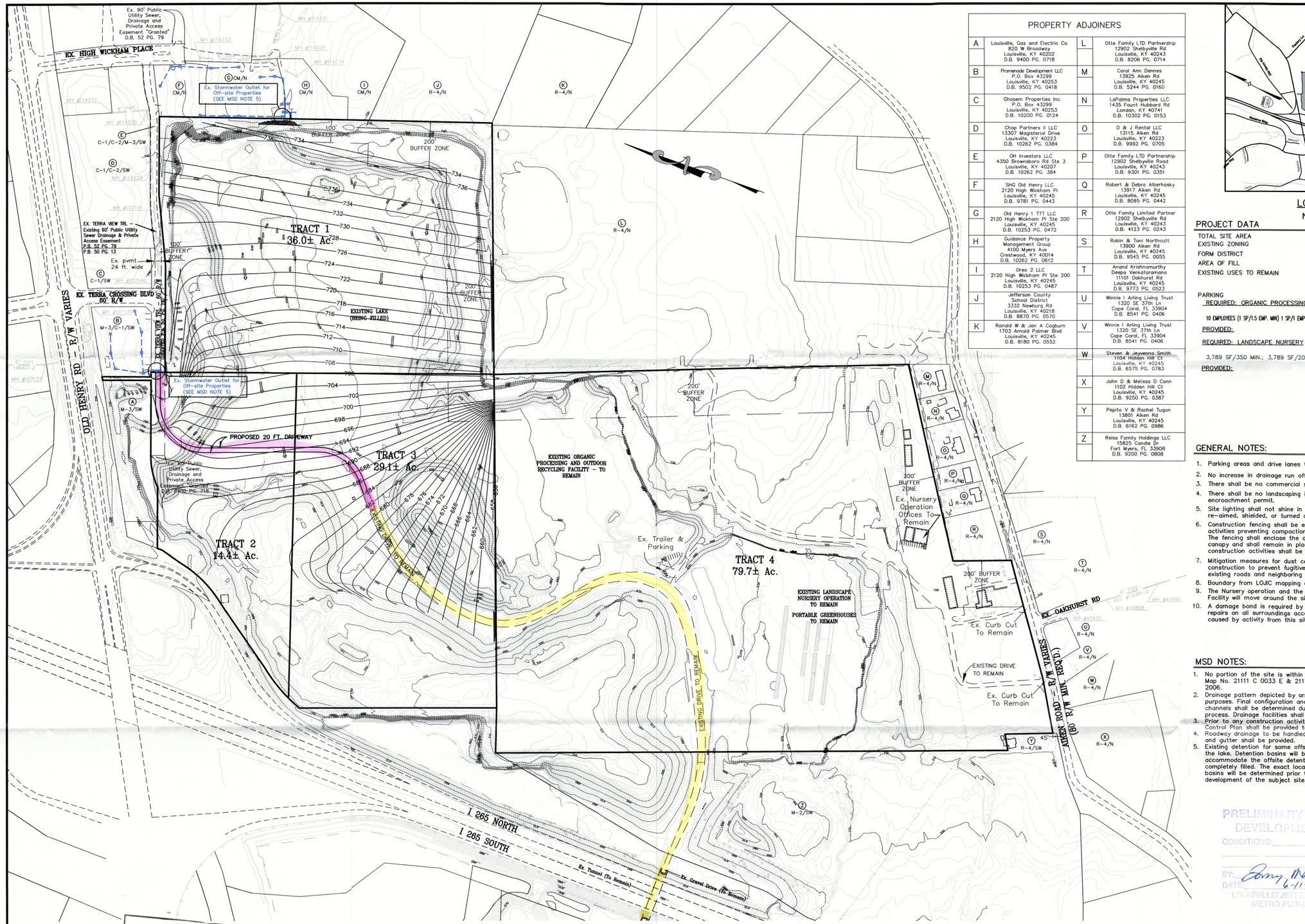
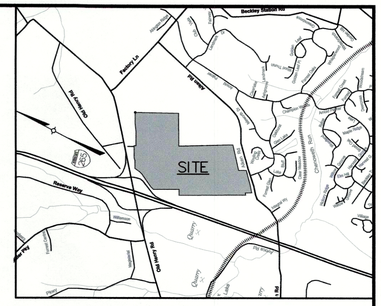


PROPERTY ADJOINERS

A	Louisville, Gas and Electric Co 820 W Broadway Louisville, KY 40202 D.B. 9400 PG. 0718	L	Otte Family LTD Partnership 12902 Shelbyville Rd Louisville, KY 40243 D.B. 8206 PG. 0714
B	Promenade Development LLC P.O. Box 43299 Louisville, KY 40253 D.B. 9502 PG. 0418	M	Carol Ann Dennes 13925 Aiken Rd Louisville, KY 40245 D.B. 5244 PG. 0160
C	Ghasem Properties Inc P.O. Box 43299 Louisville, KY 40253 D.B. 10200 PG. 0124	N	LaPalma Properties LLC 1435 Fount Hubbard Rd London, KY 40741 D.B. 10302 PG. 0153
D	Chop Partners II LLC 13307 Magisterial Drive Louisville, KY 40223 D.B. 10262 PG. 0384	O	D & J Rental LLC 13115 Aiken Rd Louisville, KY 40223 D.B. 9992 PG. 0705
E	OH Investors LLC 4350 Brownsboro Rd Ste 3 Louisville, KY 40207 D.B. 10262 PG. 384	P	Otte Family LTD Partnership 12902 Shelbyville Road Louisville, KY 40243 D.B. 9301 PG. 0351
F	SHG Old Henry LLC 2120 High Wickham Pl Louisville, KY 40245 D.B. 9781 PG. 0443	Q	Robert & Debra Alberhasky 13917 Aiken Rd Louisville, KY 40245 D.B. 8095 PG. 0442
G	Old Henry 1 TTT LLC 2120 High Wickham Pl Ste 200 Louisville, KY 40245 D.B. 10253 PG. 0472	R	Otte Family Limited Partner 12902 Shelbyville Rd Louisville, KY 40243 D.B. 4123 PG. 0243
H	Guidance Property Management Group 4100 Myers Ave Crestwood, KY 40014 D.B. 10262 PG. 0612	S	Robin & Toni Northcutt 13900 Aiken Rd Louisville, KY 40245 D.B. 9545 PG. 0055
I	Oreo 2 LLC 2120 High Wickham Pl Ste 200 Louisville, KY 40245 D.B. 10253 PG. 0487	T	Anand Krishnamurthy Deepa Venkataramana 11101 Oakhurst Rd Louisville, KY 40245 D.B. 9773 PG. 0523
J	Jefferson County School District 3332 Newburg Rd Louisville, KY 40218 D.B. 8870 PG. 0570	U	Winnie I Arling Living Trust 1320 SE 37th Ln Cape Coral, FL 33904 D.B. 8541 PG. 0406
K	Ronald W & Jan A Cogburn 1703 Arnold Palmer Blvd Louisville, KY 40245 D.B. 8180 PG. 0552	V	Winnie I Arling Living Trust 1320 SE 37th Ln Cape Coral, FL 33904 D.B. 8541 PG. 0406
		W	Steven & Jeyvenna Smith 1104 Hidden Hill Ct Louisville, KY 40245 D.B. 6575 PG. 0783
		X	John D & Melissa D Conn 1102 Hidden Hill Ct Louisville, KY 40245 D.B. 9250 PG. 0387
		Y	Pepito V & Rachel Tugon 13801 Aiken Rd Louisville, KY 40245 D.B. 6162 PG. 0986
		Z	Reiss Family Holdings LLC 15825 Candle Dr Fort Myers, FL 33908 D.B. 9200 PG. 0808



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 159.3± Ac.
EXISTING ZONING	= M-3 (CUP)
FORM DISTRICT	= SUBURBAN WORKPLACE
AREA OF FILL	= 79.5 AC.(TRACTS 1,2 & 3)
EXISTING USES TO REMAIN	= LANDSCAPE NURSERY, ORGANIC PROCESSING & OUTDOOR RECYCLING FACILITY

PARKING

REQUIRED: ORGANIC PROCESSING & OUTDOOR RECYCLING FACILITY

	MIN.	MAX.
10 EMPLOYEES (1 SP/1.5 EMP. MIN) 1 SP/1 EMP. MAX)	= 6 SP	10 SP

PROVIDED: = 7 SP (INCLUDES 1 HC SP)

REQUIRED: LANDSCAPE NURSERY

	MIN.	MAX.
3,789 SF/350 MIN.; 3,789 SF/200 MAX.	= 11 SP	19 SP

PROVIDED: = 11 SP (INCLUDES 1 HC SP)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways (Aiken Road).
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Boundary from LOJIC mapping and does not constitute a survey.
9. The Nursery operation and the Organic Waste Processing & Recycling Facility will move around the site as the fill operation occurs.
10. A damage bond is required by Transportation Planning for roadway repairs on all surroundings access roads to the site due to damages caused by activity from this site.

MSD NOTES:

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 E & 21111 C 0034 E dated December 5, 2006.
2. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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.
3. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
4. Roadway drainage to be handled by roadside swales and no curb and gutter shall be provided.
5. Existing detention for some offsite properties is being provided in the lake. Detention basins will be provided on the subject site to accommodate the offsite detention volume prior to the lake being completely filled. The exact location and size of the detention basins will be determined prior to construction plan approval for development of the subject site.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MSD WM #9020

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SITE INFORMATION:
NOTE: ALL PARCELS ARE OF RECORD IN D.B. 8206 PG. 71
14105 AIKEN ROAD - T.B. 24 LOT 52 (Tr. 1 on this plan)
15402 SHELBYVILLE ROAD - T.B. 24 LOT 98 (Tr. 2 on this plan)
ADDRESS UNASSIGNED - T.B. 24 LOT 96 (Tr. 3 on this plan)
13905 AIKEN ROAD - T.B. 24 LOT 1 (Tr. 4 on this plan)

Current case: 15DEVPLAN1051 (Modified CUP & RDDDP)
RELATED CASES: B-115-05 (MODIFIED CUP)
B-15-84 (MODIFIED CUP)
9-62-82 (REVISED DETAILED DISTRICT DEVELOPMENT PLAN)

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

MSD DRP
APPROVED W/C
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
DATE July 6, 2015
BY Steve Hendrix

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Tony Mallott
DATE: 6-11-15

RECEIVED
JUN 08 2015
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS
PLANNING & DESIGN SERVICES

#9
15CUP1019

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6-8-15	PER AGENCY COMMENTS	AER

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 14108-RDDDP
DATE: 4-3-2015
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: JH/SBS

MODIFIED CONDITIONAL USE PERMIT AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN

14105 AIKEN ROAD

OWNER/DEVELOPER
OTTE FAMILY LTD PARTNERSHIP
12902 SHELBYVILLE ROAD
LOUISVILLE, KY 40243

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
529 WESTPORT AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
PH: 502.426.9570 FAX: 502.426.9574
WEB SITE: WWW.LDD-INC.COM

JOB NO. 14108

SHEET 1 OF 1

15CUP1019

15DEVPLAN1051

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