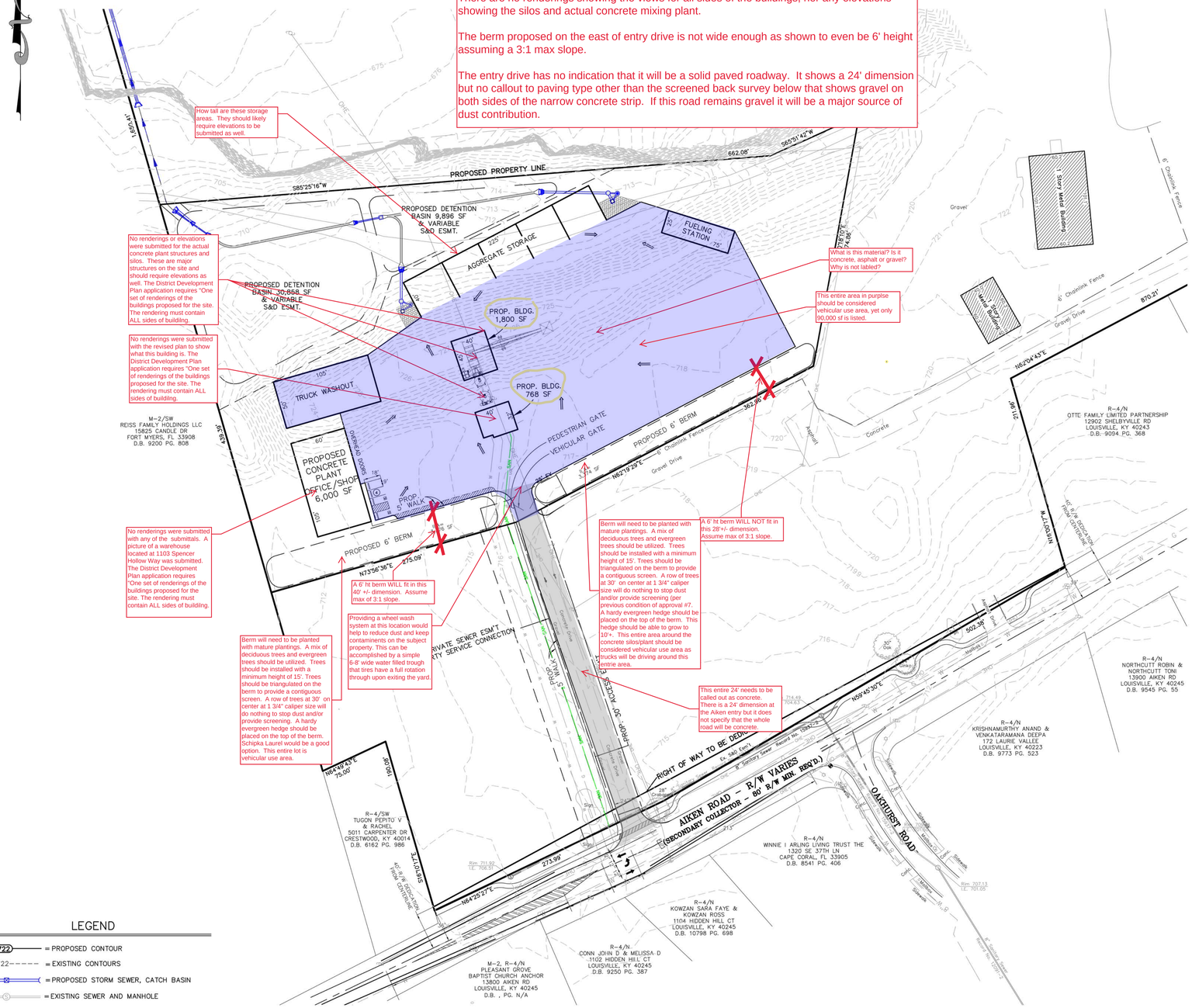
Overall, there is a complete lack of dimensions shown on this plan. There are no dimensions shown for buildings, fuel station, aggregate storage bins, or truck wash out from any property lines. The DDP application requires Building Setbacks with Dimensions as well as typical dimensions of parking spaces and aisles.

There are no renderings showing the views for all sides of the buildings, nor any elevations showing the silos and actual concrete mixing plant.

The berm proposed on the east of entry drive is not wide enough as shown to even be 6' height assuming a 3:1 max slope.

The entry drive has no indication that it will be a solid paved roadway. It shows a 24' dimension but no callout to paving type other than the screened back survey below that shows gravel on both sides of the narrow concrete strip. If this road remains gravel it will be a major source of dust contribution.



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	= 8,568 SF
F.A.R.	= 0.04 (4.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1/2,000 S.F. MIN.	= 4 SP	
1/1,000 S.F. MAX.	=	9 SP
TOTAL PARKING PROVIDED	= 4 SPACES (2 HC SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 90,011 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,751 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,751 SF
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 115,003 SF

Over 60% of this site is shown as areas for vehicular use, yet only 90,000 sf is listed.

GENERAL NOTES:

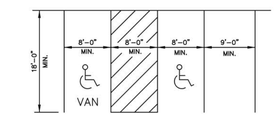
1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction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

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. 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.
7. 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.
8. Individual KPDES permit required prior to MSD construction plan approval.
9. MSD IWD approval required prior to MSD construction plan approval.
10. KDOW industrial storm water discharge permit required prior to MSD construction plan approval.

LEGEND

- (722) = PROPOSED CONTOUR
- 722 = EXISTING CONTOURS
- = PROPOSED STORM SEWER, CATCH BASIN
- = EXISTING SEWER AND MANHOLE
- SAN = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- G = EXISTING GAS LINES
- G = PROPOSED GAS LINES
- W = EXISTING WATER LINES
- W = PROPOSED WATER LINES
- = EXISTING UTILITY POLE
- = EXISTING FIRE HYDRANT
- = EXISTING LIGHTING POLE
- = PROPOSED LEASE LINE



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.

TREE CANOPY CALCULATIONS (N/A PER LDC 10.1.2)

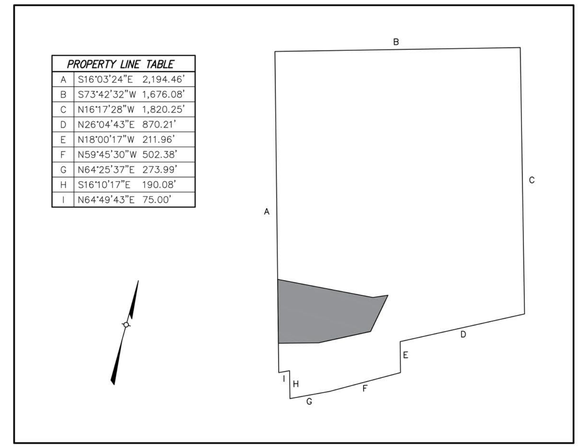
TOTAL SITE AREA	= 235,851 SF
EXISTING TREE CANOPY AREA	= 43% (115,651 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 30% (70,755 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 30% (70,755 SF)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.80-0.2=0.6
A = 6.0 ACRES
R = 2.8 INCHES
X = (0.6)(6.0)(2.8)/12 = 0.84 AC.-FT
REQUIRED X = 36,590 CU.FT.

PROVIDED BASIN = 40,754 SQ.FT.

TOTAL = 40,754 SQ.FT. @ APPROX. 1.5 FT. DEPTH
= 61,131 CU.FT. > 36,590 CU.FT.



SITE KEY

NOT TO SCALE

SITE ADDRESS:
13905 AIKEN RD
LOUISVILLE, KY 40245
PARCEL ID: 002400010000
D.B. 8206, PG. 714

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE

CASE #21-DDP-0116
WM #12382 / 21 1206

REVISIONS | NO. | DATE | DESCRIPTION | BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 21218-RDDDP
DATE: 8/29/22
SCALE: AS SHOWN
DRAWN BY: TF
CHECKED BY: DT

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
529 WASHBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
PH: 502.426.9374 FAX: 502.426.9714
WEB SITE: WWW.LDDINC.COM

SITE LAYOUT PLAN

SUNSHINE CONCRETE

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

JOB NO. 21218

SHEET 1 OF 1

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