

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	= 8,268 SF
F.A.R.	= 0.04 (4.0 MAX. ALLOWED)

**PARKING REQUIRED**

1/2,000 S.F. MIN.	= 4 SP	MAX.
1/1,000 S.F. MAX.	= 4 SP	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

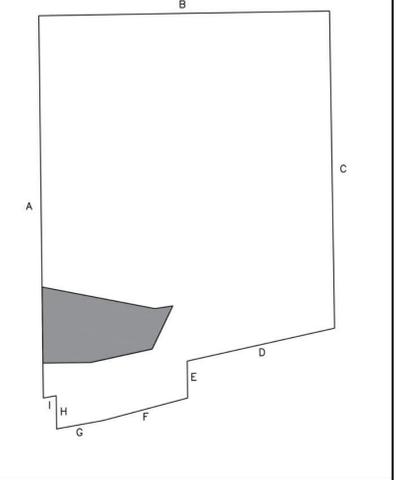
**PROPOSED IMPERVIOUS AREA** = 115,003 SF

- 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 herein 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 plat 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 IWD 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

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.80 - 0.2 = 0.6$   
 $A = 6.0 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.6)(6.0)(2.8)/12 = 0.84 \text{ AC.-FT}$   
 REQUIRED  $X = 36,590 \text{ CU.FT.}$   
 PROVIDED BASIN = 40,754 SQ.FT.  
 $TOTAL = 40,754 \text{ SQ.FT.} \times \text{APPROX. } 1.5 \text{ FT. DEPTH}$   
 $= 61,131 \text{ CU.FT.} > 36,590 \text{ CU.FT.}$

**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)

**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

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.

How tall are these storage areas. They should likely require elevations to be submitted as well.

No renderings or elevations were submitted for the actual concrete plant structures and silos. These are major structures on the site and should require elevations as well. The District Development Plan application requires "One set of renderings of the buildings proposed for the site. The rendering must contain ALL sides of building."

No renderings were submitted with the revised plan to show what this building is. The District Development Plan application requires "One set of renderings of the buildings proposed for the site. The rendering must contain ALL sides of building."

M-2/SW REISS FAMILY HOLDINGS LLC 15825 CANDLE DR FORT MYERS, FL 33908 D.B. 9200 PG. 808

No renderings were submitted with any of the submittals. A picture of a warehouse located at 1103 Spencer Hollow Way was submitted. The District Development Plan application requires "One set of renderings of the buildings proposed for the site. The rendering must contain ALL sides of building."

Berm will need to be planted with mature plantings. A mix of deciduous trees and evergreen trees should be utilized. Trees should be installed with a minimum height of 15'. Trees should be triangulated on the berm to provide a contiguous screen. A row of trees at 30' on center at 1 3/4" caliper size will do nothing to stop dust and/or provide screening. A hardy evergreen hedge should be placed on the top of the berm. This hedge should be able to grow to 10'. This entire area around the concrete silo/plant should be considered vehicular use area as trucks will be driving around this entire area.

Providing a wheel wash system at this location would help to reduce dust and keep contaminants on the subject property. This can be accomplished by a simple 6'-6" wide water filled trough that tires have a full rotation through upon exiting the yard.

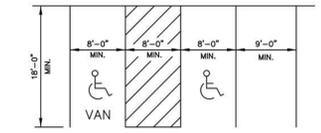
Berm will need to be planted with mature plantings. A mix of deciduous trees and evergreen trees should be utilized. Trees should be installed with a minimum height of 15'. Trees should be triangulated on the berm to provide a contiguous screen. A row of trees at 30' on center at 1 3/4" caliper size will do nothing to stop dust and/or provide screening (per previous condition of approval #7. A hardy evergreen hedge should be placed on the top of the berm. This hedge should be able to grow to 10'. This entire area around the concrete silo/plant should be considered vehicular use area as trucks will be driving around this entire area.

A 6' ft berm WILL NOT fit in this 28' +/- dimension. Assume max of 3:1 slope.

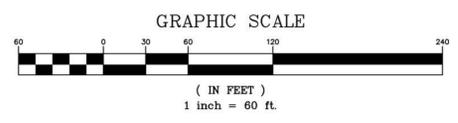
This entire 24' needs to be called out as concrete. There is a 24' dimension at the Aiken entry but it does not specify that the whole road will be concrete.

**LEGEND**

- 722 = PROPOSED CONTOUR
- - - 722 = EXISTING CONTOURS
- ⊕ = PROPOSED STORM SEWER, CATCH BASIN
- ⊙ = EXISTING SEWER AND MANHOLE
- SAN — = PROPOSED SEWER AND MANHOLE
- SW — = 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



TYPICAL PARKING SPACE LAYOUT  
NO SCALE



REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 21218-DDP

DATE: 8/29/22

CHECKED BY: DT

SCALE: AS SHOWN

GRAB BY: TF

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

CONCRETE  
SUNSHINE CONCRETE

ENGINEER  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
609 WARDEN AVE. SUITE 100 LOUISVILLE, KENTUCKY 40202  
TEL: 502-261-1111 FAX: 502-261-1112  
WWW.LDD&D.COM

SITE LAYOUT PLAN  
JOB NO. 21218  
SHEET 1 OF 1

ENGINEER'S SEAL  
SURVEYOR'S SEAL

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