

**GENERAL NOTES:**

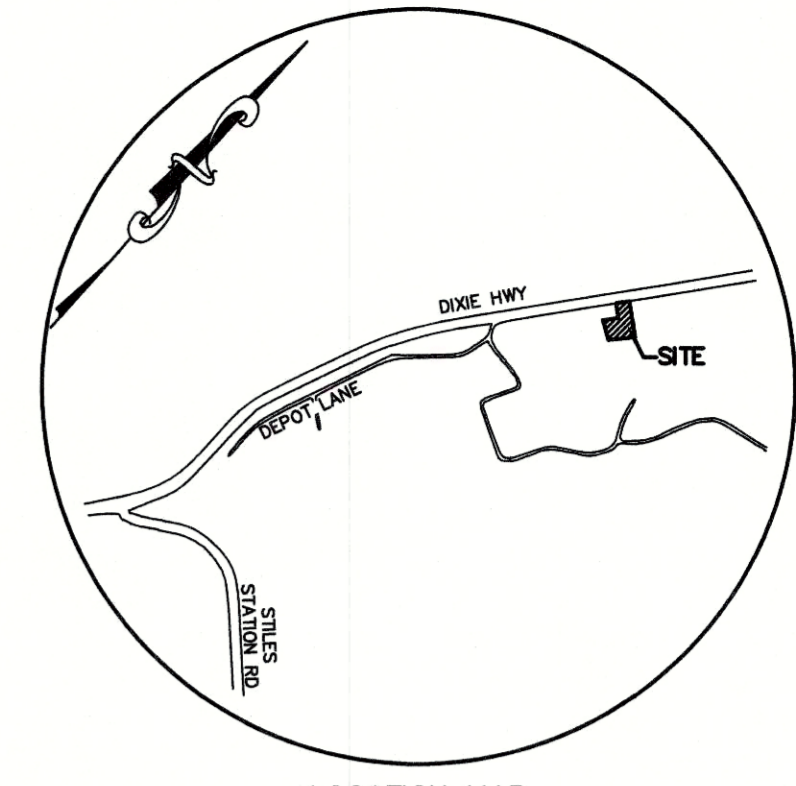
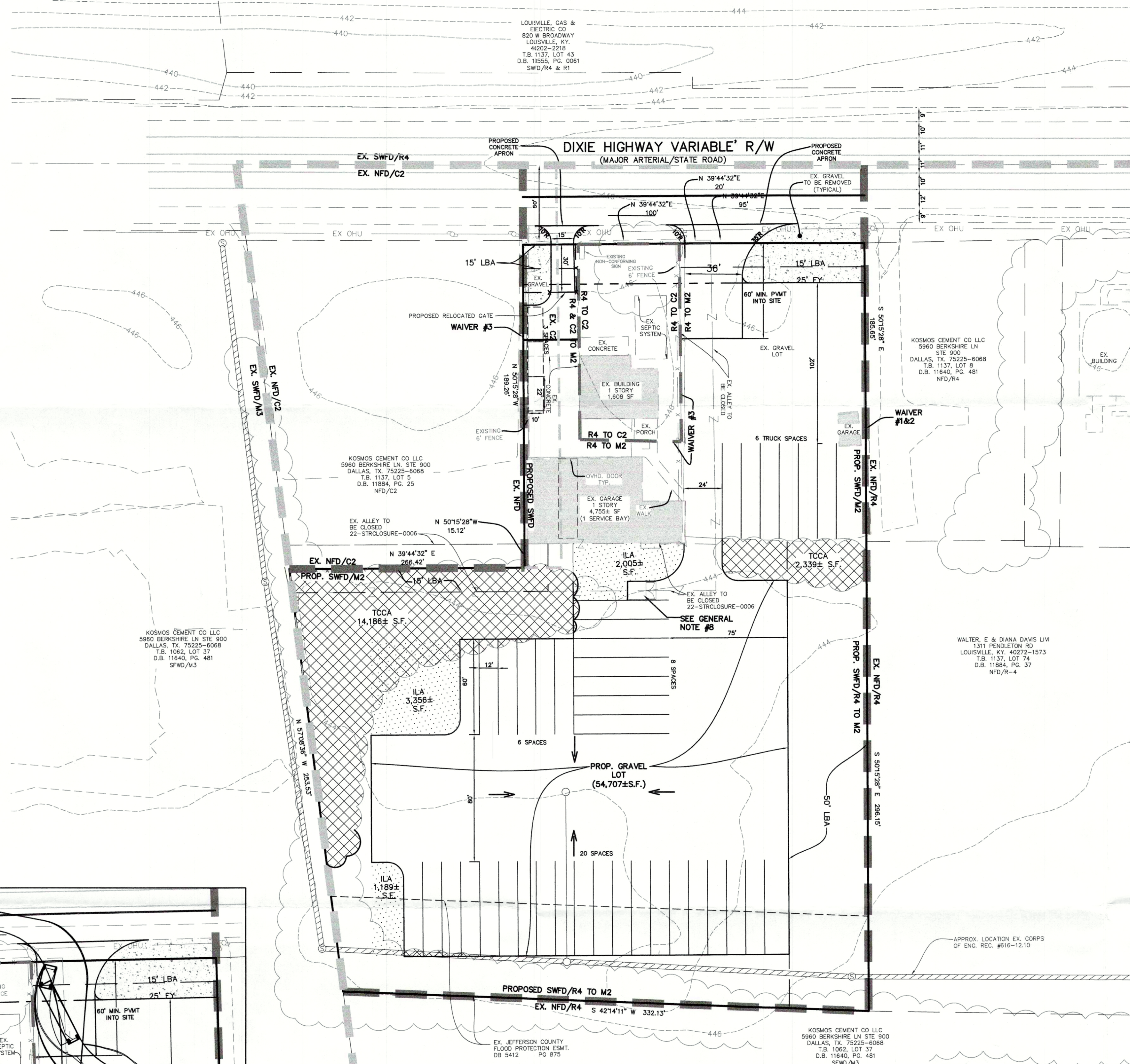
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL EXISTING STRUCTURES SHALL REMAIN AND EXISTING ENTRANCES SHALL BE MODIFIED AS REQUIRED.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- CONSTRUCTION PROPOSED: REMOVAL OF GRAVEL ALONG THE FRONT PROPERTY LINE, PROVIDING A CONCRETE APRON AT THE ENTRANCE DRIVES ON DIXIE HIGHWAY AND EXPANDING THE GRAVEL TRUCK PARKING LOT BEHIND THE EXISTING DEVELOPMENT.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 10.2.8 OF THE LDC.

**PUBLIC WORKS AND KTC NOTES:**

- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- NO COMMERCIAL SIGNS SHALL BE PERMITTED IN THE RIGHT-OF-WAY, AND NO LANDSCAPING SHALL BE PERMITTED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- GRAVEL IN THE RIGHT-OF-WAY SHALL BE REMOVED ALONG THE SITE'S FRONTAGE AS INDICATED ON THE PLAN.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- GRAVEL AREA MUST HAVE BINDING AGENT TO STABILIZE THE SURFACE AND PREVENT DUST. THE BINDING AGENT SHALL BE REAPPLIED AS NEEDED.
- THE AREA BEHIND THE HOUSE WILL NEED TO BE KEPT CLEAR SO THAT THOSE PARKED IN PARALLEL SPACES CAN TURN AROUND AND LEAVE THE SITE.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: EXISTING SEPTIC SYSTEM (SEWERS NOT AVAILABLE). BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DRAINAGE/STORMWATER DETENTION: INCREASED 100 YEAR STORM WATER RUNOFF VOLUME SHALL BE COMPENSATED BELOW THE FEMA FLOODPLAIN ELEVATION ON THE RESIDUAL TRACT IN LIEU OF ON-SITE DETENTION. 2012 AERIAL IMAGE SHALL BE USED TO DETERMINE THE PREDEVELOPED IMPERVIOUS AREA.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 135E).
- 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 MANAGEMENT PRACTICES.
- AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KDOW AND MSD FLOODPLAIN PERMIT REQUIRED FOR ALL WORK REQUIRED IN THE FLOODPLAIN.



LOCATION MAP  
NO SCALE

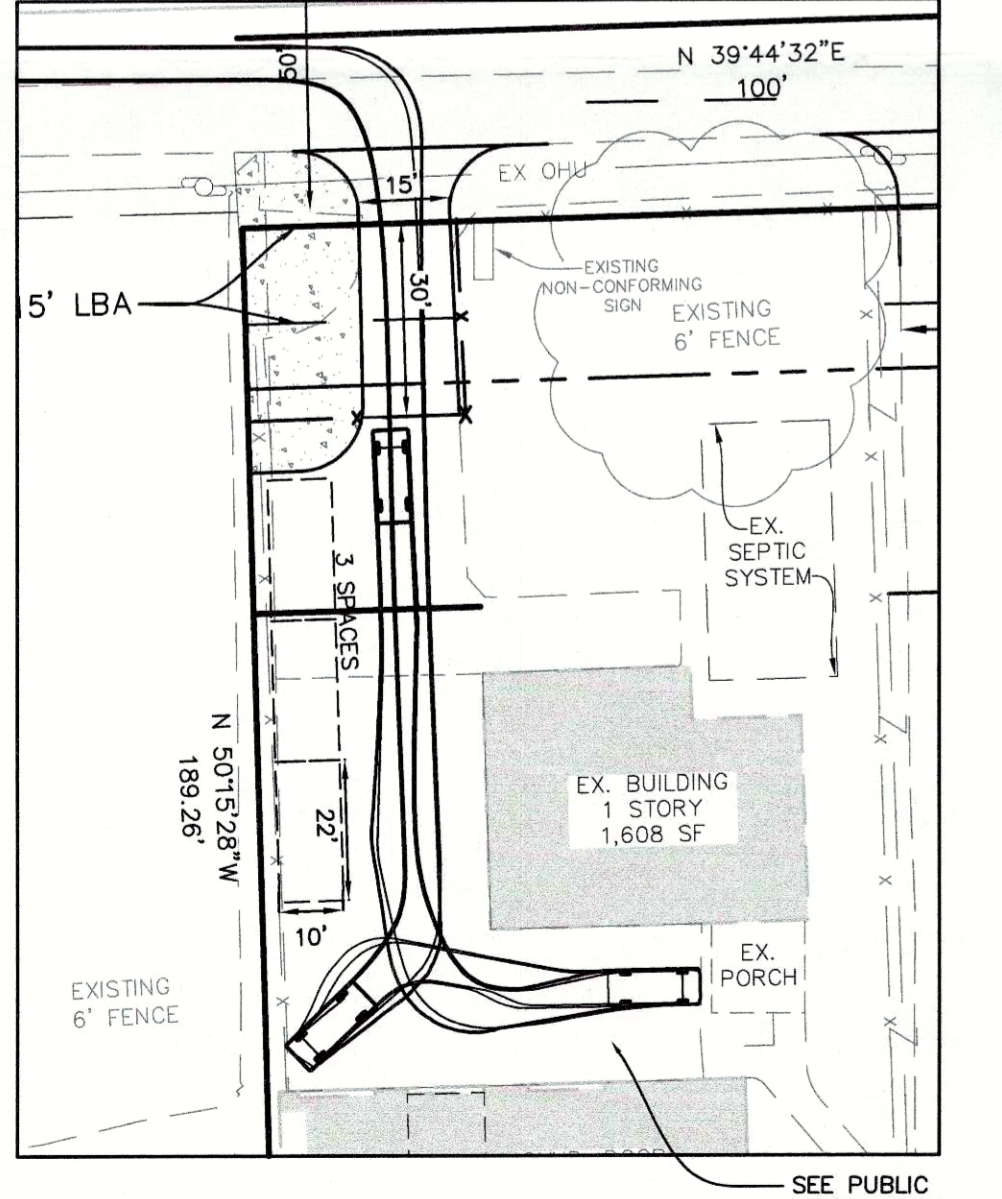
**PRELIMINARY APPROVAL**  
Condition of Approval: \_\_\_\_\_  
  
*M. J. [Signature]* 7-5-22  
Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**LEGEND**

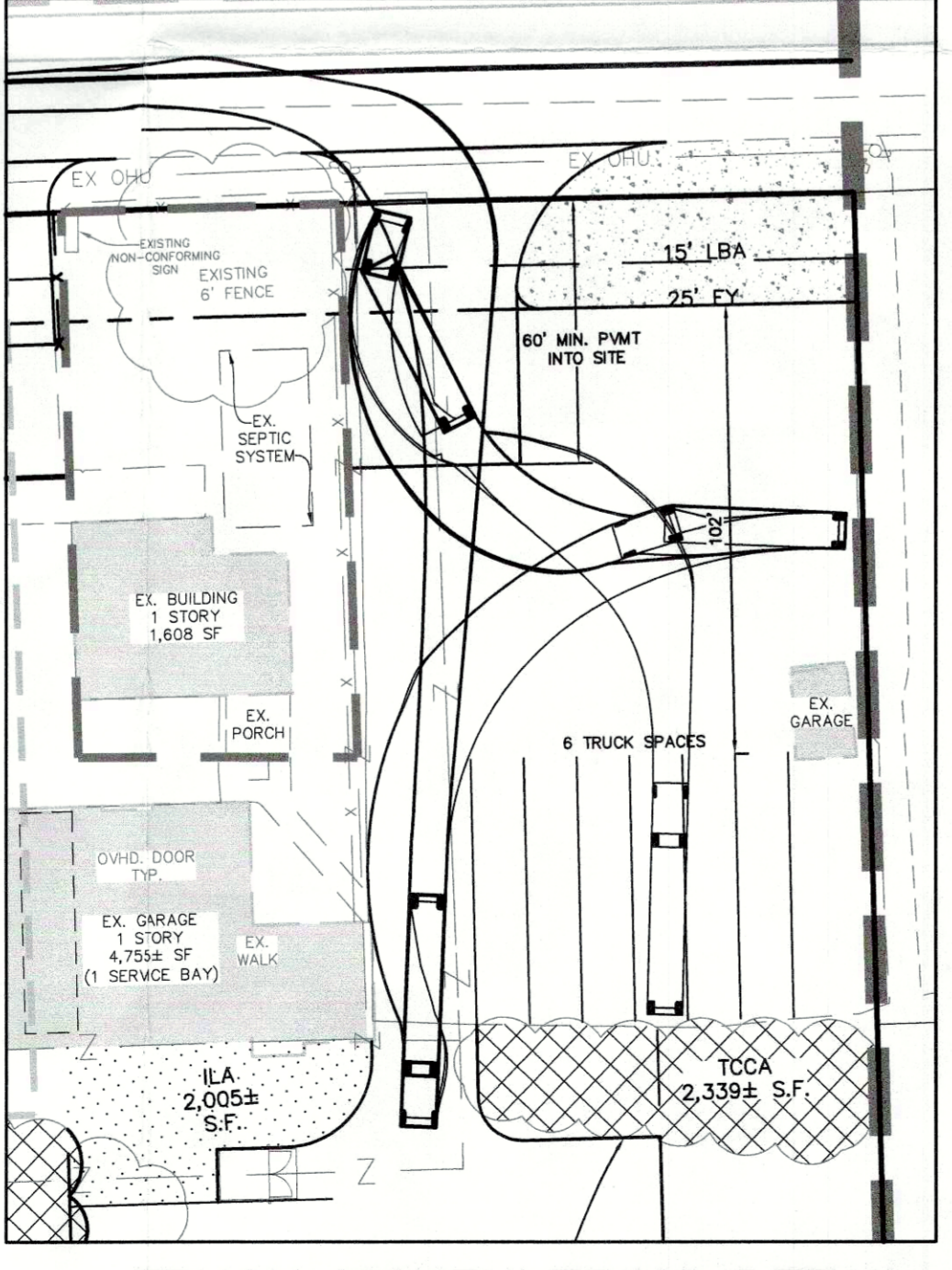
---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING MAILBOX
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING ZONING LINE
---	PROPOSED ZONING LINE
---	EXISTING FORM DISTRICT LINE
---	PROPOSED FORM DISTRICT LINE
---	PROPOSED ALLEY CLOSURE
---	PROPOSED TREE CANOPY CREDIT AREA
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED DRAINAGE ARROW
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DUMPSTER

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:

BY: *Janet W. [Signature]*  
DATE: 7/1/22  
LOUISVILLE & JEFFERSON COUNTY  
METRO PUBLIC WORKS



**TRAFFIC AREA DETAIL**  
SCALE 1"=30'



**TRUCK MANEUVERING DETAIL**  
SCALE 1"=40'

**SITE DATA:**

EXISTING FORM DISTRICT	NEIGHBORHOOD	139,293± S.F.
PROPOSED FORM DISTRICT	SUBURBAN WORKPLACE	V.U.A.
EXISTING ZONING	LOT	INDUSTRIAL
EXISTING/PROPOSED LAND USE	R4 & C2	24,822± S.F. (18%)
GROSS EXISTING LAND AREA (3 LOTS)	C2 & M2	16,552± S.F. (12%)
GROSS LAND AREA (AFTER ALLEY CLOSURE)	MIXED USE (RESIDENTIAL & TRUCKING COMPANY)	25,236± S.F.
C2 AREA	GARAGES	41,788± S.F. (30%)
M2 AREA (MAX. ALLOWED 3.0)	TOTAL	
0.20	FLOOR AREA RATIO	
0.04	C2 AREA (MAX. ALLOWED 5.0)	
	M2 AREA (MAX. ALLOWED 3.0)	
	PARKING REQUIRED:	
	RESIDENTIAL (MINIMUM-MAXIMUM)	2-5 SPACES
	VEHIC. SERVICE (MIN. 1 SP- MAX. 5 SP/BAY)	1-5 SPACES
	TOTAL (MINIMUM-MAXIMUM)	3-10 SPACES
	PARKING PROPOSED:	
	GARAGE	2 SPACES
	DRIVEWAY	3 SPACES
	TOTAL	5 SPACES
	TRUCK PARKING	39 SPACES

**TREE CANOPY DATA:**

GROSS SITE AREA	139,293± S.F.
EXISTING ZONING	INDUSTRIAL
EXISTING TREE CANOPY	24,822± S.F. (18%)
EXISTING TREE CANOPY TO BE PRESERVED	16,552± S.F. (12%)
EXISTING TREE CANOPY TO BE PLANTED	25,236± S.F.
TOTAL TREE CANOPY REQUIRED/PROVIDED	41,788± S.F. (30%)

**LANDSCAPE DATA:**

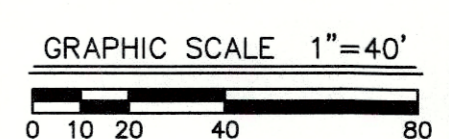
V.U.A.	79,092± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	5,982± S.F.
I.L.A. PROVIDED	6,550± S.F.

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	15,056± S.F.
EX. IMPERVIOUS AREA TO BE REMOVED	1,098± S.F.
PROPOSED IMPERVIOUS AREA	72,271± S.F.
NET IMPERVIOUS AREA	86,229± S.F.

**WAIVERS REQUESTED:**

- A WAIVER OF 5.5.4.B OF THE L.D.C. IS REQUESTED TO OMIT THE 50' BUFFER, PLANTINGS AND 6' SCREEN FOR INDUSTRIAL USES ADJACENT TO RESIDENTIAL ZONE AS SHOWN. (FOR THE EXISTING DEVELOPMENT, ADJACENT TO NE PROPERTY LINE OF 15009 DIXIE HIGHWAY.)
- A WAIVER OF 10.2.4 OF THE L.D.C. IS REQUESTED TO OMIT THE 50' LBA, PLANTINGS AND BUFFER WHEN M2 ZONING IS ADJACENT TO THE R4 ZONE. (WITHIN THE SITE AND FOR THE EXISTING DEVELOPMENT, ADJACENT TO NE PROPERTY LINE OF 15009 DIXIE HIGHWAY.)
- A WAIVER OF 10.2.4 OF THE L.D.C. IS REQUESTED TO OMIT THE 15' LBA BUFFER, PLANTINGS & SCREENING REQUIREMENT WHEN M2 ZONING IS ADJACENT TO C2 ZONING. (FOR THE EXISTING DEVELOPMENT, ADJACENT TO THE SW PROPERTY LINE OF 15011 DIXIE HIGHWAY.)



**MINDEL SCOTT**  
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ENGINEERING & PLANNING  
313-485-1508 | mindel@scott.com

OWNER/DEVELOPER  
**ROBIN & RANDY MATTINGLY**  
DOUBLE R TRUCKING  
15011 DIXIE HWY  
LOUISVILLE, KY 40272

DETAILED DISTRICT DEVELOPMENT PLAN  
**DOUBLE R TRUCKING**  
15009 & 15011 DIXIE HWY  
LOUISVILLE, KY 40272  
TAX BLOCK 1137, LOTS 30 & 7  
DEED BOOK 9752 PAGE 996 & DEED BOOK 112364 PAGE 354

Revisions	2/28/22	PER AGENCY COMMENTS
	3/21/22	PER AGENCY COMMENTS
	4/14/22	PER AGENCY COMMENTS
	4/25/22	PER AGENCY COMMENTS
	5/24/22	PER AGENCY COMMENTS
	6/21/22	PER AGENCY COMMENTS
	6/29/22	PER AGENCY COMMENTS & OWNER INFO UPDATED
Vertical Scale:	N/A	
Horizontal Scale:	1"=40'	
Date:	02/07/22	
Job Number:	3779	
Sheet	1	
of 1		

PROJECT# 22-ZONE-0016  
20-ZONEPA-0113  
RELATED CASE: 22-MPLAT-0194  
22-STRCLOSURE-0006  
MSD WM# 12414