

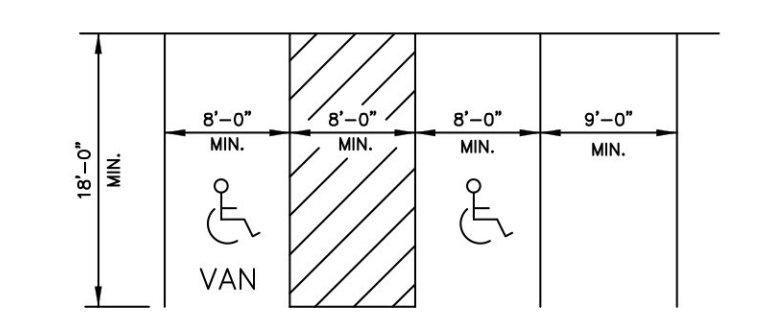
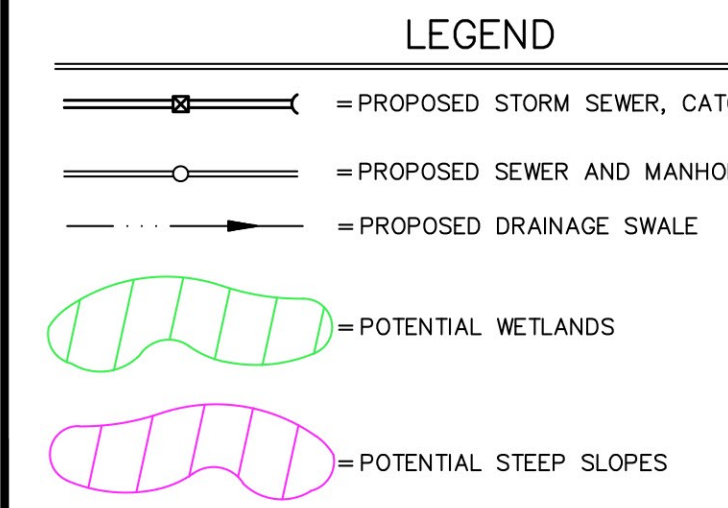
PROJECT DATA: LOT 1

TOTAL SITE AREA	= 103.7± Ac. (4,516,077 SF)
EXISTING ZONING	= R-4/C-1/C-2
PROPOSED ZONING	= C-M
EX FORM DISTRICT	= NEIGHBORHOOD/SUBURBAN MARKETPLACE CORRIDOR
PROP. FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MOBILE HOME PARK/UNDEVELOPED
PROPOSED USE	= OFFICE/WAREHOUSE

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - 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.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
 - Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
 - Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

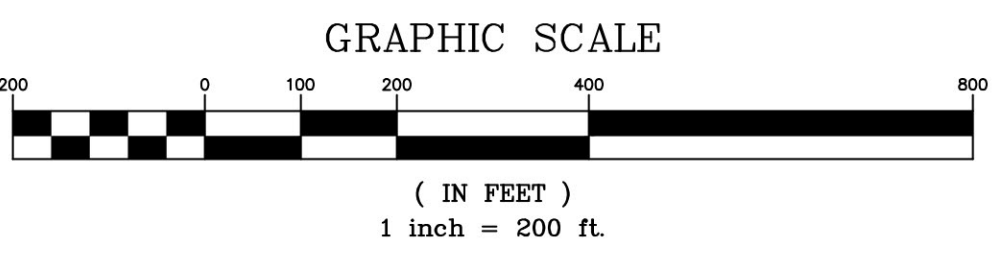
- MSD NOTES:**
- MSD drainage bond required prior to construction plan approval.
 - Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 F dated February 26, 2021.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
 - Site will be subject to MSD Regional Facilities Fee.
 - Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - 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.
 - ACOE approval required prior to MSD construction plan for hydric soils and stream crossings.
 - No disturbance shall take place within the 25' stream bank buffer.

BENCHMARK DESCRIPTIONS
 SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT
 ELEVATION=(MAD 80)
 PROPERTY BOUNDARIES BASED ON DEEDS



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 4,516,077 SF	
EXISTING TREE CANOPY AREA	= 3,412,272 SF	(71% SITE)
EX. TREE CANOPY AREA REQ. TO BE PRESERVED	= 682,455 SF	(20% EXISTING)
EXISTING TREE CANOPY TO BE PRESERVED	= 705,000 SF	(20.6% EXISTING)
TOTAL TREE CANOPY AREA REQUIRED	= 1,354,823 SF	(30% INDUSTRIAL USE)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 1,354,823 SF	



SITE ADDRESS:
 LOT 1
 12200 DIXIE HIGHWAY
 LOUISVILLE, KY 40272
 TAX BLOCK 1052, LOT 0010 & 0065
 D.B. MH189, PG. 0002 & 0004

SITE ADDRESS:
 LOT 2
 11900 DIXIE HIGHWAY
 LOUISVILLE, KY 40272
 TAX BLOCK 1052, LOT 0142
 D.B. 9065, PG. 0941

COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 MUNICIPALITY - LOUISVILLE
 CASE #22-ZONE-0020
 WM#8581

REVISIONS

NO.	DATE	DESCRIPTION	BY	JH
1	5/26/23	REVISED PLAN		

PROJECT DATA
 FILE NAME: 06263-GDP
 DATE: 04/03/23
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: JH

GENERAL DISTRICT DEVELOPMENT PLAN
ALVEY DIXIE HIGHWAY
 OWNER
EDWARD L. & BENITA G. ALVEY
 9803 SECRETARIAT DRIVE
 LOUISVILLE, KY 40214

LD&D
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JOB NO. **06263**
 SHEET **1** OF **1**
 PROFESSIONAL SEAL