

GENERAL NOTES:

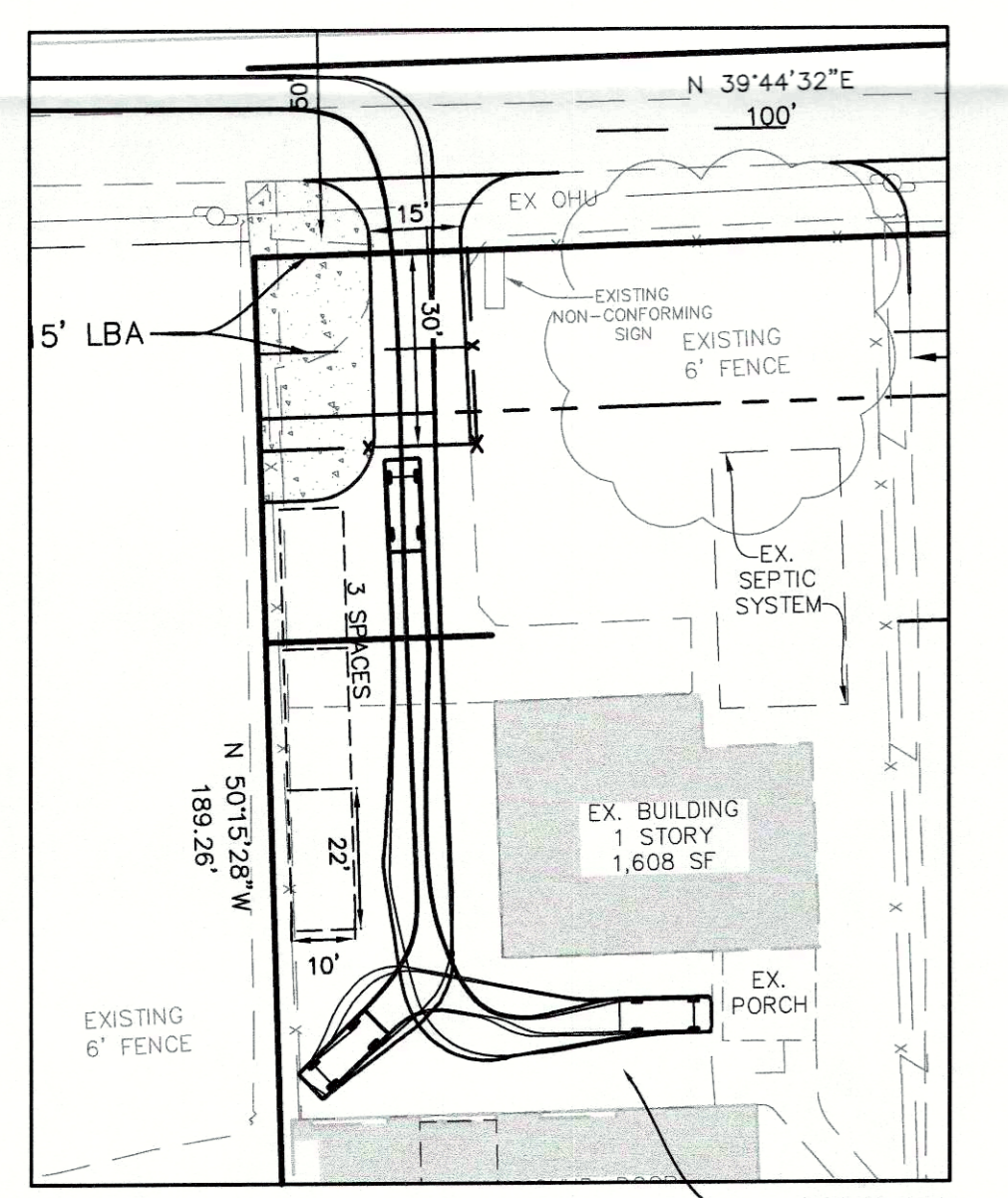
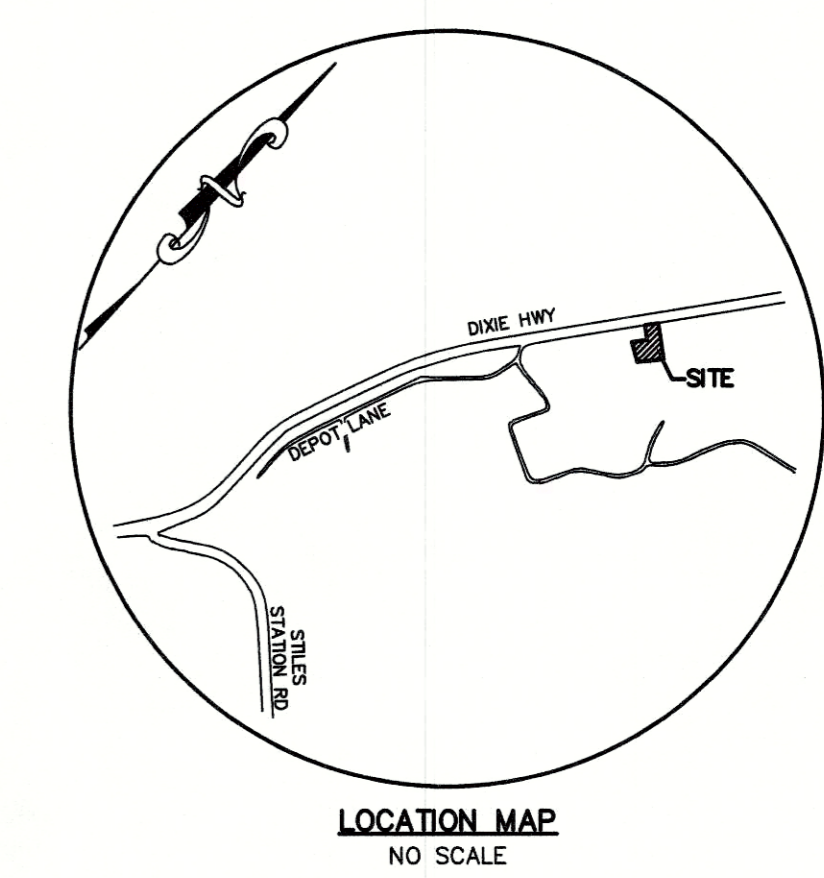
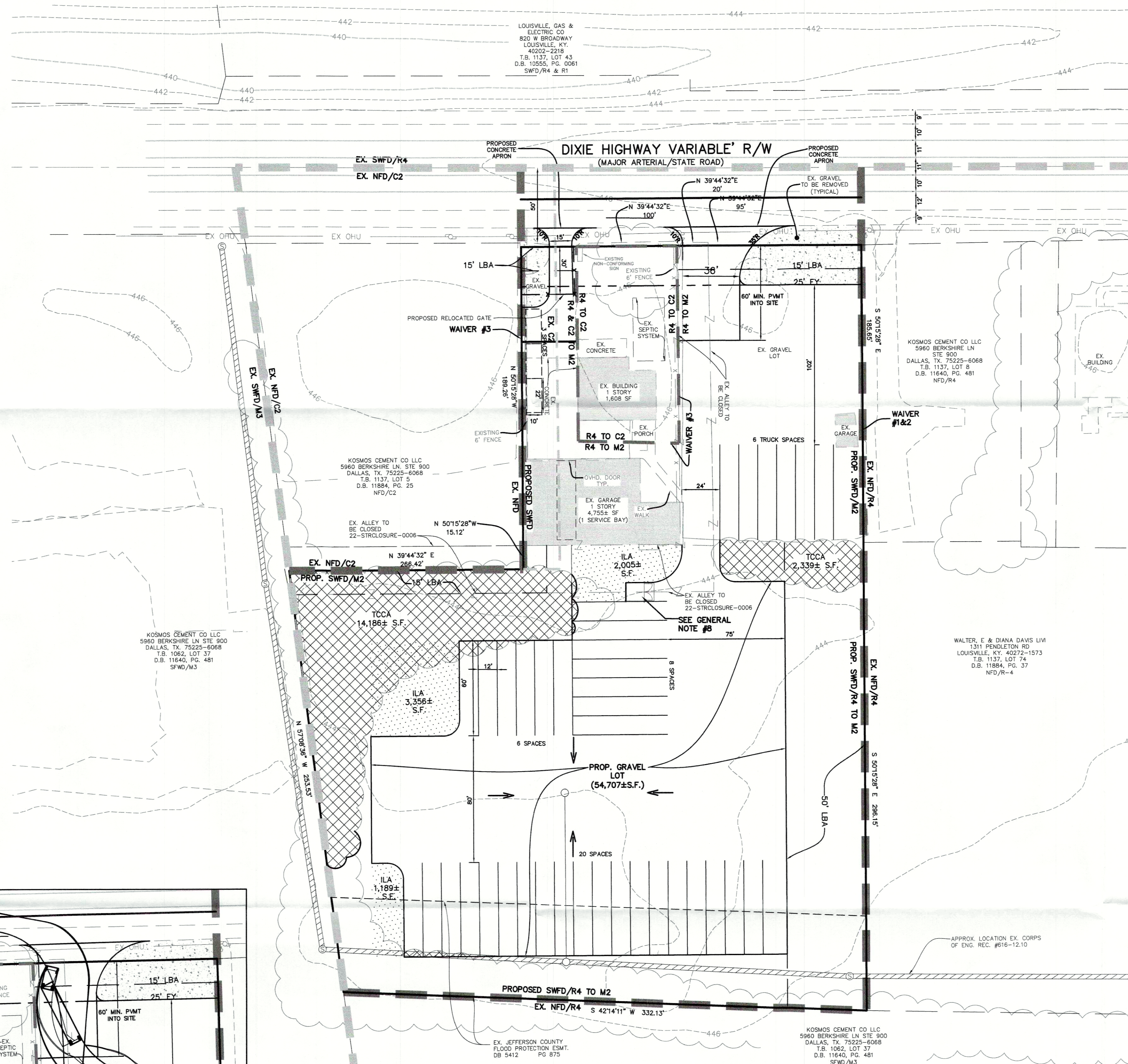
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE 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.

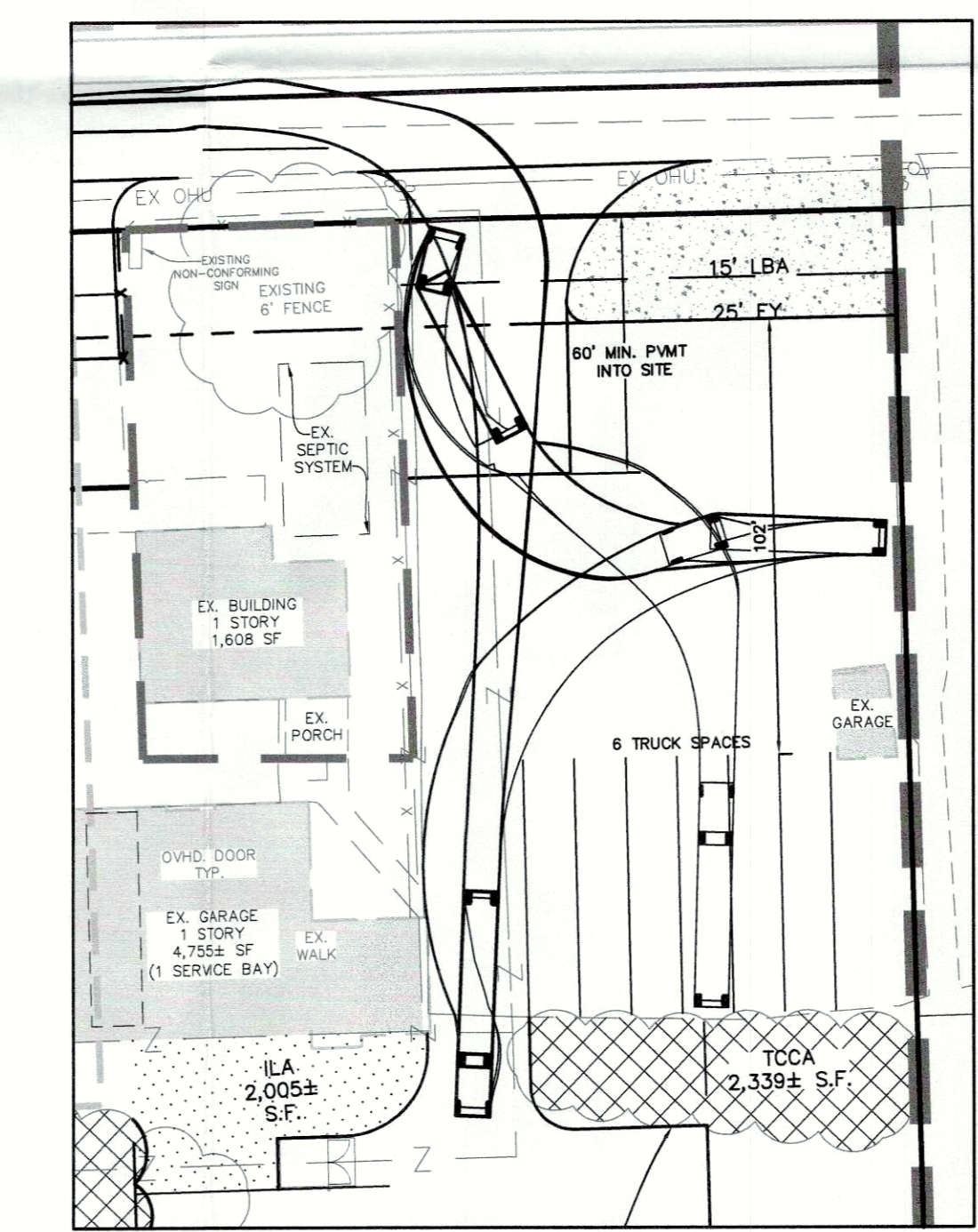
MSD NOTES:

- 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 ONSITE 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 (2111C0 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 ESDC 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.



TRAFFIC AREA DETAIL

SCALE 1"=30'



TRUCK MANEUVERING DETAIL

SCALE 1"=40'

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD	SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT	R4 & C2	LAND USE
EXISTING ZONING	C2 & M2	EXISTING TREE CANOPY
EXISTING/PROPOSED LAND USE	MIXED USE (RESIDENTIAL & TRUCKING COMPANY)	EXISTING TREE CANOPY TO BE PRESERVED
GROSS EXISTING LAND AREA (3 LOTS)	2,984± AC	EXISTING TREE CANOPY TO BE PLANTED
GROSS LAND AREA (AFTER ALLEY CLOSURE)	3,202± AC	TOTAL TREE CANOPY REQUIRED/PROVIDED
C2 AREA	0.19	139,283± S.F.
M2 AREA	3.01	24,822± S.F. (18%)
BUILDING AREA:	1,608± SF	16,552± S.F. (12%)
HOUSE (WITH HOME OFFICE)	5,035± SF	25,236± S.F.
GARAGES	6,643± SF	41,788± S.F. (30%)
TOTAL		
FLOOR AREA RATIO		
C2 AREA (MAX. ALLOWED 5.0)	0.20	
M2 AREA (MAX. ALLOWED 3.0)	0.04	
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	139,283± S.F.
LAND USE	24,822± S.F. (18%)
EXISTING TREE CANOPY	16,552± S.F. (12%)
EXISTING TREE CANOPY TO BE PRESERVED	25,236± S.F.
EXISTING TREE CANOPY TO BE PLANTED	41,788± S.F. (30%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	

*TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LANDSCAPE DATA:

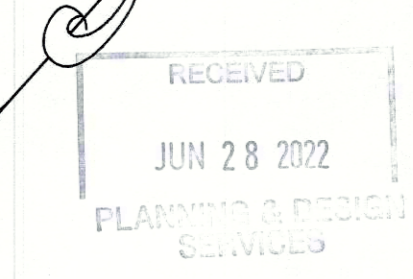
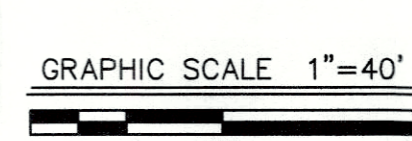
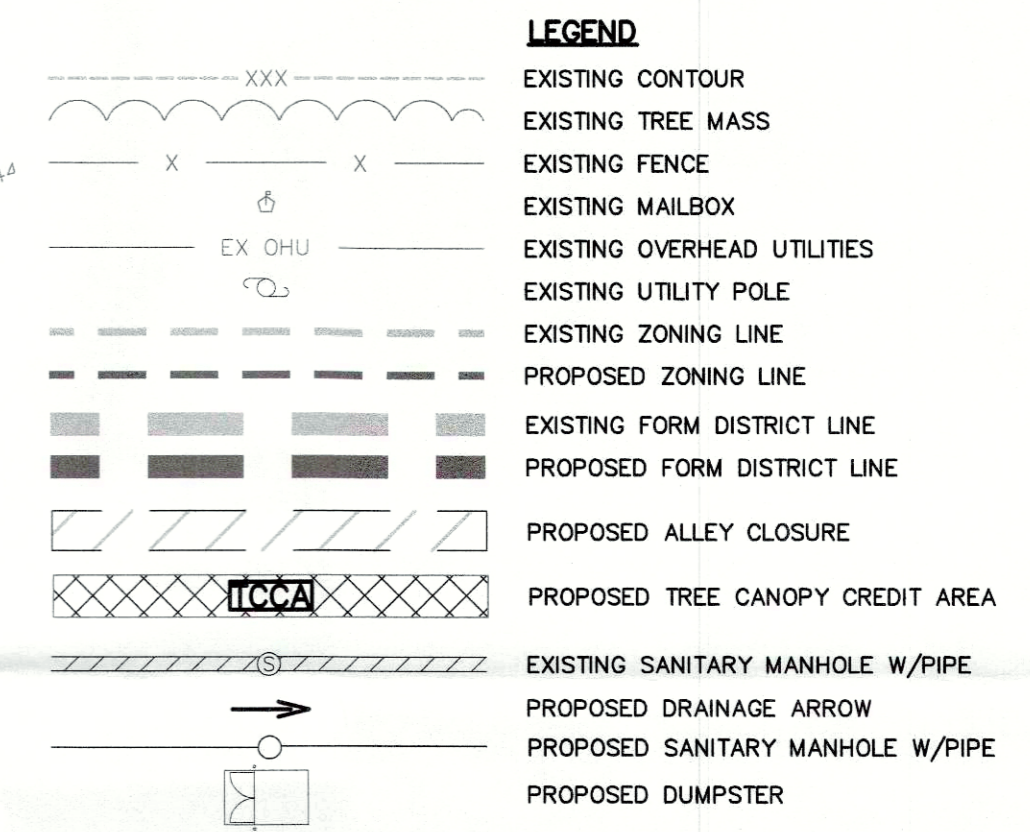
V.U.A.	79,092± S.F.
IL.A. REQUIRED (7.5% X V.U.A.)	5,962± S.F.
IL.A. PROVIDED	6,550± S.F.

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.)



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

MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
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502-465-1508 > MindelScott.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
	3/7/22 PER AGENCY COMMENTS
	4/4/22 PER AGENCY COMMENTS
	4/29/22 PER AGENCY COMMENTS
	6/13/22 PER AGENCY COMMENTS
	6/28/22 LOT, ADDRESS & OWNER INFO UPDATED
Vertical Scale:	N/A
Horizontal Scale:	1"=40'
Date:	02/07/22
Job Number:	3779
Sheet	1
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