

**PROJECT DATA**

TOTAL SITE AREA	= 27.9± Ac. (1,215,625 SF)
EXISTING ZONING	= E2-1
FORM DISTRICT	= INDUSTRIAL VACANT
EXISTING USE	= OFFICE / WAREHOUSE
PROPOSED USE	= 45' (45' MAX. ALLOWED TRANSITION ZONE)
BUILDING HEIGHT	= 434,000 SF (INCLUDES 2,000 SF OFFICE)
BUILDING AREA	= 0.36 (5.0 MAX. ALLOWED)
F.A.R.	
<b>PARKING REQUIRED</b>	
434,000/3000 S.F. MIN.	= 145 SP
434,000/1000 S.F. MAX.	= 434 SP
<b>TOTAL PARKING PROVIDED</b>	
	= 285 SPACES
	(16 HC SP INCLUDED)(INCLUDES 5 CARPOOL SPACES INDICATED BY A "C" ON THE SPACES)
<b>TOTAL VEHICULAR USE AREA</b>	= 399,331 SF
<b>INTERIOR LANDSCAPE AREA REQUIRED</b>	= 29,950 SF
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>	= 30,011 SF
<b>ILA TREES REQUIRED (399,331 / 4,000)+25%</b>	= 125 TREES
<b>ILA PROVIDED</b>	= 125 TREES

**LEGEND**

PROPOSED 10' HT. CHAINLINK FENCE
PROPOSED 8' HT. PRIVACY FENCE
<b>SHRUBS REQUIRED</b>
SHRUBS

**TREE CANOPY CALCULATIONS**

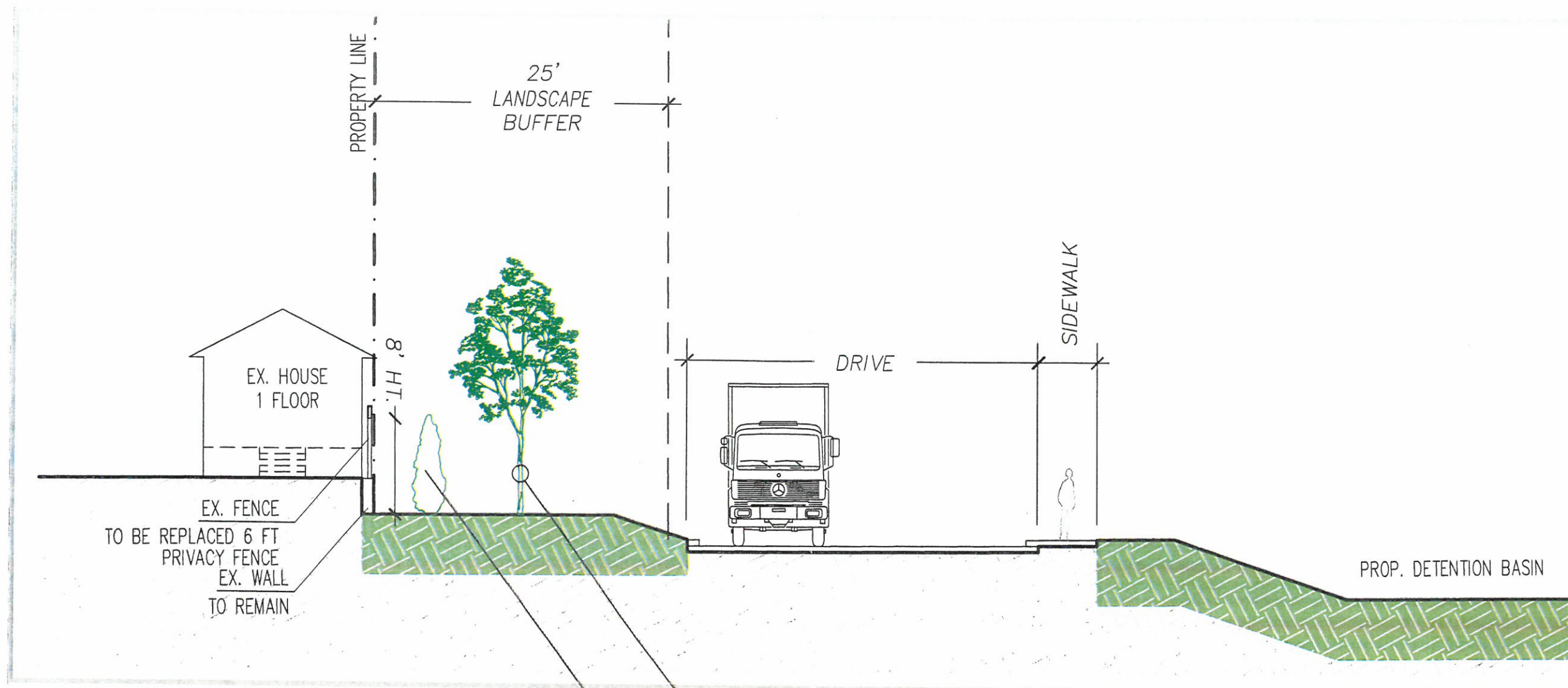
TOTAL SITE AREA	= 1,215,625 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= N/A (TRADITIONAL FORM DISTRICT)

# LANDSCAPE EXHIBIT 1391 DIXIE HWY

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SURVEYING • PLANNING  
 509 WASHBURN AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40222  
 PHONE: (502)416-9974 FAX: (502)416-9975  
 JOB: 20283  
 DATE: 6/14/2021

21-CAT3-0004





SECTION 1  
DIXIE HIGHWAY CURB CUT

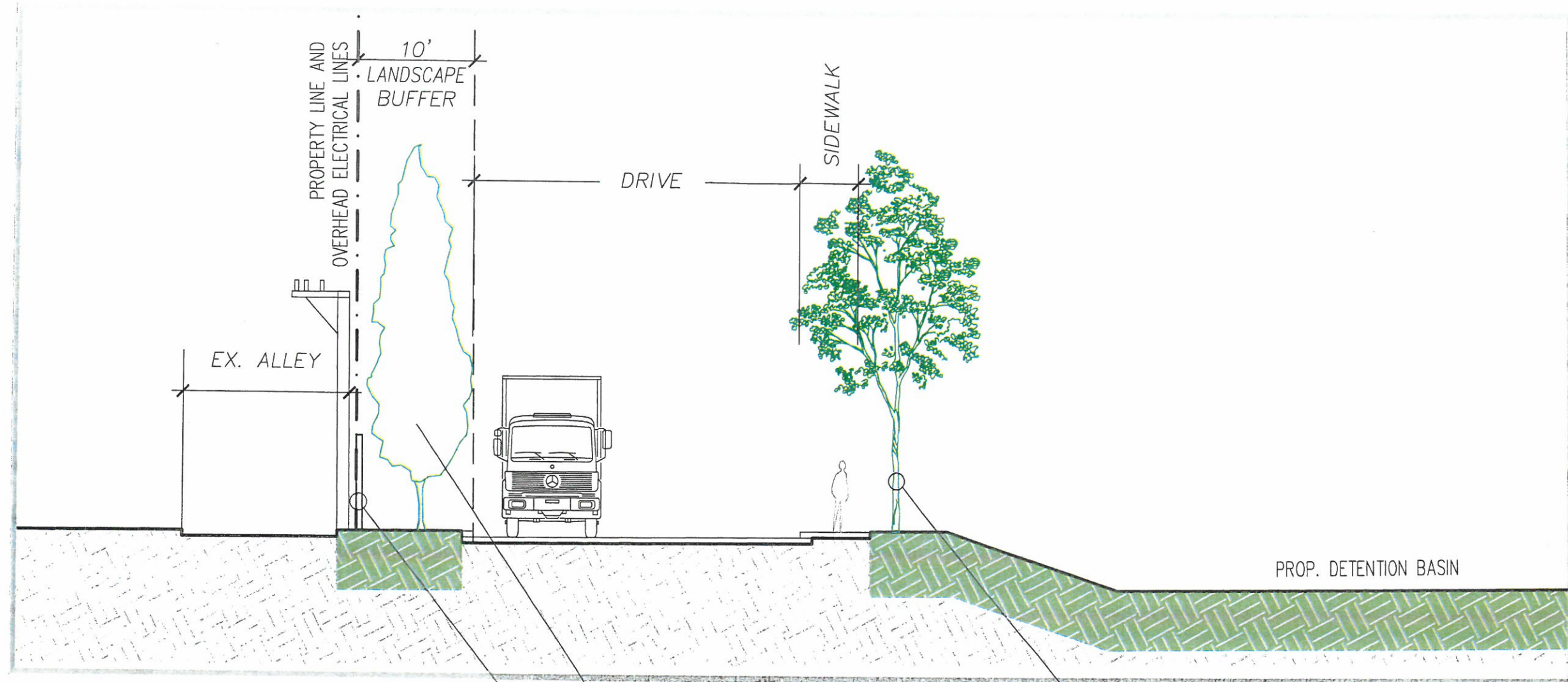
# LANDSCAPE EXHIBIT

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LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • PLANNING  
503 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE: (502)426-9374 FAX: (502)426-9375

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SECTION 2

## LANDSCAPE EXHIBIT

### 1391 DIXIE HWY



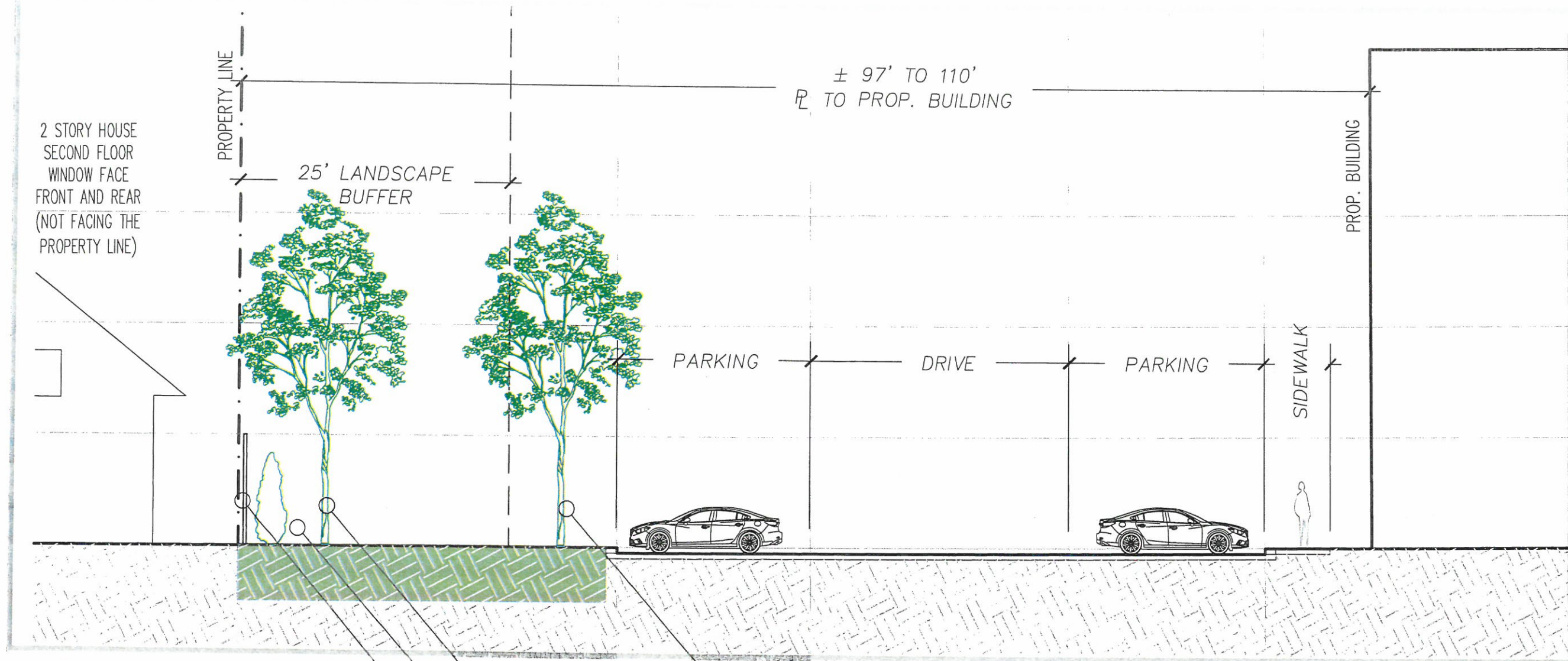
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SECTION 3  
WEST PROPERTY LINE

REQUIRED BUFFER  
TYPE A  
DECIDUOUS TREES  
EVERGREEN  
SHRUBS 8' HT.  
PROP. 10' HT.  
CHAINLINK FENCE

REQUIRED ILA  
TYPE A OR B  
DECIDUOUS TREES

## LANDSCAPE EXHIBIT

### 1391 DIXIE HWY

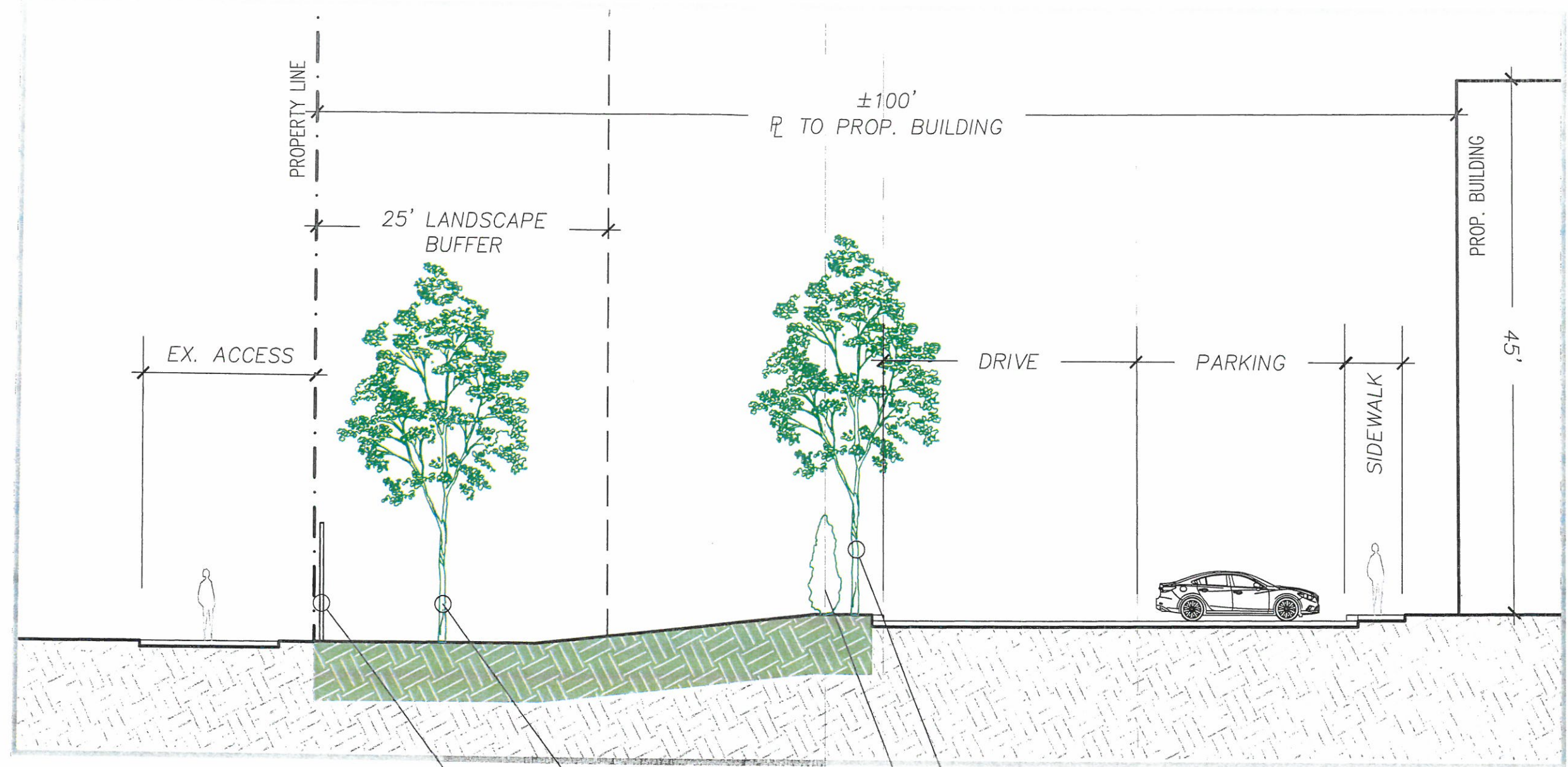


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SECTION 4  
 NORTH PROPERTY LINE

LBA REQUIRED  
 TYPE A  
 DECIDUOUS TREES  
 PROP. 10' HT.  
 CHAINLINK FENCE

REQUIRED ILA  
 TYPE A OR B  
 DECIDUOUS TREES

EVERGREEN  
 SHRUBS 8' HT.

## LANDSCAPE EXHIBIT

1391 DIXIE HWY

**LD&D**

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