

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= ±0.86 Ac. (37,504 SF)
EXISTING ZONING	= R-4/C-2
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= COMMERCIAL
EXISTING BUILDING AREA	= 4,834 SF

GENERAL NOTES:

1. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
2. Benchmark and topographical information shown hereon were derived from aerial data. Boundary information was drawn from Lojic.
3. The contours shown on this plat are based on LIDAR point cloud data acquired through KyFromAbove, a Kentucky State funded program. The vertical datum used is the North American Vertical Datum of 1988 (NAVD 88), with a current geoid model of "GEOID18" used for conversion between ellipsoid and orthometric heights.
4. Subject lots to be consolidated.
5. TCCA not required as there is no new development proposed at this time.
6. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. Right-of-Way dedication to be provided at DDDP level review and approval.

MSD NOTES:

1. Existing sanitary sewer service onsite to remain.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26, 2021.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 0 SF.

FIRE DEPARTMENT NOTES:

1. The subject property is located in the Okolona Fire District.
2. Local Fire Authority Having Jurisdiction (AHJ) Contact information: Frankie Nalley (frankie.nalley@okolonafire.com).
3. Hydrants: Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
4. Gates: No gates shall be installed which limit or restrict access to a residential area except as approved by AHJ of the referenced Fire District.
5. Emergency Responder Radio Coverage: Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
6. Requirements for specification of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
7. Permitted projects shall comply with national fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

REVISIONS	
NO.	DESCRIPTION
1	ADDRESSED AGENCY COMMENTS
2	CHANGED R/W DEDICATION

PROJECT DATA	
FILE NAME:	26034 - ZONE CHANGE
DATE:	04/01/26
SCALE:	AS SHOWN
CHECKED BY:	ZS
DATE:	06/03/26
DATE:	06/30/26

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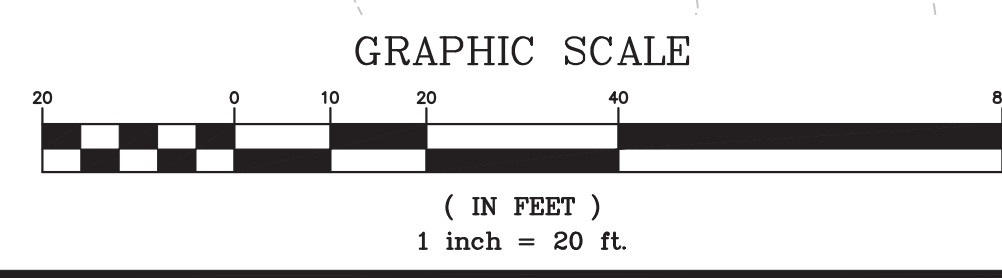
LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS, LAND SURVEYORS, ARCHITECTS, PLANNERS
 627 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 PHONE: 502.426.9714
 WEB SITE: WWW.LD&D.COM

GENERAL PLAN
4107-4111 E INDIAN TRAIL
 OWNER/DEVELOPER
 MHF&O LLC
 3905 BISHOP LN
 LOUISVILLE, KY 40218

JOB NO. 26034
SHEET 1 OF 1

LEGEND

	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM AND CATCH BASIN
	EXISTING ZONING LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD ELECTRIC



SITE ADDRESS:
 4107 & 4111 E INDIAN TRAIL
 LOUISVILLE, KY 40213
 TAX BLOCK 0624, LOT 0353 & 0354
 D.B. 13035, PG. 60

COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - WATTERSON PARK

CASE #
WATER/SUB#

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