

PROJECT DATA

TOTAL SITE AREA	= 1.4± ACRES (60,984 S.F.)
R/W DEDICATION	= 0.05± ACRES (2,340 S.F.)
NET SITE AREA	= 1.35± ACRES
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-2
EXISTING USE TO REMAIN	= LANDSCAPE CONTRACTORS SHOP
BUILDING AREA	
EXISTING BUILDINGS TO REMAIN AREA	= 3,787 S.F.
PROPOSED GARAGE BUILDING	= 3,600 S.F.
TOTAL BUILDING AREA	= 7,387 S.F.
F.A.R.	
PROPOSED BUILDING HEIGHT	= 25' MAX. ALLOWED
PARKING REQUIRED	
	MIN. MAX.
OFFICE 400/350SF MIN./200 MAX.	= 1 SPACE = 2 SPACES
RESIDENCE 2 SPACES MIN./3 MAX.	= 2 SPACES = 3 SPACES
TOTAL PARKING REQUIRED	= 3 SPACES = 5 SPACES
TOTAL PARKING PROVIDED	= 3 (INCLUDES 2 CAR GARAGE)
BICYCLE PARKING REQUIRED	= NONE REQUIRED
TOTAL VEHICULAR USE AREA (VUA)	= 4,655 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 349 S.F. (7.5% OF VUA S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 349 S.F. (7.5% OF VUA S.F.)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Property boundary is from Deed and LOJIC mapping and does not constitute a survey.
- A site visit on November 11, 2005 by Ann Richard RLA found no indications of Karst topography.

MSD NOTES:

- Sanitary sewer service is existing on the site.
- No portion of the site is within the 100 year flood plain per firm map 21111c0031e, dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Controls shown are conceptual only and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Site is subject to a Regional Facility Fee.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

IMPERVIOUS AREA

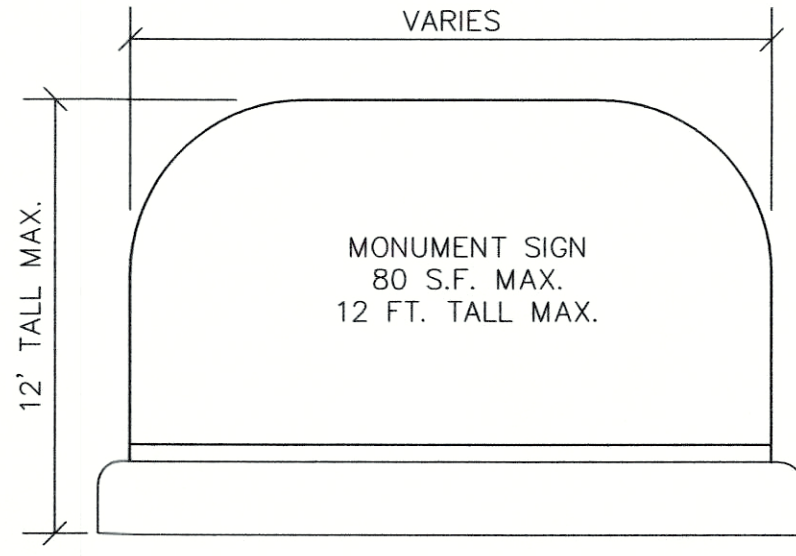
EXISTING IMPERVIOUS AREA	= 15,392 S.F.
PROPOSED IMPERVIOUS AREA	= 21,984 S.F.
INCREASE IN IMPERVIOUS AREA	= 6,592 S.F.

AREA OF DISTURBANCE

TOTAL AREA OF SITE DISTURBANCE = 21,158 S.F.

TREE CANOPY CALCULATIONS

SITE CLASS C CANOPY REQUIREMENT (0% - 40% EXISTING COVERAGE)	
TOTAL SITE AREA	= 60,984 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% OF SITE S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 14,419 S.F. (24%)

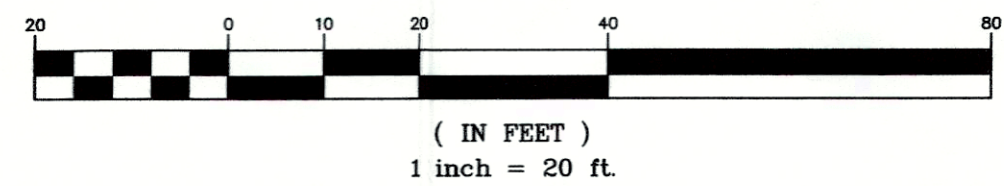


NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY.

LEGEND

- =EXISTING STORM
- =PROPOSED SWALE
- =EXISTING DECIDUOUS TREE
- =EXISTING EVERGREEN TREE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 15052_DDDP.dwg
DATE: 11-16-15
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: SRS/AH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
609 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-4444 FAX: 502-261-4444
WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
9801 WHIPPS MILL ROAD
OWNER/DEVELOPER
THE WHIPPS MILL ROAD LAND TRUST
9801 WHIPPS MILL ROAD
LOUISVILLE, KY 40223

JOB NO. **15052**
SHEET **1** OF **1**

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - LYNDON

RECEIVED
NOV 13 3 37 PM 2015
PLANNING & ZONING
DESIGN SERVICES

SITE ADDRESS:
9801 WHIPPS MILL ROAD
LOUISVILLE, KY 40223
PARCEL ID: 001300330000
D.B. 9950, PG. 0257
CASE: 15ZONE1018
MSD WM#: 11179

SURVEYOR'S SEAL

ENGINEER'S SEAL

REVISED