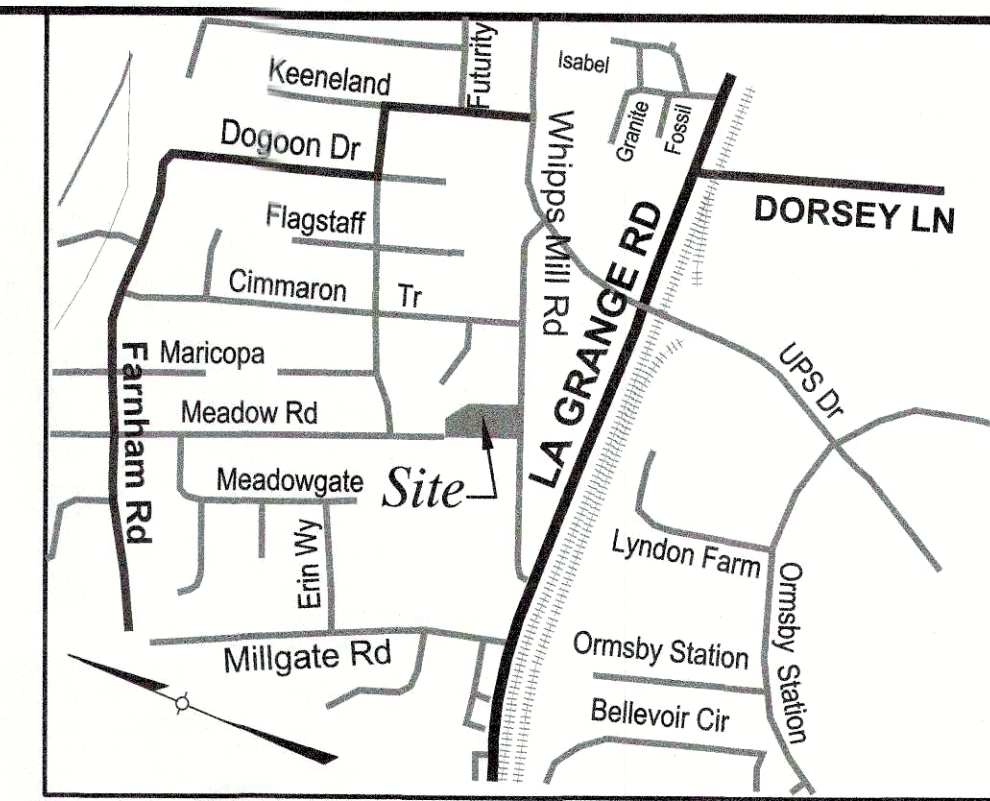




LOCATION MAP
NOT TO SCALE

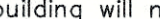
PROJECT DATA

TOTAL SITE AREA	=	1.44 AC. (62,198.08 SF)
EXISTING BUILDING	=	C-2
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	LANDSCAPE CONTRACTOR SHOP + YARD & SINGLE-FAMILY RESIDENCE
BUILDING HEIGHT	=	2-STORY (25' MAX. ALLOWED)
BUILDING AREA		
EXISTING BLDG. AREA TO REMAIN	=	2,822 SF
PROPOSED BLDG AREA	=	4,250 SF
TOTAL BUILDING AREA	=	7,072 SF
F.A.R.	=	0.11 (5.0 MAX. ALLOWED)
PARKING REQUIRED		
OFFICE 622 S.F.		MIN. MAX.
1/400 S.F. MIN.	=	2 SP
1/150 S.F. MAX.		4 SP
RESIDENCE		
2 SP/UNIT MIN.	=	2 SP
5 SP/UNIT MAX.	=	5 SP
TOTAL PARKING REQUIRED	=	4 SP
TOTAL PARKING PROVIDED	=	9 SP
		(1 ADA SP PRVD)
OFFICE-RESIDENCE PARKING AREA	=	1,770 SF
CONTRACTOR SHOP VJVA	=	2,330 SF
TOTAL VEHICULAR USE AREA	=	18,500 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1,388 SF (5% OF 18,500 SF)
INTERIOR LANDSCAPE AREA PROVIDED	=	1,388 SF
EXISTING 2016 IMPERVIOUS	=	19,350 SF
PROPOSED IMPERVIOUS	=	11,690 SF
TOTAL	=	31,040 SF (60% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and adjoining properties.
3. Property boundary is from Deed and LOJC mapping and does not constitute a survey.
4. A site visit on November 11, 2005 by Ann Richard RLA found no indications of Karst topography.
5. There is curb side trash pickup.
6. Whips Mill Road walk will be provided By Others.
7. Whips Mill Road right-of-way dedication shall be recorded prior to Metro Industrial Works granting construction permits.
8. Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaping areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, wood vegetation, walkway or structures (9.1.12.C).

MSD NOTES:

1. Sanitary sewer service is existing on the site. There is no additional flow proposed. The proposed building will not have bathrooms.
2. No portion of the site is within the 100 year flood plain per firm map 21111C0031F, dated February 26, 2021.
3. 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.
4. Erosion & Silt Control shown are conceptual only and final design will be determined on construction plan. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. This project is subject to MS4 Water Quality Regulations once the increment area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 24,000 S.F.
6. Site is subject to a Regional Facility Fee.

RECEIVED
MAR 07 2025
PLANNING &
DESIGN SERVICES

SITE ADDRESS:
9801 WHIPPS MILL ROAD
LOUISVILLE, KY 40223
PARCEL ID: 001300330000
D.B. 9950, PG. 0257

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - ST MATTHEWS
MUNICIPALITY - LOUISVILLE

CASE: 22-DDP-0142
RELATED CASE: 15ZONE1018
MSD WM#: 11179

[illegible]

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 15052-R00DP

DATE: 12/19/22

CHECKED BY: AER

SCALE AS SHOWN

DRAWN BY: TF

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE SUITE 101 MONTELEONE, TEXAS 77014
FAX: 502.464.9735 PHONE: 502.464.9714
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

ROE'S OUTDOOR SERVICES
9801 WHIPPS MILL ROAD
OWNER/DEVELOPER
THE WHIPPS MILL ROAD LAND TRUST
9801 WHIPPS MILL ROAD
LOUISVILLE, KY 40223

JOB NO.
15052

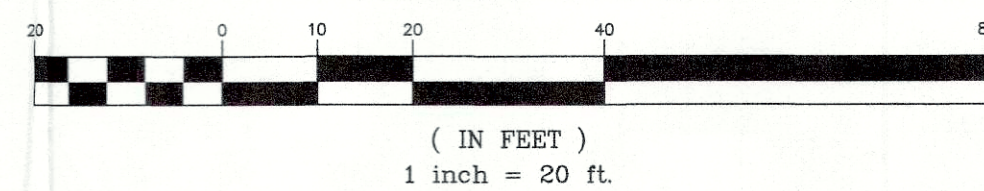
SHEET
1
OF 1

G:\Current Projects\15052\dwg\Planning\15052-RDDDP_03-07-2023.dwg, 3/7/2023 10:31:48 AM, Richard, \\LDDSERV01.ldd-inc.local\HP PageWide XL 5000PS MFP, 1:1

EX. THE MEADOW
ROAD 70' R/W

LEGEND

GRAPHIC SCALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	56,927 S.F. (1.31± AC.)
EXISTING TREE CANOPY AREA	=	5% (3,085 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (19,924 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	35% (19,924 S.F.)

22- DDP-0142