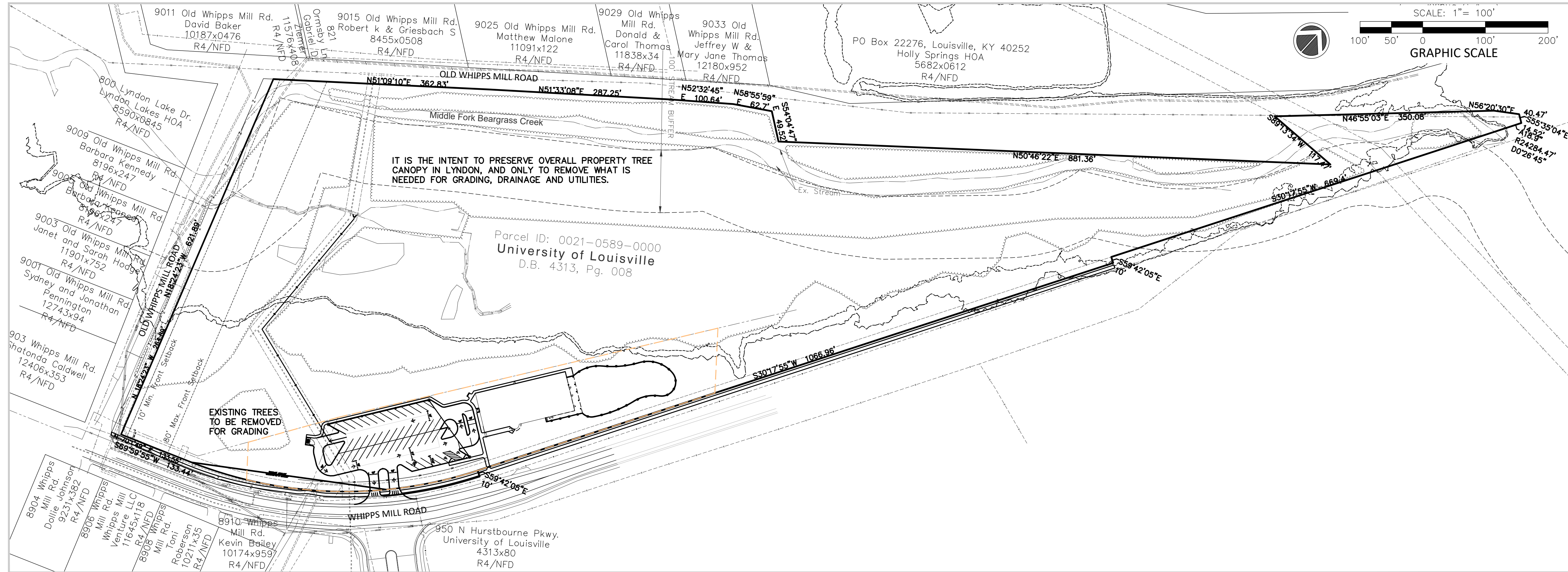


OVERALL PROPERTY PLAN



SITE DATA

LAND USE	WHIPPS MILL ROAD 40223
SITE ADDRESS:	T.B. 21; T.L. 589
TAX BLOCK & LOT:	NEIGHBORHOOD
EXISTING ZONING DISTRICT:	R-4
EXISTING ZONING FORM DISTRICT:	R-4
PROPOSED ZONING DISTRICT:	R-4
EXISTING USE:	VACANT
PROPOSED USE:	DAY CARE/EARLY CHILDHOOD EDUCATION
EXISTING PARCEL AREA:	18.19 ACRES
PROPOSED PARCEL AREA:	APPROXIMATELY 16.95 ACRES
DEED BOOK & PAGE:	4313X80
BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT:	32'-10"
BUILDING FOOTPRINT:	9,589 S.F.
GROSS FLOOR AREA:	17,924 S.F.
FLOOR TO AREA RATIO:	0.024
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED (1 SPACE/EMPLOYEE):	35 SPACES
MAXIMUM PARKING PERMITTED (2 SPACES/EMPLOYEE):	70 SPACES
PARKING PROVIDED:	50 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
BIKE PARKING:	2 SHORT TERM, 2 LONG TERM INDOORS
TREE CANOPY CALCULATIONS	
DEVELOPMENT AREA:	88,701 S.F.
EXISTING TREE COVERAGE:	3.17% (2,808 S.F.)
PRESERVED TREE CANOPY:	0% (0 S.F.)
REQUIRED TREE CANOPY:	35% (31,045 S.F.)
ILANDIA CALCULATIONS	
VEHICULAR USE AREA:	22,304 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%):	1,673 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	1,867 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	7 TREES
EPSC DATA (IN DISTURBED AREA)	
EXISTING IMPERVIOUS AREA:	0 S.F.
PROPOSED IMPERVIOUS AREA:	53,984 S.F.
SENSITIVE FEATURES:	FLOODPLAIN
SOIL TYPE:	Uhc, Umc
HYDROLOGIC SOIL GROUP:	CrB, CrC, Ld, Ln, Uhc, Umc ASSUMED C
PRELIMINARY DETENTION CALCULATION	
$\Delta CRA/12 = 0.046 \times 2.8 \times 16.95 / 12 = 0.18$ ACRE-FEET	
0.18 ACRE-FEET $\times 43,560 = 7,925$ CF $\times 1.5 = 11,887$ CF PROVIDED	
BUILDING SETBACKS	
FRONT:	10' MINIMUM, 80' MAXIMUM

VARIANCE REQUESTED

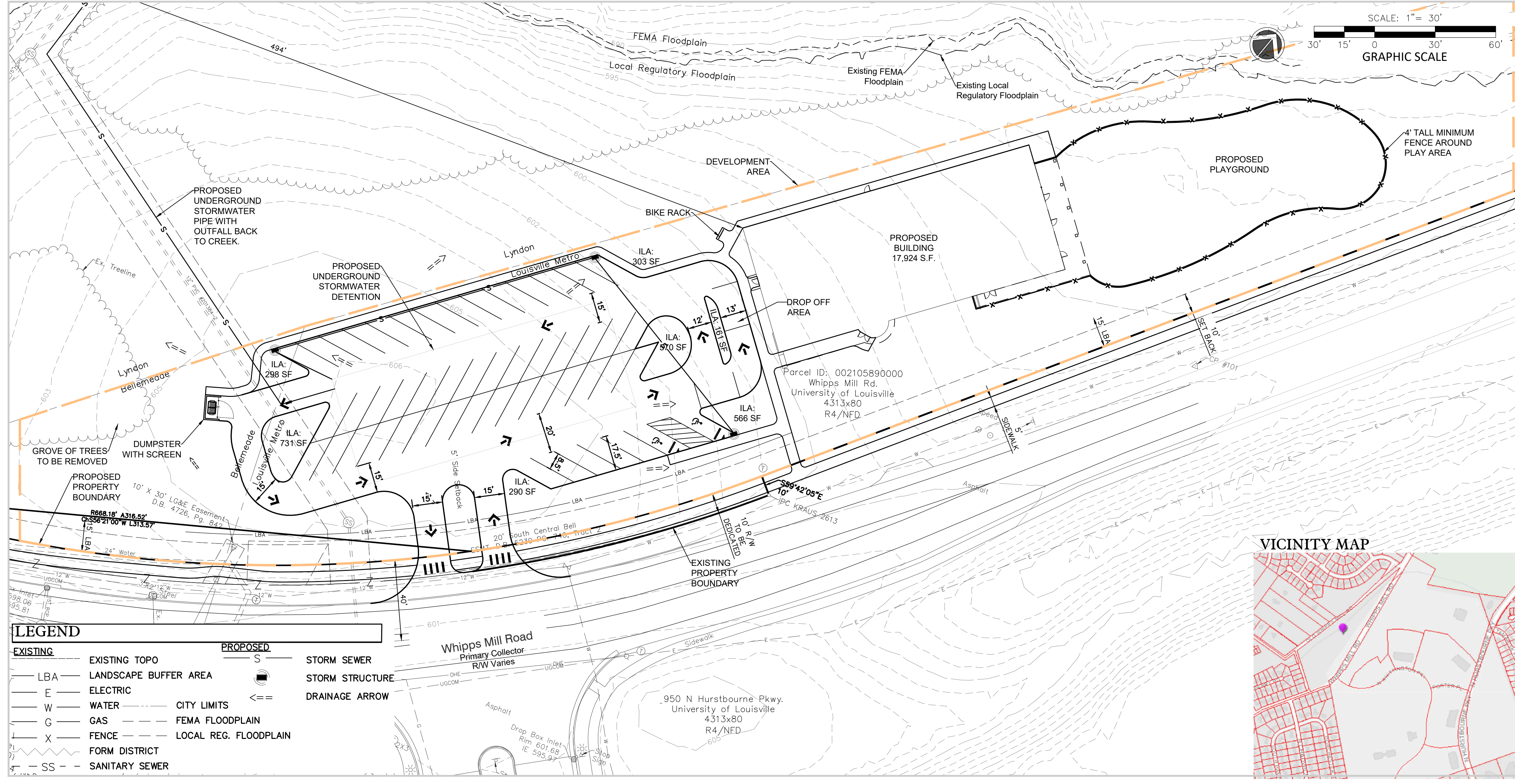
5.3.2 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 80' MAXIMUM FRONT YARD SETBACK BY 494'
 5.3.2 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 30' MAXIMUM BUILDING HEIGHT BY 2'-10".

GENERAL NOTE

AGENCY NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES AND ANY APPLICABLE CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WWT.
- ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO THE PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100-YEAR OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- 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 MGMT. PRACTICES.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 593 AND LOWEST MACHINERY TO BE AT OR ABOVE 594.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
- NO PERMANENT PLAY GROUND EQUIPMENT TO BE LOCATED WITH IN THE PROPOSED SEWER AND DRAINAGE EASEMENT.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE PER LDC 10.2.8.
- AN APPROVED LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- KARST SURVEY COMPLETED BY ASHLEY BARTLEY, RLA ON APRIL 14, 2025 BY REVIEW MAPPED KARST GROUNDWATER BASIN IN THE LOUISVILLE MAP BY THE KY GEOLOGIC SURVEY. WHILE THERE ARE KARST FEATURES IN THE AREA, THE PORTION OF THE PROPERTY BEING DEVELOPED DOES NOT APPEAR TO HAVE ANY ACTIVE KARST FEATURES. TOPOGRAPHIC MAPPING DOES NOT INDICATE ANY SINKS OR DEPRESSION.
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS.
- WHEEL STOPS AND PROTECTIVE CURBING, 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 LANDSCAPED 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, WOODY VEGETATION, WALKWAY OR STRUCTURE. (9.1.12.C).
- SIDEWALK FEE-IN-LIEU FOR SIDEWALK ON OLD WHIPPS MILL SHALL BE PAID PRIOR TO CONSTRUCTION PLAN APPROVAL. THE FEE-IN-LIEU SHALL BE PAID TO PROPERTY'S METRO COUNCIL DISTRICT AND USED FOR SIDEWALK CONSTRUCTION WITHIN THE SAME METRO COUNCIL DISTRICT.
- RIGHT-OF-WAY DEDICATION SHALL OCCUR PRIOR TO CONSTRUCTION PLAN APPROVAL.

SITE PLAN



LEGEND

EXISTING	PROPOSED
— EXISTING TOPO	— STORM SEWER
— LBA LANDSCAPE BUFFER AREA	— STORM STRUCTURE
— E ELECTRIC	— DRAINAGE ARROW
— W WATER	— CITY LIMITS
— G GAS	— FEMA FLOODPLAIN
— X FENCE	— LOCAL REG. FLOODPLAIN
— FORM DISTRICT	
— SS SANITARY SEWER	

Engineering
 Planning

9820 Corporate Campus Dr., Suite 1200, Louisville, KY 40223
 Phone: 502-585-2222, Toll Free: 800-528-2222, Internet: www.lfkm.com
 Kentucky • Indiana • Georgia • Tennessee

LeafSpring at Whipps Mill
 Rezoning Pre-Application Plan
 Whipps Mill Road
 Lyndon, Kentucky 40222
 Owner:
 University of Louisville
 Graewemeyer Hall, Room 208
 Louisville, Kentucky 40292

REV #	DATE	DESCRIPTION
1	04/20/2026	Agency Comments
2	05/04/2026	Agency Comments

Job No: 25312.000
 Date: March 24, 2025
 Scale: VARIES
 Drawn By: CM
 Checked By: AWB
 Drawing Title: LeafSpring at Whipps Mill Cat 2B Plan
 Drawing No: 1 of 1