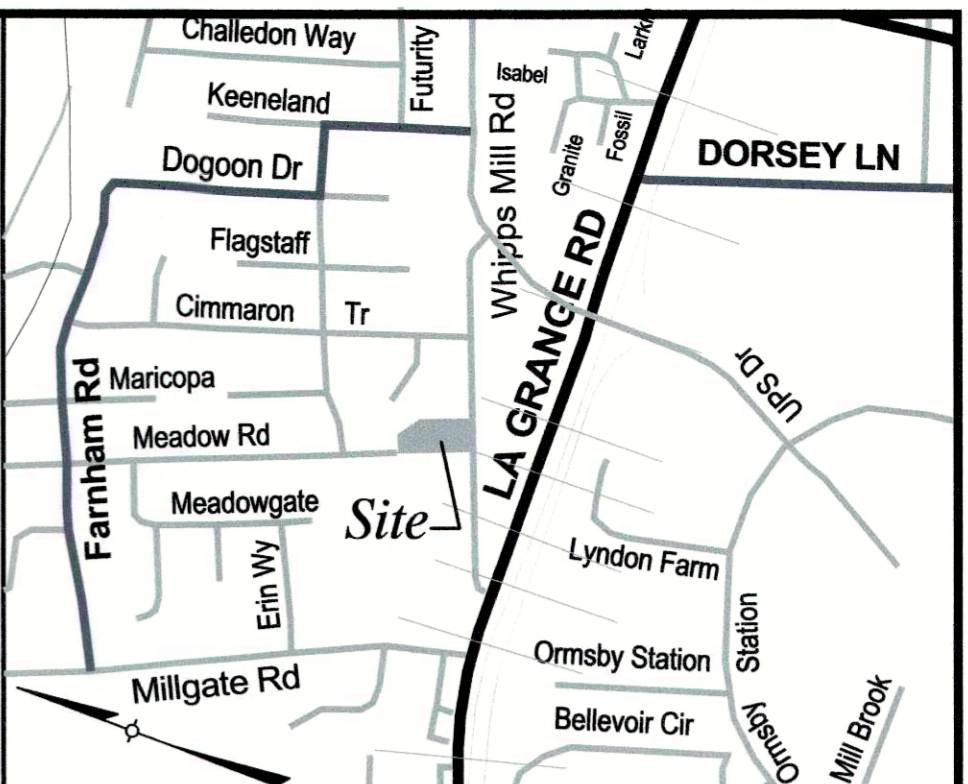


**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE DEDICATION ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



### 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.	= 0.12 (5.0 MAXIMUM ALLOWED)
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:
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 neighboring properties.
  3. Property boundary is from Deed and LOJIC 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.
- ### MSD NOTES:
1. Sanitary sewer service is existing on the site.
  2. No portion of the site is within the 100 year flood plain per firm map 21111c0031e, dated December 5, 2006.
  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 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.
  5. Site is subject to a Regional Facility Fee.

- ### EROSION PREVENTION AND SEDIMENT CONTROL NOTES
1. 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.
  2. 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.
  3. 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.
  4. 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.
  5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
  6. 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.
  7. 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.
  8. All storm drainage shall conform to MSD standard specifications.
  9. 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

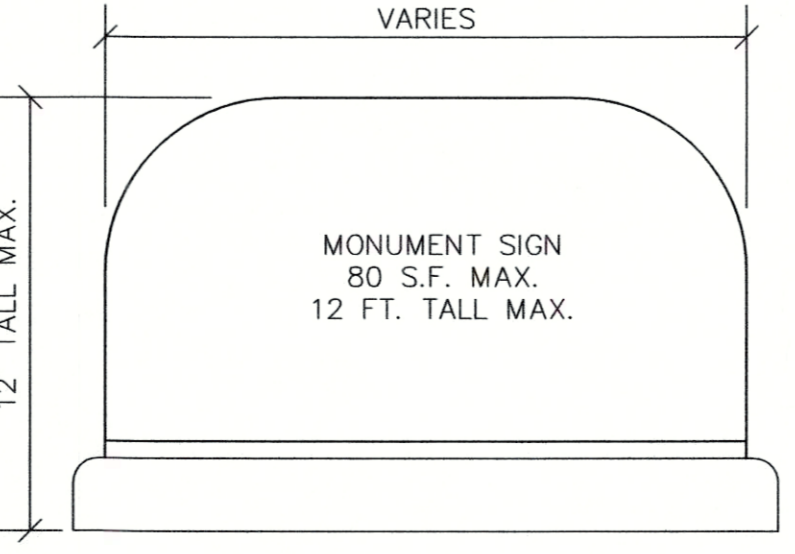
EXISTING IMPERVIOUS AREA	= 15,392 S.F.
PROPOSED IMPERVIOUS AREA	= 21,984 S.F.
INCREASE IN IMPERVIOUS AREA	= 6,592 S.F.

### AREA OF DISTURBANCE

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

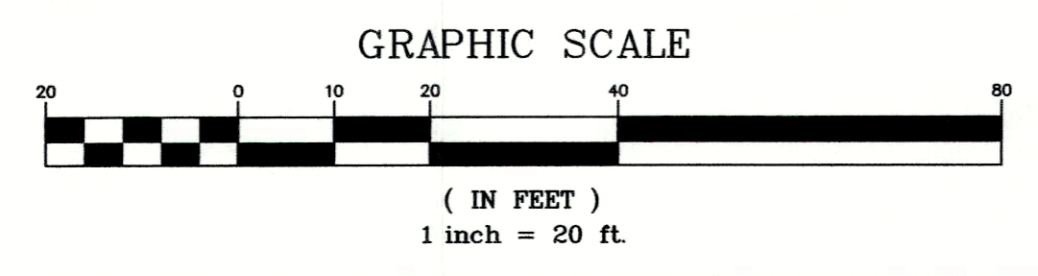
### TREE CANOPY CALCULATIONS

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.

**MONUMENT SIGN DETAIL**  
NOT TO SCALE



### LEGEND

- (---) = EXISTING STORM
- (---) = PROPOSED SWALE
- (Tree Symbol) = EXISTING DECIDUOUS TREE
- (Tree Symbol) = EXISTING EVERGREEN TREE

**PRELIMINARY APPROVAL**

Condition of Approval: \_\_\_\_\_

\_\_\_\_\_  
*Tony Kelley 11/8/15*  
Development Engineer Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL**  
**DEVELOPMENT PLAN**

CONDITIONS: *Sidewalk w/curb being requested.*

BY: *[Signature]*  
DATE: *11-23-15*

LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

NO.	DATE	DESCRIPTION	BY
PROJECT DATA			
FILE NAME: 15052_DDOP.dwg			
DATE: 11-16-15			
SCALE: AS SHOWN			
CHECKED BY: AJR			
DRAWN BY: SBS/JM			
PROJECT DATA			
<b>LAND DESIGN &amp; DEVELOPMENT, INC.</b> BUSINESS: LAND DESIGN, GRADING, LANDSCAPE ARCHITECTURE 907 WATERWAY AVE., SUITE 101 LOUISVILLE, KENTUCKY 40222 PHONE: 502.646.9976 FAX: 502.646.9974 WEB SITE: WWW.LDD&D.COM			
DETAILED DISTRICT DEVELOPMENT PLAN			
<b>9801 WHIPPS MILL ROAD</b>			
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			SURVEYOR'S SEAL
SITE ADDRESS: 9801 WHIPPS MILL ROAD LOUISVILLE, KY 40223 PARCEL ID: 001300330000 D.B. 9950, PG. 0257 CASE: 15ZONE1018 MSD WM#: 11179			ENGINEER'S SEAL

C:\Current\Projects\15052\DWG\Planning\15052\_DDOP.dwg, 11/12/2015 11:34:37 AM, 1:1

## BINDING ELEMENTS

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 7,500 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 7, 2016 Planning Commission meeting.
10. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
11. When sidewalks are constructed along the portion of Whipps Mill Road adjacent to this property, a clearly defined, safe pedestrian access will be provided by the owner of the property from the public sidewalk through off street parking to building entrances.
12. No indoor/outdoor restaurants or consumption of alcoholic beverages.
13. The owner, at his own expense, will dedicate right-of-way as requested from Public Works to accommodate connection to the existing sidewalk along Whipps Mill Road.
14. The hours of operation will be from 7:00 a.m. to 10:00 p.m.
15. The following uses shall not be permitted on site without a duly noticed public hearing and approval by the planning commission: auction sales, automobile rental agencies, automobile repair garages, automobile sales agencies, billiard parlors and game rooms, bingo halls and parlors, boat sales, book binding, cleaning, pressing and drying establishments, dance halls, fraternities and sororities, exposition building or center, flea market, indoor paint ball ranges, laser tag, tattoo, body art and piercing parlors, package liquor stores, restaurants where dancing or entertainment is allowed, rubber stamp manufacture, skating rinks, taverns, bars and saloons, theaters, used car sales areas, automobile service stations, car washes, boarding and lodging houses and tourist homes.