

Site Plan



PROJECT DATA

TOTAL SITE AREA	= 1.44 AC. (62,980.00 SF)
EXISTING BUILDING AREA	= 2,822 SF
EXISTING USE	= MIXED USE
BUILDING HEIGHT	= 3-STORY (25 MAX. ALLOWED)
BUILDING AREA	= 2,970 SF
PROPOSED BUILDING AREA	= 4,250 SF
TOTAL BUILDING AREA	= 7,220 SF
F.A.R.	= 0.11 (5.0 MAX. ALLOWED)
OFFICE RESIDENCE PARKING AREA	= 1,770 SF
CONTRACTOR SHOP AREA	= 16,720 SF
TOTAL VEHICLE AREA	= 18,490 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,368 SF (7.5% OF 18,500 SF)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,360 SF
EXISTING 2016 IMPROVEMENTS	= 18,300 SF
PROPOSED IMPROVEMENTS TOTAL	= 21,540 SF (RATE INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Appropriate 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 LOC mapping and does not constitute a survey.
- A site visit on November 11, 2025 by Arri Roberts REA found no violations of local topography.
- There is curb side drop off/pick up.
- Vehicle wait zones shall not be provided by the owner.
- Vehicle wait zones shall not be provided by the owner.
- Public use of right-of-way dedication shall be recorded prior to Metro Public Works granting construction plan approval.
- Concrete curb slope of curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging existing sidewalks, properties or public right-of-way. To protect landscaping areas and to protect adjacent properties, such wheel stop curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, utility easement, utility or structure (611712).

MSD NOTES:

- Sanitary sewer service is existing on the site. There is no additional flow required. The proposed building shall not have ballast tanks.
- Revisions of the site plan shall be within the 10 year flood plain per firm map 2111000121 dated February 10, 2021.
- Drainage patterns indicated on areas (C-2) is for conceptual purposes. Final configuration of areas of drainage pipes and concrete shall be determined during the construction plan approval process. All drainage basins shall conform to MSD requirements.
- Designs as per the site plan shall be completed and final design shall be determined on construction plans. Prior to any construction activities on the site a Erosion & Sediment Control plan shall be provided to MSD for approval.
- The project is subject to MS4 Water Quality Regulations once the increased size of catchment areas equal or greater than 1 acre of disturbance. For this preliminary development plan, the area of disturbance is 24,000 SF.
- Site is subject to a Regional Facility Fee.

SITE ADDRESS:
 9801 WHIPPS MILL ROAD
 LOUISVILLE, KY 40223
 PARCEL ID: 010100000000
 D.D. 9950, PG. 0257

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

CASE: 22-DDP-0142
RELATED CASE: 1520E01018
MSD NUM#: 11179

REVISIONS	
NO.	DATE
1	07-23-23
2	08-15-23
3	07-27-24
	APPROVAL BY ROAD
	DATE

DESCRIPTION	DATE
APPROVED COMMENTS	
APPROVAL BY ROAD	
DATE	

PROJECT DATA

FILE NAME: 1520E01018.DWG
 DATE: 1/17/24
 DRAWN BY: KT
 CHECKED BY: KT

ENGINEER'S SEAL

SURVEYOR'S SEAL

REVISIONS DETAIL FOR DISTRICT DEVELOPMENT PLAN

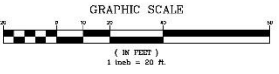
ROE'S OUTDOOR SERVICES
 9801 WHIPPS MILL ROAD
 THE WHIPPS MILL ROAD LAND TRUST
 9801 WHIPPS MILL ROAD
 LOUISVILLE, KY 40223

15052
 SHEET
 1
 OF 1

CASE: 22-DDP-0142

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 66,927 S.F. (1.316 AC.)
EXISTING TREE CANOPY AREA	= 0K (0.000 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0K (0 S.F.)
OTAL TREE CANOPY AREA REQUIRED	= 355 (19,924 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 355 (19,924 S.F.)



LEGEND

--- EXISTING STORM
 --- PROPOSED STORM