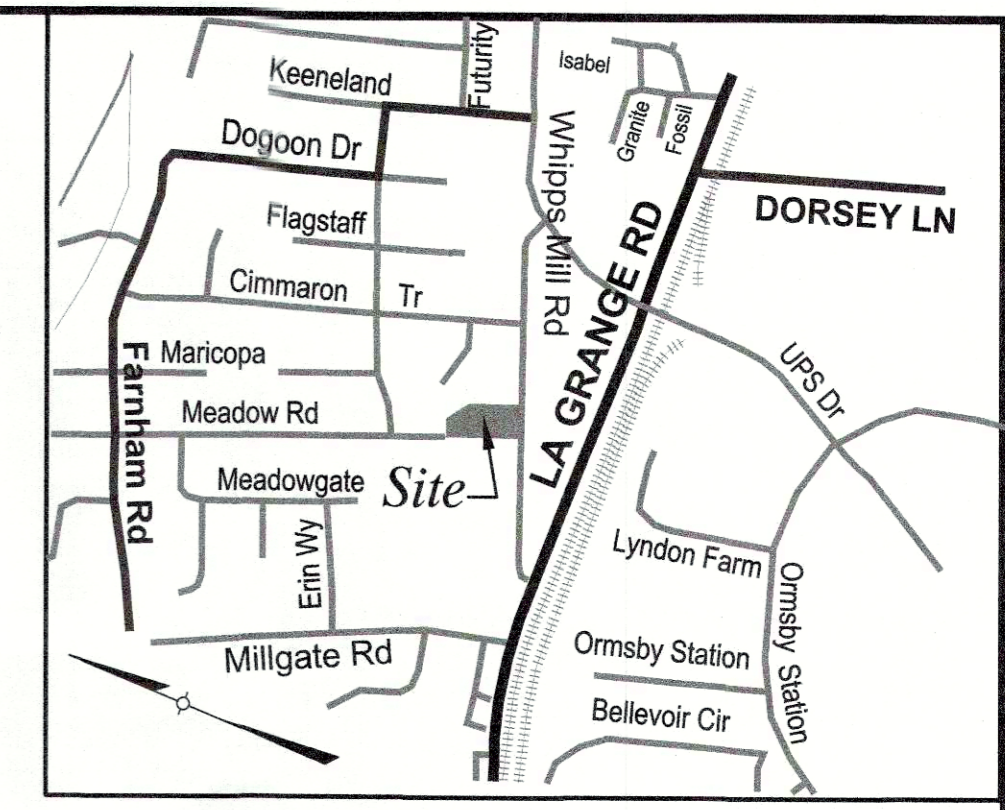
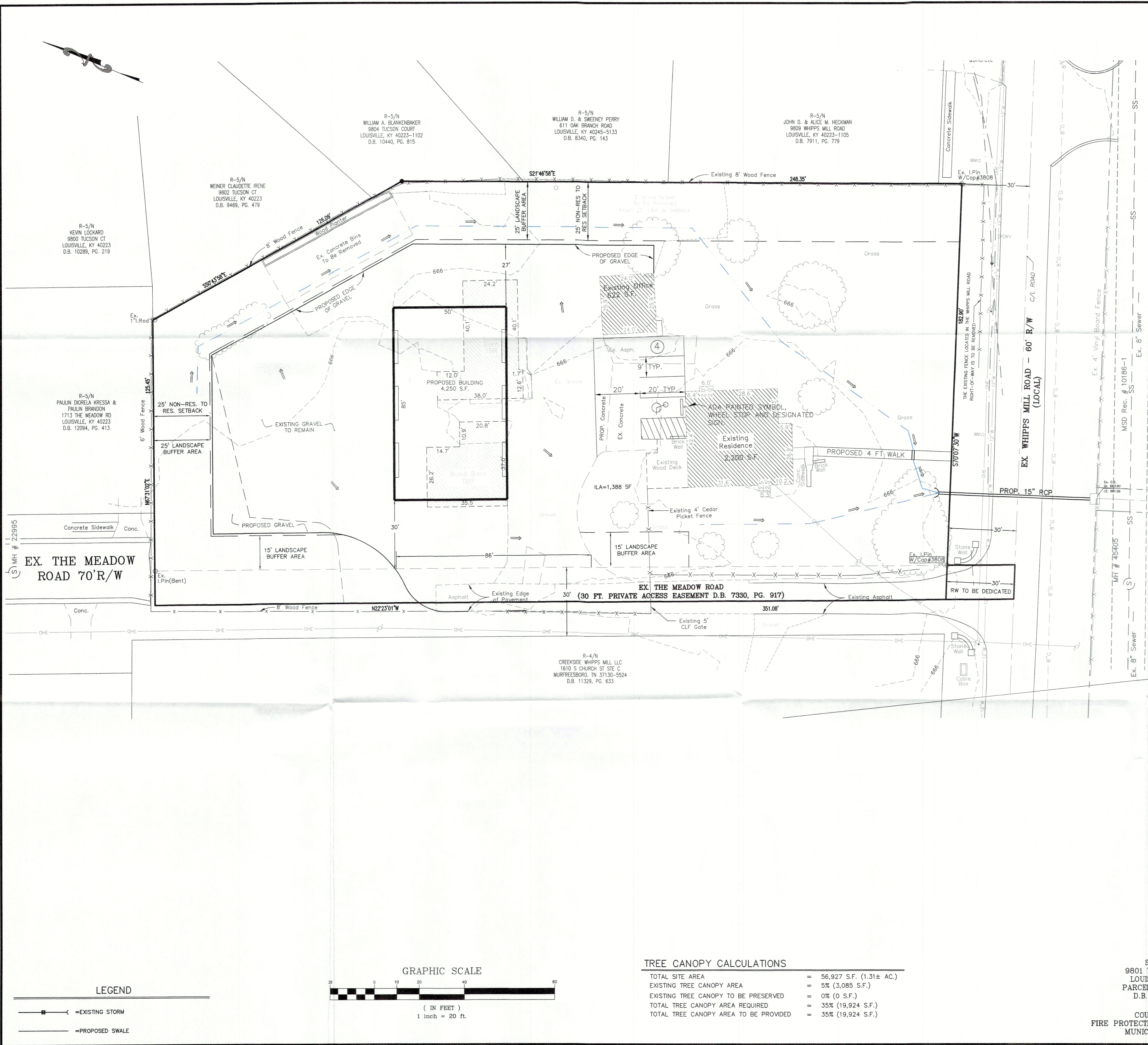


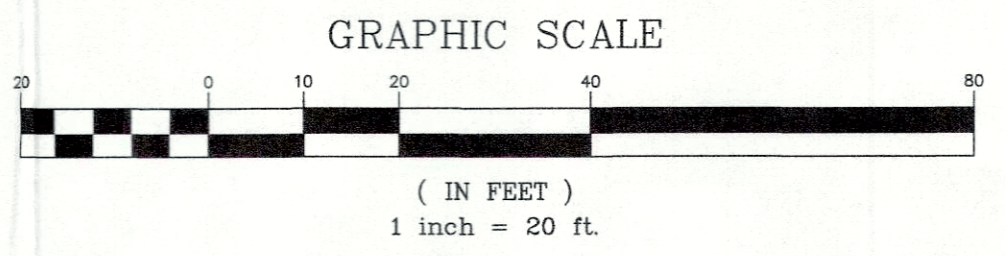
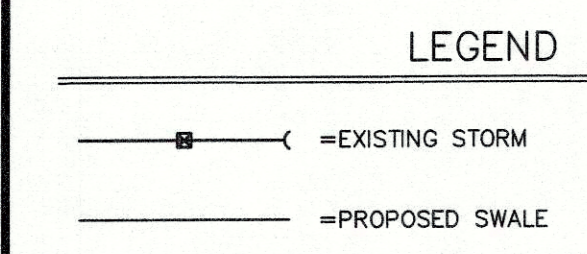
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PROJECT DATA

TOTAL SITE AREA	= 1.4± Ac. (62,198.08 SF)	
EXISTING ZONING	= 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	4 SP
1/150 S.F. MAX. RESIDENCE	= 2 SP	5 SP
2 SP/UNIT MIN.		
5 SP/UNIT MAX.		
TOTAL PARKING REQUIRED	= 4 SP	9 SP
TOTAL PARKING PROVIDED	= 4 SP	(1 ADA SP PRVD)
OFFICE-RESIDENCE PARKING AREA	= 1,770 SF	
CONTRACTOR SHOP VJA	= 18,500 SF	
TOTAL VEHICULAR USE AREA	= 13,888 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 1,388 SF (7.5% 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:**
- 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 LOIC mapping and does not constitute a survey.
 - A site visit on November 11, 2005 by Ann Richard RLA found no indications of Karst topography.
 - There is curb side trash pickup.
 - Whipps Mill Road walk will be provided by Others.
 - Whipps Mill Road right-of-way dedication shall be recorded prior to Metro Public Works granting construction plan approval.
 - 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 structures (9.1.12.C).
- MSD NOTES:**
- Sanitary sewer service is existing on the site. There is no additional flow proposed. The proposed building will not have bathrooms.
 - No portion of the site is within the 100 year flood plain per firm map 21111C0031F, dated February 26, 2021.
 - 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.
 - 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.
 - Site is subject to a Regional Facility Fee.



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.)

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	AR
1	01-23-23	AGENCIES COMMENTS	AR	
2	02-20-23	AGENCIES COMMENTS	AR	
3	03-07-23	UPDATED ILA RECD	AR	

PROJECT DATA

FILE NAME: 15052-RDDDP
 DATE: 12/19/22
 SCALE: AS SHOWN
 CHECKED BY: KER
 DRAWN BY: TF

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FILE NAME: 15052-RDDDP
 DATE: 12/19/22
 SCALE: AS SHOWN
 CHECKED BY: KER
 DRAWN BY: TF

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 605 WASHINGTON AVENUE, SUITE 101 • LOUISVILLE, KENTUCKY 40202
 FAX: 502.446.9775 PHONE: 502.446.9774
 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**

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 PLANNING & DESIGN SERVICES

22-DDP-0142