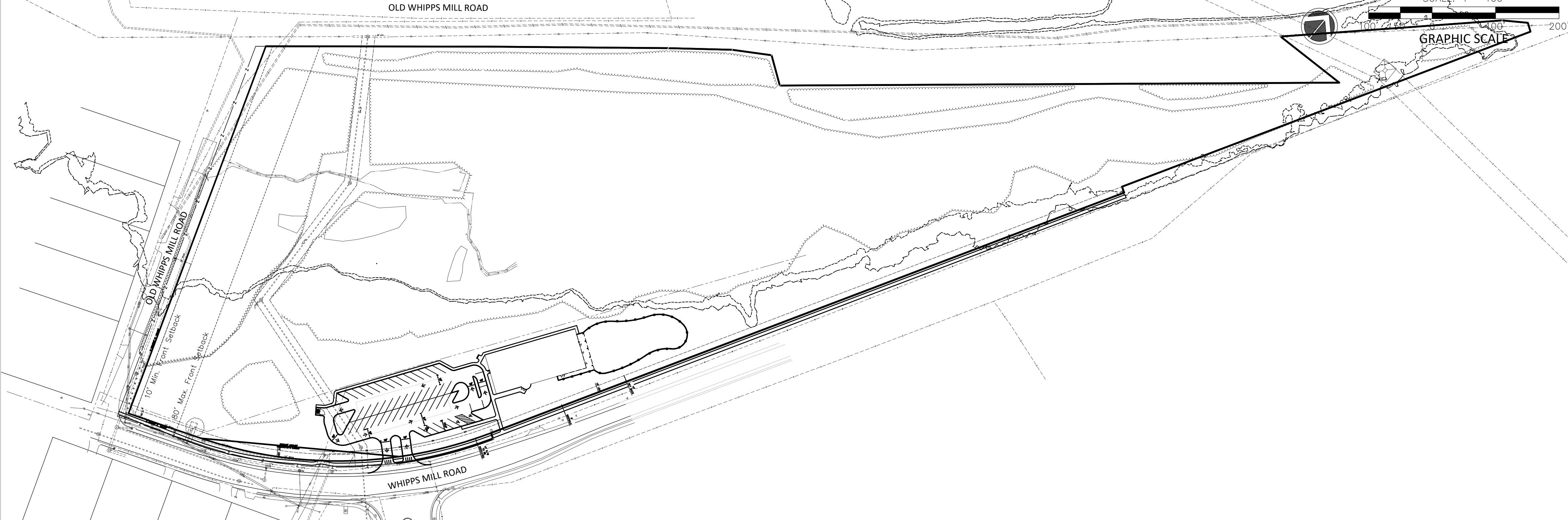


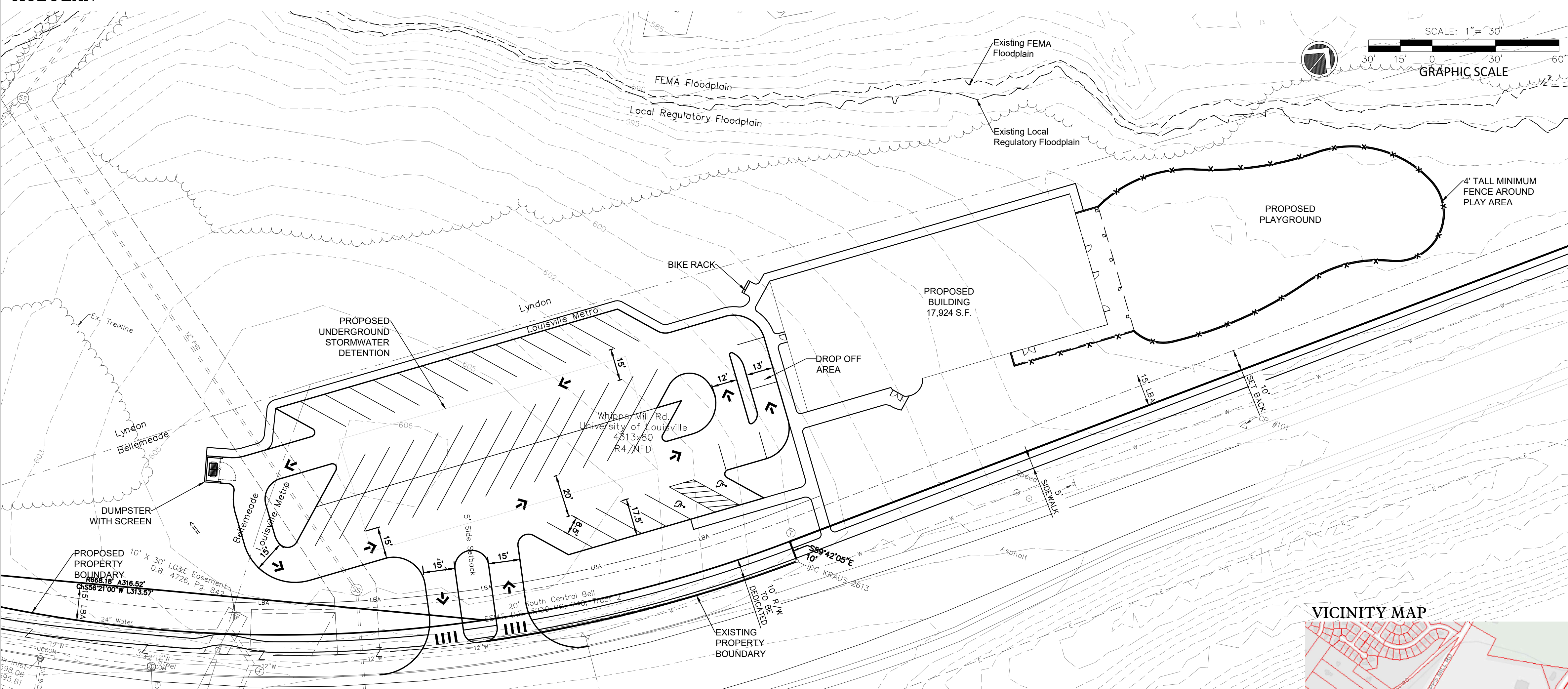
OVERALL PROPERTY PLAN



SITE DATA

LAND USE	WHIPPS MILL ROAD 40223
SITE ADDRESS:	T.B. 21; T.L. 589
TAX BLOCK & LOT:	NEIGHBORHOOD
EXISTING PROPOSED FORM DISTRICT:	R-4
EXISTING ZONING DISTRICT:	R-4
PROPOSED ZONING DISTRICT:	VACANT
EXISTING USE:	DAY CARE/EARLY CHILDHOOD EDUCATION
PROPOSED USE:	18.19 ACRES
EXISTING PARCEL AREA:	APPROXIMATELY 16.95 ACRES
PROPOSED PARCEL AREA:	4313X80
DEED BOOK & PAGE:	
BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT:	28'
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	
SITE AREA:	738,298 S.F.
EXISTING TREE COVERAGE:	61% (453,766 S.F.)
PRESERVED TREE CANOPY:	59% (435,000 S.F.)
NEW TREE CANOPY REQUIRED:	35% (358,404 S.F.)
ILANVA CALCULATIONS	
VEHICULAR USE AREA:	22,304 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%):	1,673 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	MIN. 1,673 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:	CrB, CrC, Ld, Ln, UshC, UmC
HYDROLOGIC SOIL GROUP:	ASSUMED C
PRELIMINARY DETENTION CALCULATION	
ΔCRA/12	0.046 x 2.8 x 16.95 / 12 = 0.18 ACRE-FEET
0.18 ACRE-FEET x 43,560 = 7,925 CF x 1.5 = 11,887 CF PROVIDED	
BUILDING SETBACKS	
FRONT:	10' MINIMUM, 80' MAXIMUM

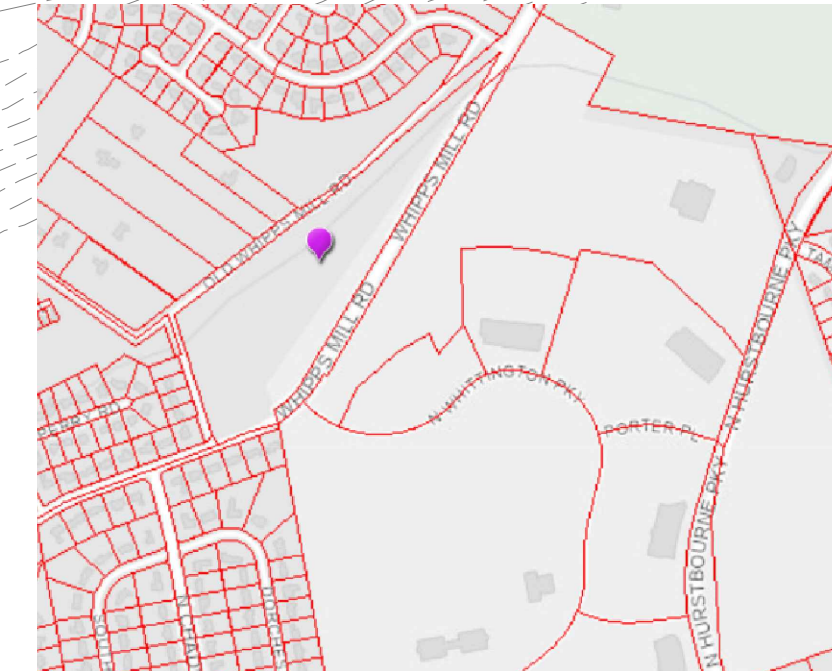
SITE PLAN



AGENCY NOTES

- MSD**
- 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.
 - SANITARY SEWER SERVICE PROVIDED BY NEW PSC AND A SEWER RELOCATION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SEWAGE WILL BE TREATED AT THE MORRISON WWTG.
 - 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.
 - MSD DRAINAGE BOND REQUIRED 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.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- 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.
- PDS**
- 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.
 - A MINOR PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED TO CREATE THE LOT AS SHOWN ON PLAN.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LYNDON. THE LYNDON LAND DEVELOPMENT CODE IS APPLICABLE TO THE SITE.
 - 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 GEOLOGICAL 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 DEPRESSIONS.
- MPW**
- 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.
 - SMALL CITY OF LYNDON APPROVAL, ENCROACHMENT PERMIT, AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN OLD WHIPPS MILL ROAD RIGHT-OF-WAY. 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 ADJUTING 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. (9.11.2.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.

VICINITY MAP



LEGEND

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

User: abarhey Plot Date: March 23, 2026 12:17 PM File Name: U:\25312.000 - LeafSpring at Whipp Mill\Civil_Sites\Drawings\Development_Plan\25312-Cat_2B-2026-03-23.dwg

Engineering
Planning

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

Seals

LeafSpring at Whipp Mill
Resoning Pre-Application Plan
Whipp Mill Road
Lyndon, Kentucky 40222
Owner:
University of Louisville
Grawemeyer Hall, Room 208
Louisville, Kentucky 40292

REV #	DATE	DESCRIPTION

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