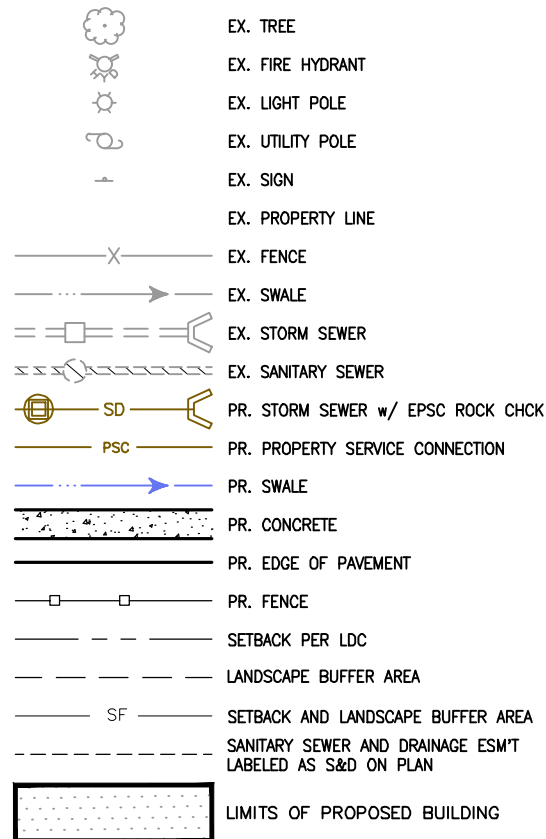


X:\A-Projects-2023\23046 - The Pet Station - Old Henry Site Preliminary\23046 - C02 - Pet Station Old Henry - CUP Plan.dwg, PLOT DATE: September 06, 2023 - 10:35am

LEGEND

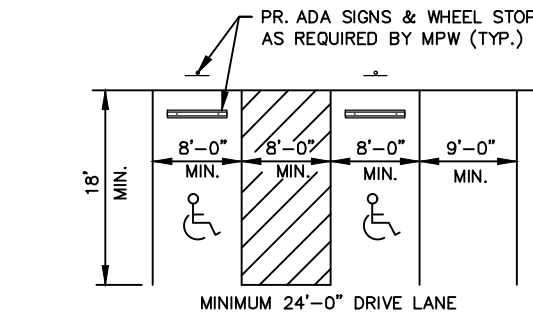


EROSION CONTROL NOTES

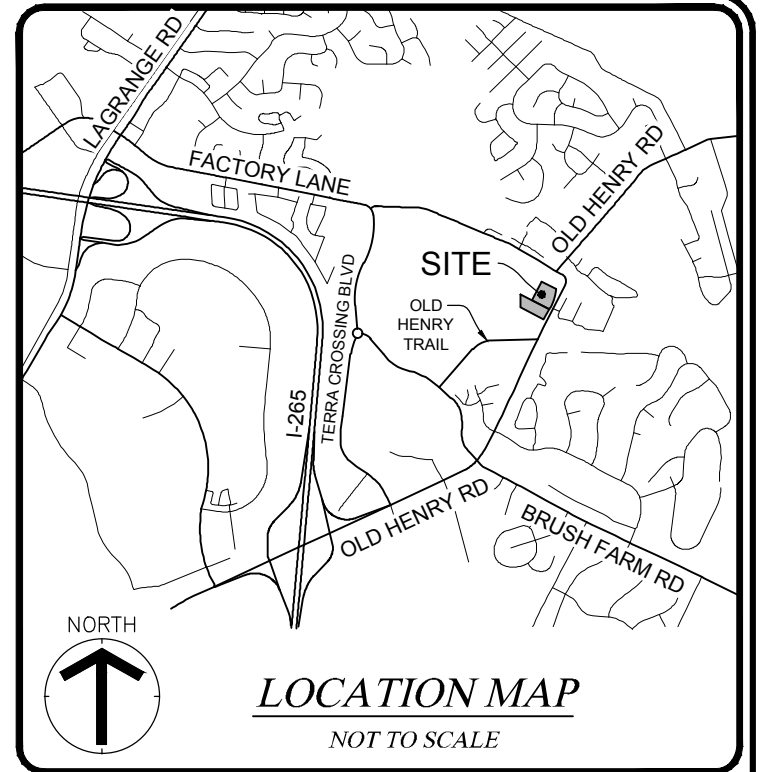
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) 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.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES, SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

DETENTION CALCULATIONS

$$\begin{aligned} X &= \Delta \text{CRA} / 12 \\ \Delta C &= 0.75 - 0.30 = 0.45 \\ A &= 175,000 \text{ S.F.} \\ R &= 2.8 \text{ INCHES} \\ X &= (0.45)(175,009)(2.8) / 12 = 18,375 \text{ CUBIC- FEET} \\ \text{REQUIRED } X &= 18,375 \text{ CU.FT.} \\ \text{BASIN AREA} &= 6,125 \text{ S.F.} \\ \text{TOTAL} &= 6,125 \text{ S.F. @ APPROX. 3 FT. DEPTH} \\ &= 18,375 \text{ CU.FT.} \geq 18,375 \text{ CU.FT.} \end{aligned}$$



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



OWNER

TRACT 1 (14310 OLD HENRY ROAD)
JOHN A. & CATHY WILHOIT
14310 OLD HENRY ROAD
LOUISVILLE, KY 40245-2059
TRACT 2 (14314 OLD HENRY ROAD)
BRENT A. & ONDY PHILLIPS
1105 HOLLY SPRINGS DRIVE
LOUISVILLE, KY 40242-7762

SITE DATA

14310 OLD HENRY ROAD
LOUISVILLE, KY 40245
D.B. 5814, PG. 43
TAX BLOCK 15, LOT 163
14314 OLD HENRY ROAD
LOUISVILLE, KY 40245
D.B. 8038, PG. 145
TAX BLOCK 15, LOT 160
TRACT 1 SITE AREA 2.185 ACRES
TRACT 2 SITE AREA 2.217 ACRES
TOTAL SITE AREA 4.402 ACRES
FORM DISTRICT NEIGHBORHOOD
EX. ZONING R-4
EX. LAND USE RESIDENTIAL
PR. LAND USE PET KENNEL
TOTAL BUILDING AREA 19,600 SF
F.A.R. 0.11
PR. BUILDING HEIGHT 30'

SETBACK DATA

MIN. FRONT YARD 10'
MAX. FRONT YARD 95'
STREET SIDE YARD N/A
SIDE YARD 30'
REAR YARD 30'
MAX. BUILDING HEIGHT 30'

PARKING SUMMARY

BUILDING AREA 19,600 SF
MINIMUM PARKING REQUIRED (1 SPACE/200 SF) 98 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF) 98 SPACES
TOTAL PARKING PROVIDED (DETERMINED BY DIRECTOR) 41 SPACES
(INCLUDING 2 ADA SPACES)

BICYCLE SUMMARY

SHORT/LONG TERM REQUIRED (3 SPACES OR 10% MIN. PARKING) 4 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 4 SPACES

TREE CANOPY CALCULATIONS

GROSS SITE AREA 175,009 SF (4.02 AC.)
TREE CANOPY EXISTING 74,541 SF (42.5%)
TREE CANOPY REQUIRED 61,253 SF (35%)
TREE CANOPY PRESERVED NONE (0%)
TREE CANOPY PROVIDED 61,253 SF (35%)

LANDSCAPE DATA

TOTAL V.U.A. 19,511 SF
L.I.A. REQUIRED (7.5%) 1,463 SF
L.I.A. PROVIDED 1,536 SF

GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 2) THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) 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 LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 8) DEED OF CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 9) A KARST SURVEY/REPORT - DATED JULY 11, 2023 - WAS PERFORMED BY EGS SOUTHEAST, LLP / 1762 WATSONSON TRAIL / LOUISVILLE, KY 40299 AND NO KARST FEATURES (SINKHOLES, SPRINGS, ETC.) ARE PRESENT ON THIS SUBJECT SITE.

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 3) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 5) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 6) RIGHT-OF-WAY WAIVER REQUESTED FOR OLD HENRY ROAD.
- 7) MULTI-USE PATH UNDER CONSTRUCTION AS PART OF KYTC ROADWAY IMPROVEMENT PROJECT. IF KYTC PROJECT CONSTRUCTION STOPS PRIOR TO COMPLETION OF THIS PROJECT, DEVELOPER MAY BE REQUIRED TO PAY FEE-IN-LIEU.

VARIANCE REQUEST

1) A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1(C.5) - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO HAVE A MAXIMUM SETBACK 115'-Ft.

IMPERVIOUS AREA

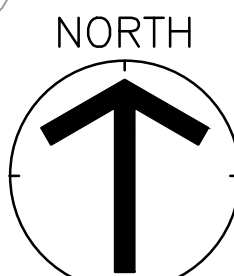
PRC 14,469 SF
POST 52,191 SF
PERCENTAGE OF CHANGE ±2.6%

DISTURBANCE AREA

TOTAL DISTURBANCE ±3.5 Ac.

MSD NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0021F, DATED 2/26/21).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 8) SITE IS SUBJECT TO KYTC APPROVAL AND/OR KYTC DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 10) IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 11) LOUISVILLE METRO ANIMAL SERVICES AND KY STATE PLUMBING APPROVALS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO ENSURE PROPER DISPOSAL OF PET WASTE.



GRAPHIC SCALE
30' 0 30' 60'



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by
1	9/1/23	AGENCY REVIEW COMMENTS (1ST REVIEW)	JDC

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

ENGINEER:
HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

DEVELOPER:
THE PET STATION HOLDINGS, LLC
4800 MURPHY LANE
LOUISVILLE, KY 40241
PHONE: 502-584-2200

PROJECT:
CONDITIONAL USE PERMIT PLAN FOR THE PET STATION COUNTRY CLUB
14310 & 14314 OLD HENRY ROAD
LOUISVILLE, KY 40245

JOB NO: 23046
HORIZ. SCALE: 1"=30'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: JULY 27, 2023

SHEET
C02

CASE# 23-CUP-0203 WM# 12625