

**GENERAL NOTES:**

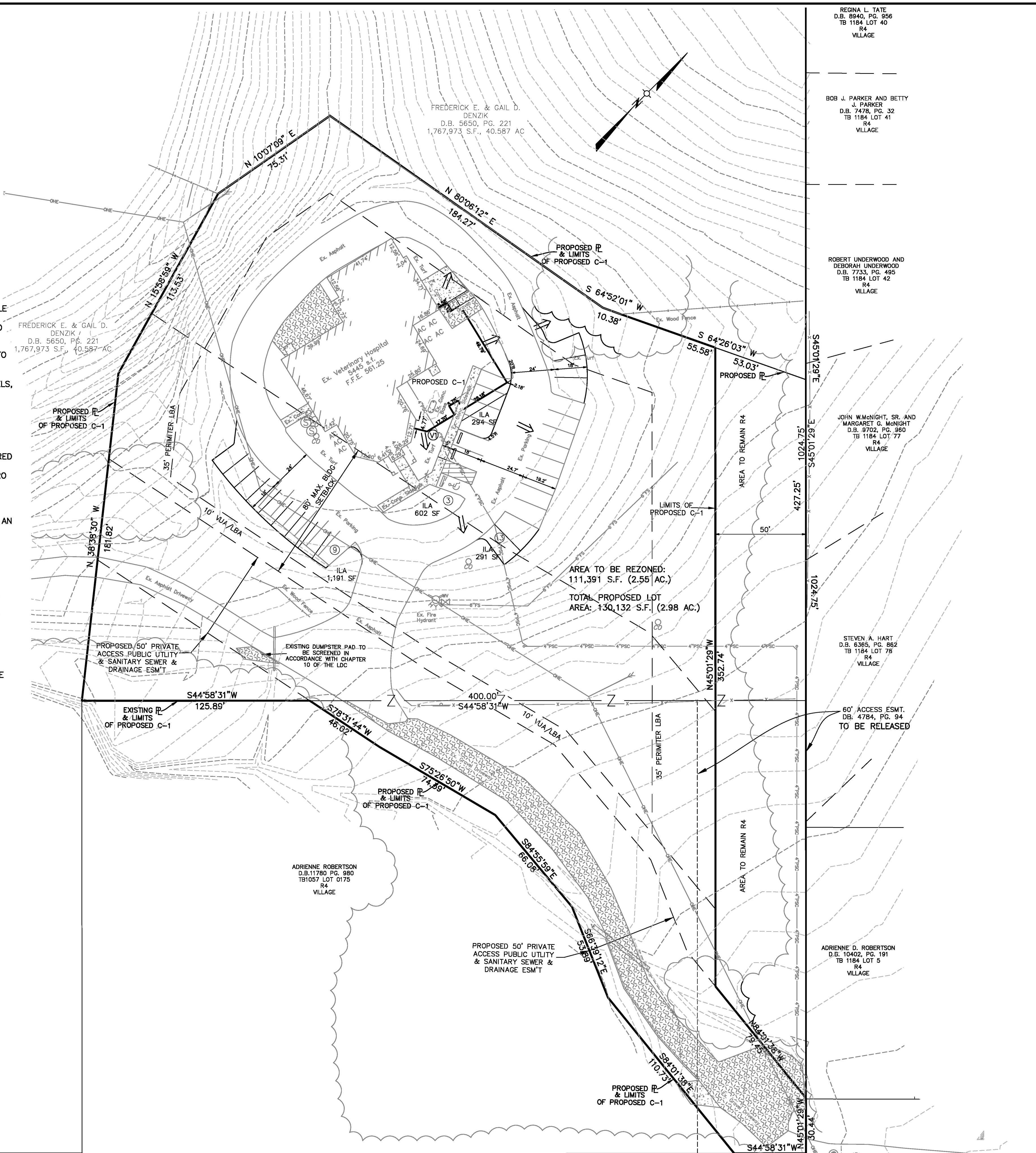
- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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 MANAGEMENT PRACTICES.
- MSD CONSTRUCTION PLAN APPROVAL FOR THE WORK SHOWN ON THIS PLAN ACQUIRED ON 6-3-20.
- ANY USE OTHER THAN THE VETERINARY CLINIC WOULD REQUIRE ROAD IMPROVEMENTS TO DEZERN AVE.

**TREE CANOPY CALCULATIONS (TCCA)**

EXISTING TREE CANOPY: 18,627 SF (14.3%) COVERAGE  
 SITE AREA: 2.98 AC (130,132 SF)  
 EXISTING TREES PRESERVED: 17,616 SF (13.5%)  
 REQUIRED NEW TREE CANOPY: 27,930 SF (21.5%)  
 REQUIRED TOTAL TREE CANOPY: 45,546 SF (35%)  
 TOTAL TREE CANOPY TO BE PROVIDED: 45,546 (35%)

**VARIANCE(S) REQUESTED**

Ⓟ A VARIANCE IS REQUESTED FROM CHAPTER 5 OF THE LDC TO ALLOW THE ADDITION TO EXCEED THE 80' MAXIMUM SETBACK.



**PROJECT SUMMARY**

EXISTING ZONING	R4
FORM DISTRICT	V
PROPOSED ZONING	C-1
EXISTING USE	VETERINARY HOSPITAL
PROPOSED USE	VETERINARY HOSPITAL
SITE ACREAGE	2.98 AC. (130,132 S.F.)
AREA TO BE REZONED	2.55 AC. (111,391 S.F.)
EXISTING BUILDING S.F.	7,814 S.F.
PROPOSED BUILDING S.F.	2,247 S.F.
TOTAL BUILDING S.F.	10,061 S.F.
VUA	24,690 S.F.
ILA REQUIRED (7.5%)	1,852 S.F.
ILA PROVIDED	2,084 S.F.

**PARKING SUMMARY**

<b>REQUIRED</b>		
VETERINARY HOSPITAL (10,061 S.F.)		25 SPACES
MIN. (1 SPACES/ 400 S.F.)		50 SPACES
MAX. (1 SPACES/200 S.F.)		
<b>TOTAL REQUIRED</b>		25 SPACES
<b>PARKING PROVIDED</b>		
STANDARD SPACES	24 SPACES	
HANDICAP SPACES	1 SPACES	
<b>TOTAL PROVIDED</b>		25 SPACES

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 32,623 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE= 35,928 S.F.  
 TOTAL INCREASE IN IMPERVIOUS SURFACE= 3,305 S.F.

**LEGEND**

- 445 --- = EX. CONTOUR
- x-x- = EX. FENCE
- o-o- = EX. OVERHEAD ELECTRIC
- ⊕ = EX. FIRE HYDRANT
- AC = EX. CONDENSER UNIT
- ⊙ = EX. SANITARY SEWER MANHOLE
- ⊛ = EX. LIGHT POLE
- ⊙ = EX. UTILITY POLE
- ⊙ = EX. POLE SIGN

**RECEIVED**  
 NOV 23 2020  
 PLANNING & DESIGN  
 SERVICES

CASE# 20-ZONE-0084  
 RELATED CASE(S): B-271-98  
**DEVELOPMENT PLAN**  
 (FOR A REZONING REQUEST)

**BANNON WOODS  
 VETERINARIAN HOSPITAL**

11116 DEZERN AVE  
 LOUISVILLE, KY 40118

DEVELOPER/OWNER:  
 ADRIENNE D. ROBERTSON  
 11116 DEZERN COURT  
 LOUISVILLE, KY 40118  
 D.B. 10402 Pg. 191  
 TAX BLOCK: 1184 LOT:5

DEVELOPER/OWNER:  
 FREDERICK E. & GAIL DENZIK  
 1000 DEZERN COURT  
 LOUISVILLE, KY 40118  
 D.B. 5650 Pg. 221  
 TAX BLOCK: 1057 LOT: 0037

**Milestone**  
 design group  
 108 Davenport Lane, Suite 500 Louisville, KY 40223  
 502.527.7073 www.milestonedesign.org

**BANNON WOODS  
 VETERINARIAN HOSPITAL**

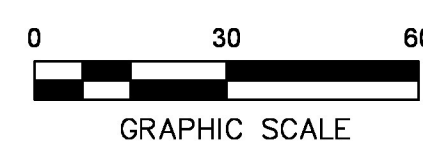
DATE: 9/14/2020  
 DRAWN BY: G.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=30' (HORZ)  
 SCALE: N/A (VERT)

REVISIONS	
△	AGENCY CMNTS 10/6/20
△	AGENCY CMNTS 10/28/20
△	AGENCY CMNTS 11/23/20

DEVELOPMENT  
 PLAN

JOB NUMBER  
 14071

1  
 OF  
 1



JEFFERSON COUNTY FOREST  
 COMMUNITY  
 R4  
 NEIGHBORHOOD

DEZERN AVE - 30' R/W