

GENERAL NOTES

- 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.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0094E, DECEMBER 5, 2006)
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- HYDRIC SOIL IS INDICATED BY LOIC ON A PORTION OF THIS PROPERTY, HOWEVER NO SITE DISTURBANCE WILL TAKE PLACE WITHIN THE AREAS DELINEATED AS HYDRIC SOILS.
- A KARST SURVEY WAS PERFORMED BY KELLI JONES ON OCTOBER 9, 2019 AND NO KARST FEATURES WERE FOUND WITHIN THE DEVELOPMENT AREA.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST 6 INCHES HIGH AND 6 INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS OF WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST 3 FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- A CROSS ACCESS AGREEMENT IS IN PLACE BETWEEN THE PROPERTIES AT 4514 AND 4517 OUTER LOOP AS RECORDED IN D.B. 5787, PG. 348.

EPSC NOTES

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING

- INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
- BEGIN CONSTRUCTION.
- REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

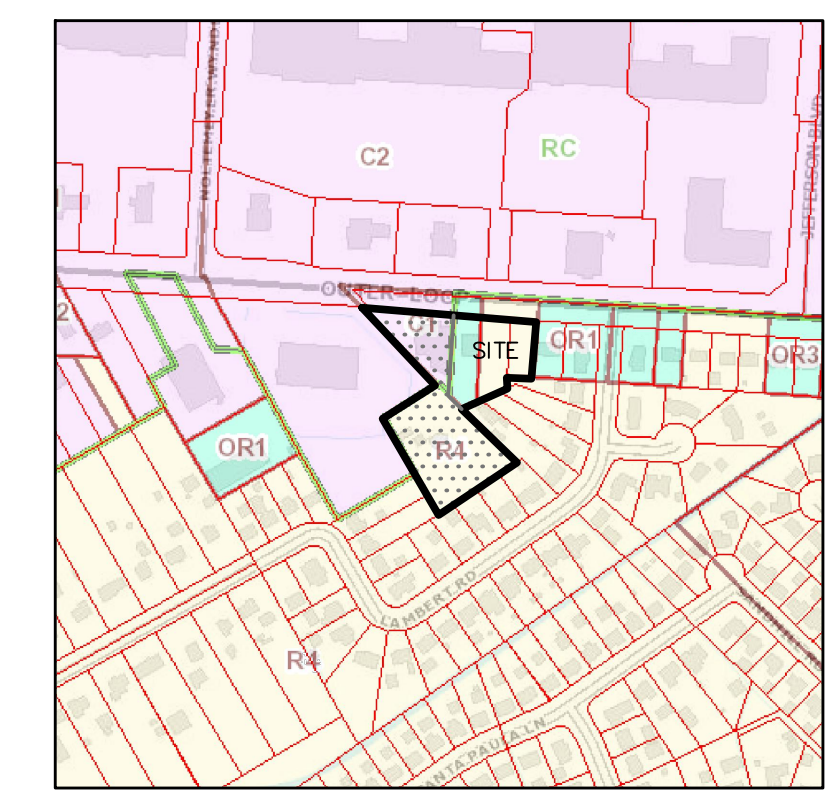
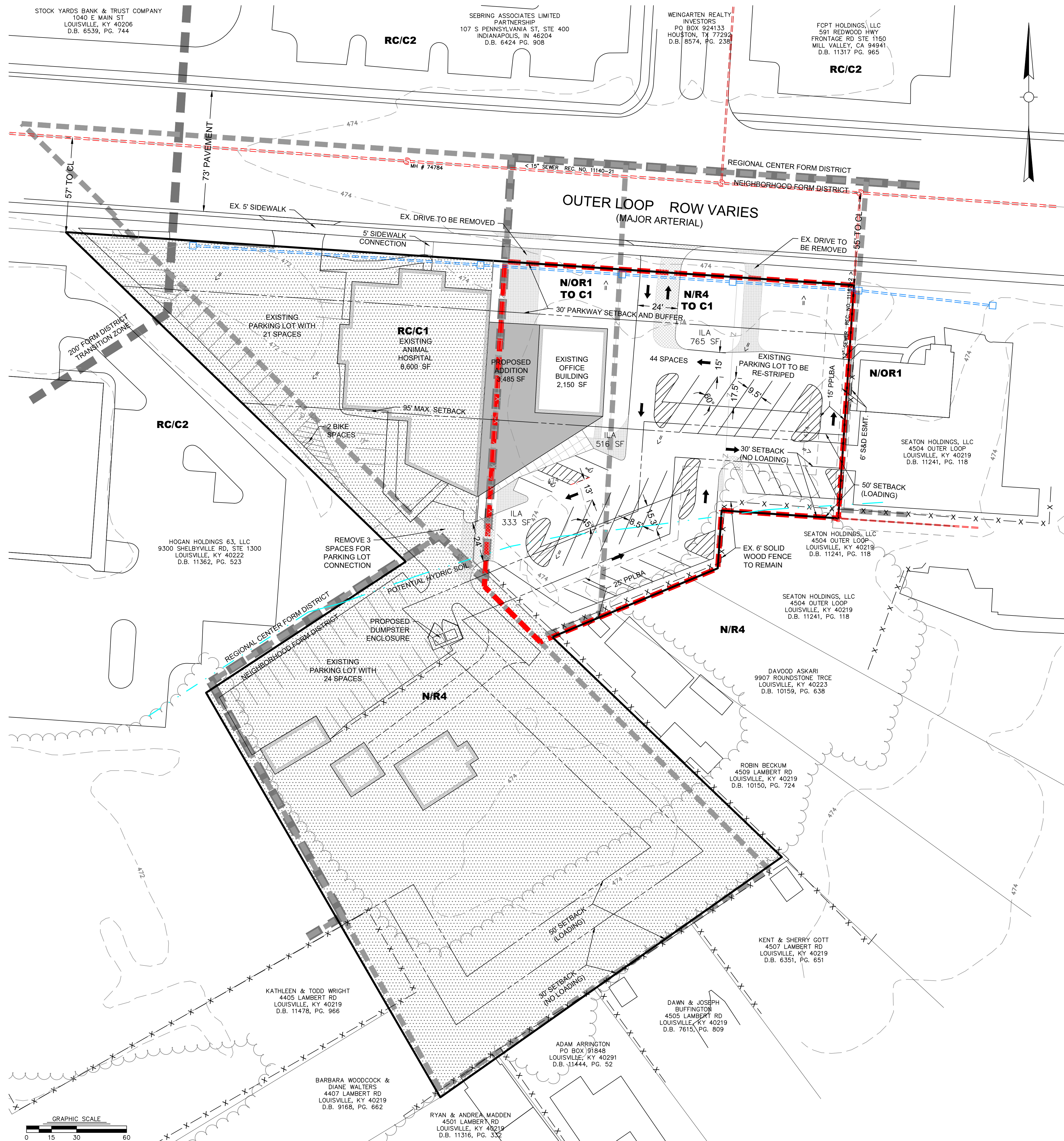
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

- EX. STORM SEWER
- EX. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. CONTOUR
- EX. ZONING BOUNDARY
- AREA OF ZONING CHANGE
- EX. FORM DISTRICT LINE
- EXISTING BUILDING TO REMAIN
- PROPOSED NEW BUILDING
- EX. PAVEMENT TO BE REMOVED
- PROPOSED NEW PAVEMENT
- PROPOSED NEW SIDEWALK
- NOT IN DEVELOPMENT AREA
- EXISTING FENCE
- POTENTIAL HYDRIC SOILS



SITE DATA

EXISTING ZONING DISTRICT:	C1, OR1, & R4
PROPOSED ZONING DISTRICT:	C1 & R4
FORM DISTRICT:	RCFD & NFD
EXISTING USE:	ANIMAL HOSPITAL, OFFICE, & PARKING
PROPOSED USE:	ANIMAL HOSPITAL & PARKING
GROSS LOT AREA:	2.85 AC (124,159 SF)
DEVELOPMENT AREA:	0.90 AC (39,051 SF)
BUILDING FOOTPRINT:	14,235 SF
NEW:	3,485 SF
GROSS BUILDING AREA:	14,235 SF
BUILDING HEIGHT:	30'
FAR (BASED ON LOT AREA):	0.11

TREE CANOPY REQUIREMENTS

DEVELOPMENT AREA:	39,051 SF
EXISTING TREE CANOPY:	0-40%
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED NEW TREE CANOPY:	7,810 SF (20%)

ILA CALCULATIONS

VUA AREA (WITHIN DEVELOPMENT AREA):	20,286 SF
ILA REQUIRED (7.5%):	1,521 SF
ILA PROVIDED:	1,614 SF

IMPERVIOUS AREA CALCULATIONS

DEVELOPMENT AREA:	39,051 SF (0.90 ACS)
EXISTING IMPERVIOUS AREA:	26,628 SF (0.61 ACS)
PROPOSED IMPERVIOUS AREA:	26,315 SF (0.60 ACS)
DIFFERENCE:	LESS 313 SF (0.01 ACS)

PARKING CALCULATIONS

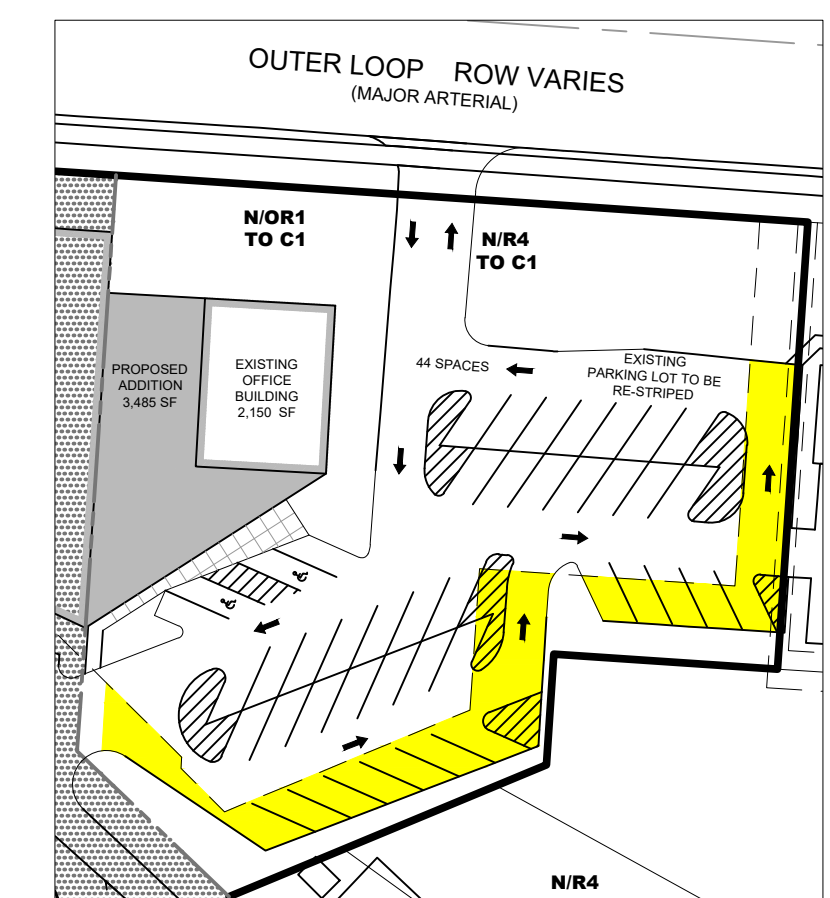
PARKING REQUIRED:	40 SPACES
(1 SPACE/250 SF = 57, LESS 30% = 40)	
PARKING ALLOWED:	95 SPACES
(1 SPACE/150 SF = 95)	
PARKING PROVIDED:	89 SPACES
(INCLUDING 4 H.C. SPACES)	
LESS: THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:	
10% REDUCTION - TARC PROXIMITY	
20% REDUCTION - GREEN SITE DESIGN STANDARDS	
- PREVIOUSLY DEVELOPED SITE	
- TARC ROUTE 16	

BIKE PARKING REQUIREMENTS	2 SPACES
LONG TERM BIKE PARKING:	2 SPACES
SHORT TERM BIKE PARKING:	2 SPACES

NOTE: LONG TERM BIKE PARKING IS PROVIDED INSIDE EXISTING STRUCTURES.

ADDITIONAL REQUESTS

- WAIVER OF LDC 10.2.4 TO ALLOW THE EXISTING PARKING LOT TO ENCRoACH INTO THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER AREA AND TO WAIVE A PORTION OF THE PLANTING REQUIREMENTS.



WM#5331
 CASE # 19-ZONE-0073
 RELATED CASE #5 19-ZONEPA-0059, B-288-96, B-286-96, B-287-96, 09-011-78, & 09-037-77
 OWNER/APPLICANT
 CAPITAL SECURITY CORPORATION
 4504 OUTER LOOP
 LOUISVILLE, KY 40219
 D.B. 7138, PG. 492, D.B. 11431, PG. 852, & D.B. 11503, PG. 706

SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
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 608 S. THIRD STREET, LOUISVILLE, KY 40202
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NO.	REVISION	DATE
1	PRE-APP COMMENTS	10/25/19
2	AGENCY COMMENTS	11/05/19
3	ADDED REPERICAL EXHIBIT NOTE	07/27/20

SHEET TITLE: DETAILED DISTRICT DEVELOPMENT PLAN & REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 PROJECT TITLE: JEFFERSON ANIMAL HOSPITAL EXPANSION
 4504 OUTER LOOP, LOUISVILLE, KY 40219
 T.B. 643, LOTS 146, 147, 148 & 149
 DEVELOPER: CAPITAL SECURITY CORPORATION

JOB NO. 3191
 SCALE: 1"=30"
 DATE: 09/16/19
 DRAWING NO: **DDP**
 SHEET 1 OF 1