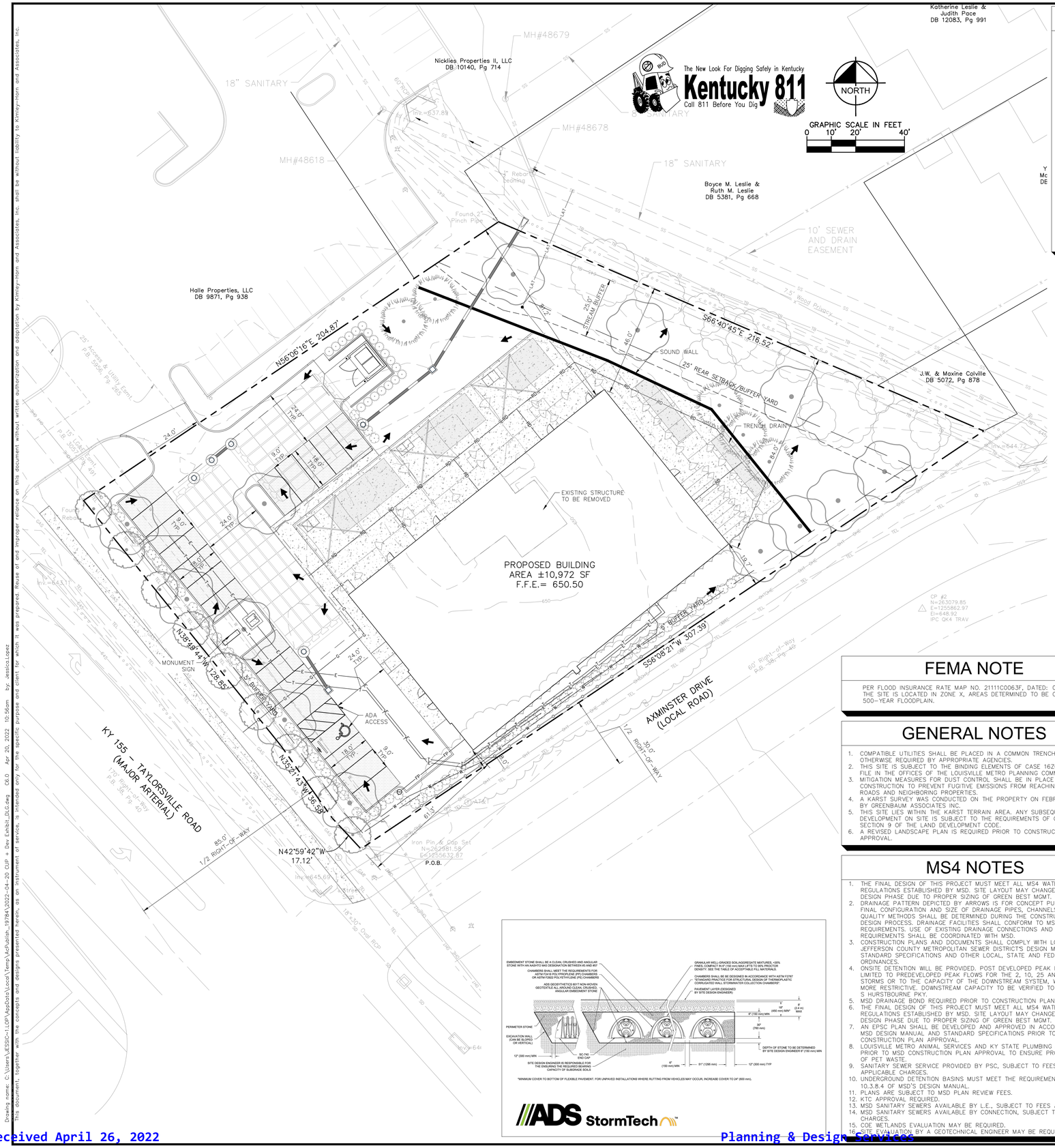
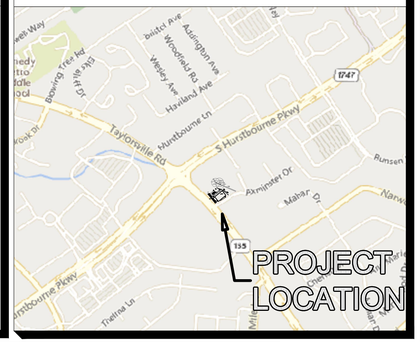


EXISTING LEGEND

- STORM INLET
- CURB INLET
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- TELEPHONE MANHOLE (TMH)
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POWER POLE
- POWER METER
- TELEPHONE BOX/PEDESTAL
- ELECTRICAL MANHOLE
- PARKING SPACE
- H/C PARKING SPACE
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- TREE
- MAILBOX
- MONITOR WELL
- DRAINAGE FLOW ARROW
- FIB — UNDERGROUND FIBER OPTIC
- CBL — UNDERGROUND CABLE
- [E] — UNDERGROUND ELECTRIC
- DITCH FLOWLINE
- SD — STORM DRAIN
- SS — SEWER LINE
- GAS — GAS LINE
- W — WATER LINE

LOCATION MAP



SITE PLAN INFORMATION

PROJECT DATA	
SITE ADDRESS	9017 TAYLORSVILLE RD. LOUISVILLE, KY 40299
OWNER	TM CROWLEY & ASSOCIATES 11312 HAZEL DELL PARKWAY, CARMEL, IN 46280
TITLE SOURCE	FIRST AMERICAN TITLE INSURANCE COMPANY
DEVELOPER	TM CROWLEY & ASSOCIATES 11312 HAZEL DELL PARKWAY, CARMEL, IN 46280
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC. 250 E. 96TH ST., STE. 580, INDIANAPOLIS, IN 46240
LAND INFORMATION	
TAX DISTRICT/LOT NUMBER	FOREST HILLS DISTRICT #28 / LOT 1
PARCEL ID	23380001000 0
FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
SITE ZONING	COMMERCIAL C-1
ADJACENT ZONING	RESIDENTIAL R-4 (NE) COMMERCIAL C-2 (NW) COMMERCIAL C-2 (SW) RESIDENTIAL R-4 (SE)
TOTAL SITE AREA	±1.07 AC
EXISTING BUILDING AREA	±2,005 SF
PROPOSED BUILDING AREA	10,972 SF
PROPOSED BUILDING HEIGHT	27 FEET
EXISTING LAND USE	DWELLING, SINGLE-FAMILY
PROPOSED LAND USE	COMMERCIAL KENNEL
REQUIRED SETBACKS	FRONT SETBACK: N/A REAR SETBACK: 25' WHERE ABUTTING RESIDENTIAL ZONE SIDE SETBACK: N/A
PARKING INFORMATION	
MAXIMUM PARKING SPACES	1 SPACE PER 150 SF OF OF GROSS FLOOR AREA = 10972 / 150 = 73 SPACES
MINIMUM PARKING SPACES	1 SPACE PER 400 SF OF GROSS FLOOR AREA = 10972 / 400 = 28 SPACES 10% PARKING REDUCTION = 2.8 SPACES (PER 9.1.3F.1) 20% PARKING SPACE REDUCTION = 5.6 SPACES (PER 9.1.3F.10) PARKING SPACES REQUIRED = 20 SPACES
PARKING SPACES PROVIDED	STANDARD: 19 SPACES ACCESSIBLE: 1 SPACE
MSD REQUIREMENTS	
SEWAGE TREATMENT PLANT	MORRIS FORMAN WATER QUALITY TREATMENT PLANT
TOTAL LAND DISTURBANCE	±1.01 ACRES
EXISTING IMPERVIOUS AREA	±11,660 SF
PROPOSED IMPERVIOUS AREA	±25,528 SF
INCREASE IN TOTAL IMPERVIOUS AREA	±13,868 SF
EXISTING RUNOFF VOLUME	0.49 ACRE-FT
PROPOSED RUNOFF VOLUME	0.52 ACRE-FT
DETENTION REQUIRED	0.03 ACRE-FT
DETENTION PROVIDED	0.18 ACRE-FT
LANDSCAPE INFORMATION	
LANDSCAPE BUFFERS	SW: 5' SE: 5' NE: 25' NW: NONE REQUIRED
VUA CALCULATIONS	PROPOSED VUA = 9,780 SF
ILA CALCULATIONS	REQUIRED ILA @ 5% = 489 SF PROVIDED ILA = 562 SF
TREE CANOPY CALCULATIONS	TOTAL SITE AREA = 46,609 SF TREE CANOPY REQUIRED @ 35% (COMMERCIAL LAND USE) = 16,313 SF EXISTING TREE CANOPY TO REMAIN = 4,682 SF PROPOSED TREE CANOPY = 17,760 SF 13 TYPE A @ 1,200 SF = 15,600 SF 9 TYPE C @ 240 SF = 2,160 SF PROVIDED TREE CANOPY = 22,442 SF TREE CANOPY PERCENT INCREASE: ±27.3%

FEMA NOTE

PER FLOOD INSURANCE RATE MAP NO. 21111C0063F, DATED: 02/26/2021. THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

GENERAL NOTES

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. THIS SITE IS SUBJECT TO THE BINDING ELEMENTS OF CASE 16ZONE1071 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. A KARST SURVEY WAS CONDUCTED ON THE PROPERTY ON FEBRUARY 9, 2017 BY GREENBAUM ASSOCIATES INC.
5. THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.
6. A REVISED LANDSCAPE PLAN IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

MS4 NOTES

1. 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.
2. 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 EXISTING DRAINAGE CONNECTIONS AND STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
3. 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.
4. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSTREAM CAPACITY TO BE VERIFIED TO SOUTHSIDE OF S HURSTBOURNE PKY.
5. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. 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.
7. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. LOUISVILLE METRO ANIMAL SERVICES AND KY STATE PLUMBING APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO ENSURE PROPER DISPOSAL OF PET WASTE.
9. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
10. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
11. PLANS ARE SUBJECT TO MSD PLAN REVIEW FEES.
12. KTC APPROVAL REQUIRED.
13. MSD SANITARY SEWERS AVAILABLE BY L.E., SUBJECT TO FEES AND CHARGES.
14. MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
15. COE WETLANDS EVALUATION MAY BE REQUIRED.
16. CERTIFICATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED.

EROSION PREVENTION AND SEDIMENT CONTROL 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

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

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 AS CEASED.

NO.	REVISIONS	DATE	BY

Kimley»Horn

SCALE: AS NOTED | DESIGNED BY: ART | DRAWN BY: RCB | CHECKED BY: ART

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STATE OF KENTUCKY
WILLIAM A. BOLTON
LICENSED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
4/20/2022

petsuites STAY • PLAY

DEVELOPMENT PLAN

PETSUITES
LOUISVILLE, KENTUCKY

ORIGINAL ISSUE: 02/11/2022
KHA PROJECT NO. 170120006
SHEET NUMBER 1 OF 1

WM#2837

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