



GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. The entire site is within a Form District Transition Zone.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0063E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. No increase in impervious area. No regional facilities fee necessary.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 18,945 S.F.
8. Jefferson approval required prior to MSD construction plan approval.
9. Louisville Metro Animal Services and Kentucky State plumbing approval prior to MSD construction plan approval to ensure proper disposal of pet waste.
10. Either the applicant or the City of Jeffersonstown needs to clean the ditch at the rear of the property and the existing detention basin downstream on the Owen Funeral Home property prior to MSD construction plan approval.

CONDITIONAL USE PERMIT REQUESTED:

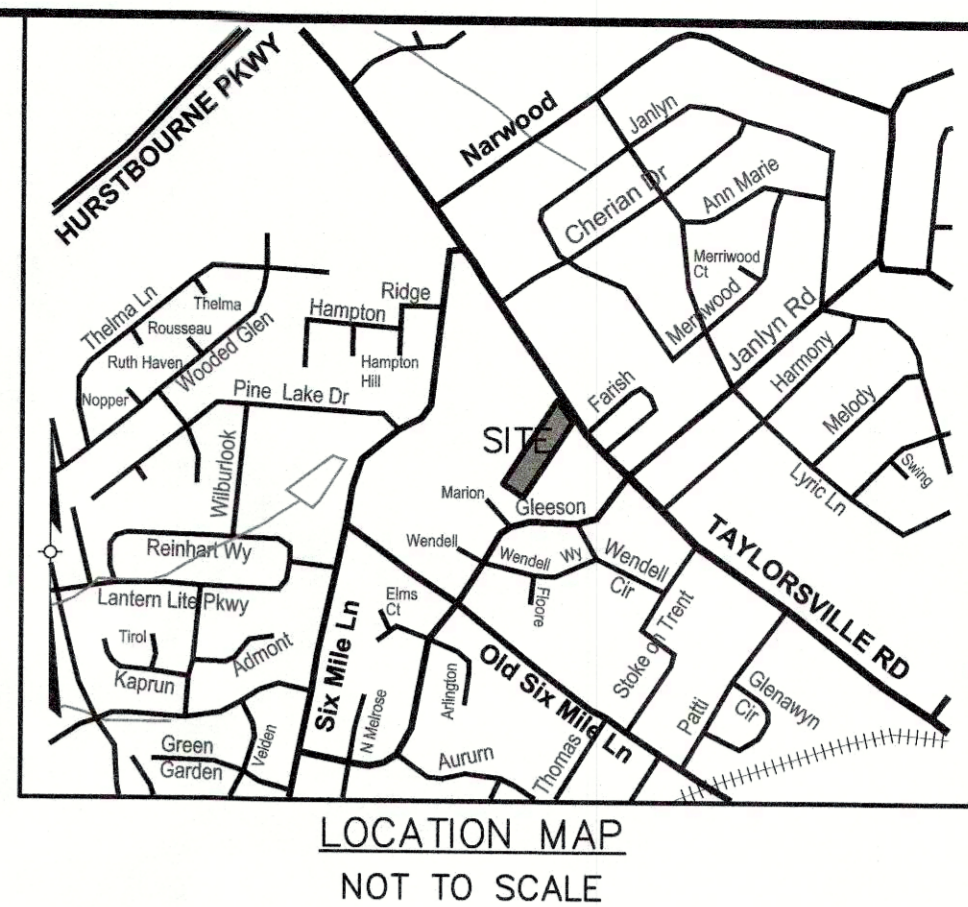
1. A Conditional Use Permit is requested from City of Jeffersonstown Land Development Code Section 4.2.16 for permission to operate a commercial kennel.

WAIVERS REQUESTED:

1. A Waiver is requested from Chapter 9 Part 1 Table 9.1.2.A of the City of Jeffersonstown Land Development Code to reduce the minimum parking required from 60 spaces to 54 spaces.
2. A Waiver is requested from Section 10.2.4.B of the City of Jeffersonstown Land Development Code to allow more than a 50% overlap of the sewer and drainage easement and the required landscape buffer on the rear property line.

PROJECT DATA

TOTAL SITE AREA	= 2.06 ACRES (89,659 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT GARDEN CENTER
PROPOSED USE	= PRIVATE CLUB (WITH CONDITIONAL USE-KENNEL)
EXISTING BUILDING AREA	= 6,775 SF
PROPOSED BUILDING AREA	= 9,825 SF
EXISTING BUILDING HEIGHT	= 1 STORY (45' ALLOWED)
PROPOSED BUILDING HEIGHT	= 1 STORY (45' ALLOWED)
F.A.R.	= 0.11 (1.0 MAX ALLOWED)
PARKING REQUIRED	
SOCIAL CLUB:	MIN. MAX.
9,825 SF/150 SF MIN.	= 66 SP
9,825 SF/75 SF MAX.	= 131 SP
-10% TARG CREDIT	
TOTAL PARKING REQUIRED	= 60 SP 131 SP
TOTAL PARKING PROVIDED	= 54 (3 ADA SP INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED: = 2 SHORT TERM & 2 LONG TERM (PROVIDED INSIDE)	
TOTAL VEHICULAR USE AREA = 21,271 SF	
INTERIOR LANDSCAPE AREA REQUIRED(7.5%) = 1,595 SF	
INTERIOR LANDSCAPE AREA PROVIDED = 1,595 SF	
EXISTING IMPERVIOUS AREA = 73,446 SF	
PROPOSED IMPERVIOUS AREA = 73,446 SF (0% INCREASE)	



SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.

REVISIONS	
NO.	DESCRIPTION
1	PER AGENCY COMMENTS
2	PER AGENCY COMMENTS
3	PER AGENCY COMMENTS
4	ADJUSTED FENCE HEIGHT

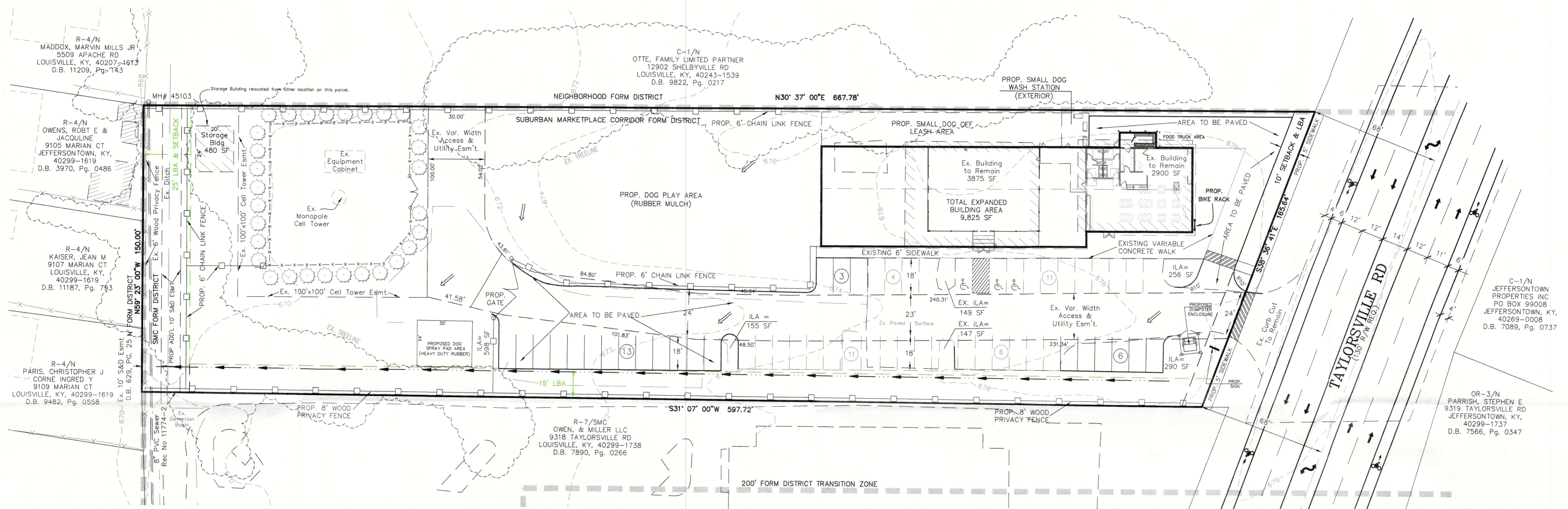
PROFESSIONAL'S SEAL

PROJECT DATA	
FILE NAME:	2003B-CUP/DDP-5-4-20
DATE:	3/20/20
CHECKED BY:	MH
DRAWN BY:	ARI/AH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 505 WASHINGTON ST. SUITE 200
 LOUISVILLE, KY 40202
 TEL: 502-261-2976 FAX: 502-261-2974
 WEB SITE: WWW.LD&D-KC.COM

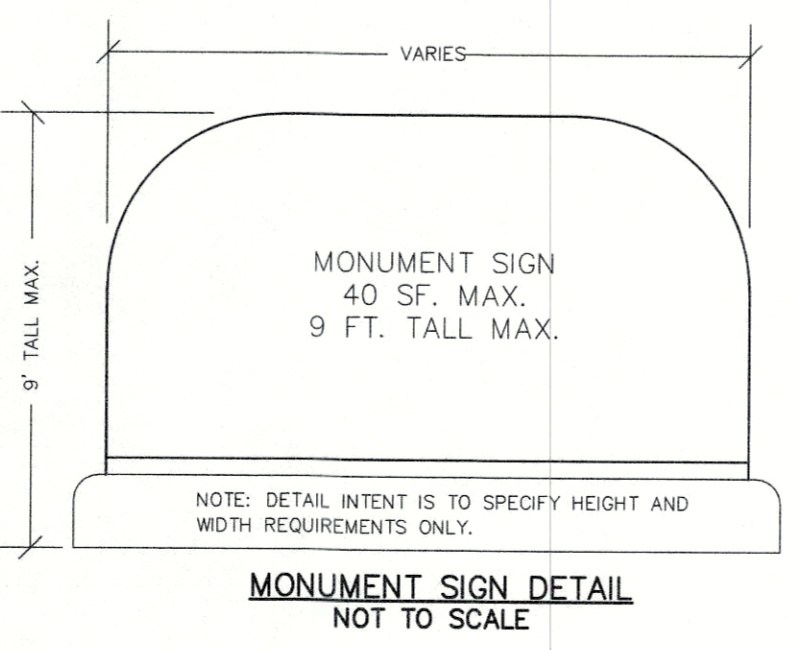
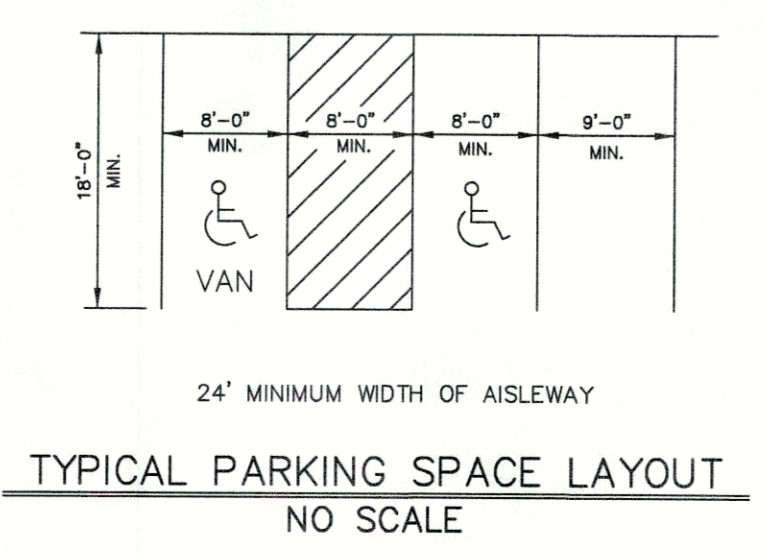
CONDITIONAL USE PERMIT/REVISED DETAILED DISTRICT DEVELOPMENT PLAN
CLUB K-9
9316 TAYLORSVILLE ROAD
 DEVELOPER
CLIFF HOUNDS, LLC
 710 GRANT AVENUE
 LOUISVILLE, KY 40222

JOB NO. **2003B**
 SHEET **1** OF **1**



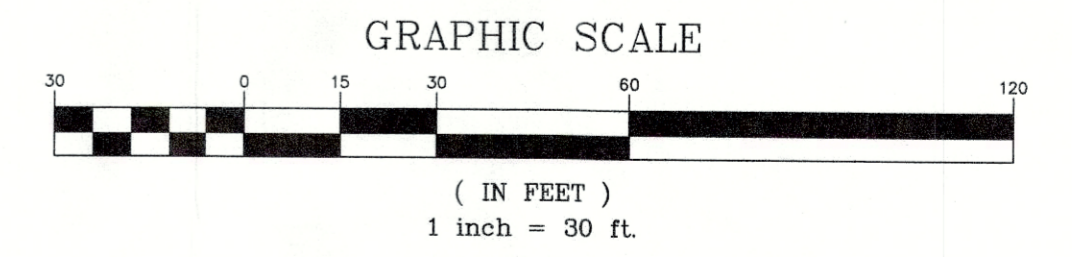
LEGEND

	EX. FENCE
	PROP. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	EX. CONTOUR
	EX. FORM DISTRICT LINE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED DITCH/SWALE
	EXISTING TREE LINE
	EXISTING EVERGREEN TREES TO REMAIN



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 89,659 SF
EXISTING TREE CANOPY AREA	= 14,549 SF (16%)
EXISTING TREE CANOPY TO BE PRESERVED	= 0
TOTAL TREE CANOPY AREA REQUIRED	= 17,931 SF (20%)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 17,931 SF (20%)



OWNER:
FRANK G OTTE
 12902 SHELBYVILLE RD.
 LOUISVILLE, KY 40243-1539

SITE ADDRESS:
 9316 TAYLORSVILLE ROAD
 LOUISVILLE, KY 40299
 TAX BLOCK 00380, LOT 035
 D.B.5957, PG. 0937

RECEIVED
 JUN 10 2020
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 11
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN
 RELATED CASE: 09-017-96
 15CELL1004
 WM# 5084