

GENERAL NOTES:

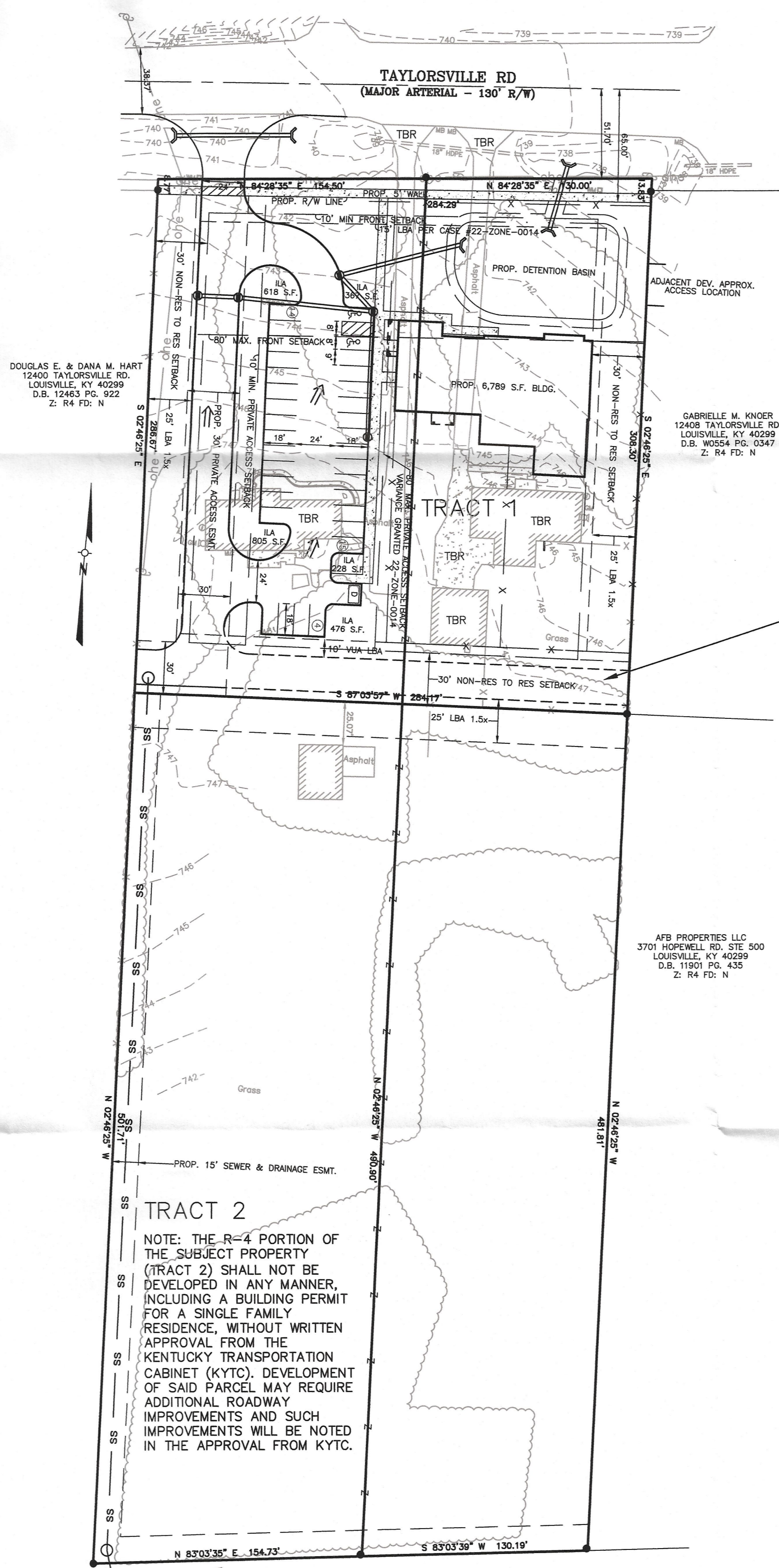
1. (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT 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.
3. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
5. ANY SITE LIGHTING SHALL COMPLY WITH THE METRO LOUISVILLE LDC.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
7. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHoles, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - a. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - b. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR FROM THE LOUISVILLE PUBLIC WORKS DEPARTMENT.
10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 10.2.8.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. 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.
4. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
5. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
7. ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWN-STREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
8. SITE IS SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0082F.



PARKING SUMMARY

REQUIRED	
VETERINARY CLINIC (6,789 S.F.)	
MIN. (1 SPACE/400 S.F.)	17 SPACES
MAX. (1 SPACE/150 S.F.)	45 SPACES
PARKING PROVIDED	
STANDARD SPACES	32 SPACES
HANDICAP SPACES	2 SPACES
TOTAL PROVIDED	34 SPACES

PROJECT SUMMARY
PROPOSED TRACT 1

MUNICIPALITY	LOUISVILLE
EXISTING ZONING	C1
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	VETERINARY CLINIC
SITE ACREAGE	1.97 AC. (85,783 S.F.)
AREA OF R/W DEDICATION	0.07 AC. (3,211 S.F.)
NET SITE ACREAGE	1.90 AC. (82,572 S.F.)
PROPOSED BUILDING FOOTPRINT	6,789 S.F.
VUA	20,305 S.F.
ILA REQUIRED (7.5%)	1,523 S.F.
ILA PROVIDED	2,494 S.F.
F.A.R.	0.08
MAX. BUILDING HEIGHT	30'

PROJECT SUMMARY
PROPOSED TRACT 2

MUNICIPALITY	LOUISVILLE
EXISTING ZONING	R4
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY RESIDENTIAL
SITE ACREAGE	3.21 AC. (139,741 S.F.)

VARIANCE(S) GRANTED

TO EXCEED THE 80 FOOT MAXIMUM SETBACK ALONG THE PROPOSED 30 FOOT PRIVATE ACCESS EASEMENT(CASE # 22-VARIANCE-0127).

NOTE:
THE FINAL LOCATION OF THE PROPOSED SOUTHERN ACCESS DRIVE AND DEDICATION OF THE ASSOCIATED PROPOSED PRIVATE ACCESS EASEMENT SHALL BE DETERMINED WHEN THE PROPERTIES TO THE SOUTH (TRACT 2) AND TO THE EAST (12408 & 12412 TAYLORSVILLE ROAD) HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT BY GOVERNING AUTHORITIES. THE PROPOSED ACCESS DRIVE SHALL BE BUILT AS PART OF THE CONSTRUCTION OF DEVELOPMENT ON TRACT 2.

LEGEND

	= EX. UTILITY POLE
	= EX. CONTOUR
	= EX. FIRE HYDRANT
	= EX. OVERHEAD ELECTRIC
	= EX. SIGN
	= EXISTING LIGHT
	= TO BE REMOVED
	= PARKING COUNT
	= PROPOSED DUMPSTER
	= PROPOSED STORMWATER DRAINAGE
	= PROPOSED SANITARY SEWER
	= EX. BOLLARD
	= EX. DOWN SPOUT
	= EX. MAILBOX

TREE CANOPY CALCULATIONS (TCCA)

TRACT 1	
SITE AREA: 1.90 AC. (82,572 S.F.)	
EXISTING TREE CANOPY: 48.5% (40,087 S.F.)	
TREE CANOPY PRESERVED: 0%	
TREE CANOPY REQUIRED: 35% (28,900 S.F.)	
TREE CANOPY TO BE PROVIDED: 35% (28,900 S.F.)	

INCREASED IMPERVIOUS SURFACE

TRACT 1	
PRE-DEVELOPED IMPERVIOUS SURFACE = 13,809 S.F.	
POST-DEVELOPED IMPERVIOUS SURFACE = 29,955 S.F.	
INCREASE IN IMPERVIOUS SURFACE = 16,146 S.F. (117%)	

PRELIMINARY DRAINAGE CALCULATIONS

Cpre = 0.35	
Cpost = 0.49	
CHANGE IN RUNOFF COEFFICIENT, C = (0.49-0.35) = 0.14	
SITE AREA = 1.90 ACRES	
INCREASED RUNOFF = (0.14x2.8/12)x 1.90 AC = 0.06 AC-FT	

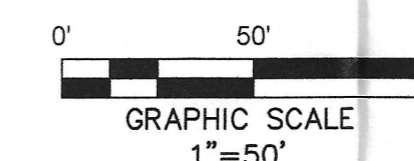
CASE#
RELATED CASE# 22-ZONE-0014

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

12404 & 12406 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299

OWNER/APPLICANT:
#12404
AFB PROPERTIES LLC
602 WEYMOUTH PL.
LOUISVILLE, KY 40245
D.B. 11905 PG. 676
TAX BLOCK: 46 LOT: 224

#12406
AFB PROPERTIES LLC
3701 HOPEWELL RD. STE 500
LOUISVILLE, KY 40299
D.B. 11901 PG. 435
TAX BLOCK: 46 LOT: 237



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PLANNING & DESIGN SERVICES

WM #12381



108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

HOPEWELL ANIMAL HOSPITAL

DATE: 7/14/23
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=50' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
	AGENCY CMNTS. 8/11/23

RDDDP

JOB NUMBER
23016

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OF
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23-TDP-0065