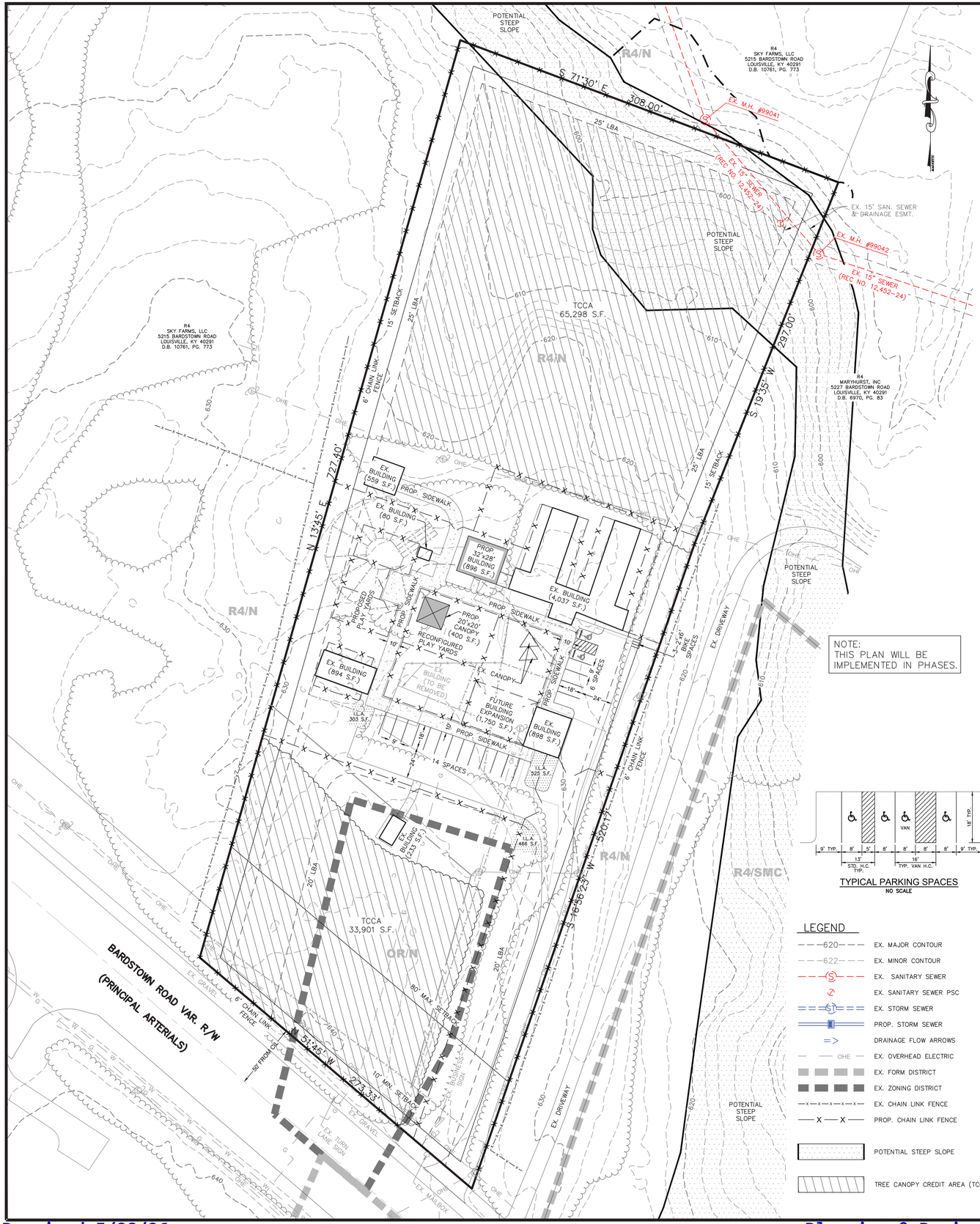
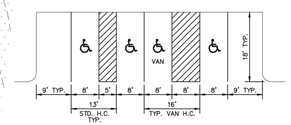


NOTE:
THIS PLAN WILL BE IMPLEMENTED IN PHASES.



TYPICAL PARKING SPACES
NO SCALE

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER
- EX. SANITARY SEWER PSC
- EX. STORM SEWER
- PROP. STORM SEWER
- DRAINAGE FLOW ARROWS
- EX. OVERHEAD ELECTRIC
- EX. FORM DISTRICT
- EX. ZONING DISTRICT
- EX. CHAIN LINK FENCE
- PROP. CHAIN LINK FENCE
- POTENTIAL STEEP SLOPE
- TREE CANOPY CREDIT AREA (TCCA)

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. SANITARY SEWER SERVICE PROVIDED BY CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
4. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0079F)
5. 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 42,448 S.F.

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
5. 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.
6. 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.
7. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
8. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS
9. ALL PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
10. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10 REQUIREMENTS.

FIRE DEPARTMENT NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FERN CREEK FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: JOE ELSTONE (JELSTONE@FERNCREEKFIRE.COM)
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

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.

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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

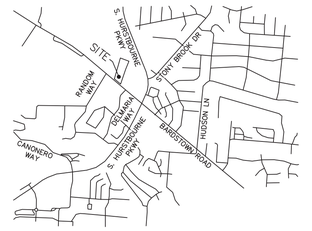
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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

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



LOCATION MAP
NO SCALE

SITE DATA

SITE AREA:	4.88 ACS (212,370 SF)
EXISTING USE:	BOARDING & GROOMING
PROPOSED USE:	BOARDING & GROOMING
BUILDING FOOTPRINT:	9,347 SF
EX. BUILDINGS: 6,701 SF	
PROP. BUILDINGS: 896 SF	
FUTURE BUILDING: 1,750 SF	
BUILDING HEIGHT:	25'
FAR:	0.04

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	4.88 ACS
EXISTING IMPERVIOUS (OVERALL):	0.72 ACS
EXISTING IMPERVIOUS (TO REMAIN):	0.15 ACS
EXISTING IMPERVIOUS (TO BE REMOVED):	0.57 ACS
PROPOSED IMPERVIOUS:	0.58 ACS
DIFFERENCE:	+0.01 ACS

LOT REQUIREMENTS

	R4	OR
EXISTING ZONING DISTRICT:	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING FORM DISTRICT:	25'	25'
MAX. PERMITTED HEIGHT:	1.0	5.0
MAX. FAR	10'	10'
REQUIRED FRONT/STREET SIDE YARD:	80'	80'
MAX. FRONT SETBACK:	15'	15'
RES. SETBACK (NO LOADING):	25'	25'
RES. SETBACK (LOADING):		

TREE CANOPY REQUIREMENTS

SITE AREA:	212,370 SF
EXISTING TREE CANOPY:	99,199 SF (46.7%)
TOTAL REQUIRED CANOPY (35%):	74,330 SF

ILA CALCULATIONS

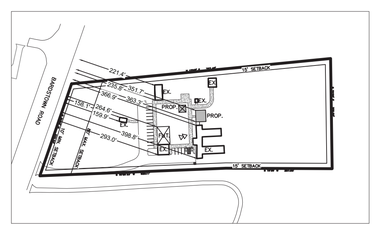
VUA:	15,453 SF
ILA REQUIRED (7.5%):	1,159 SF
ILA PROVIDED:	1,294 SF

PARKING CALCULATIONS

OFFICE & GROOMING SPACE (OFFICE):	3,000 SF
KENNEL & STORAGE SPACE (STORAGE):	6,347 SF
PARKING REQUIRED:	9 SPACES
OFFICE 1/400 SF = 8 SPACES	
STORAGE 1/10,000 SF = 1 SPACES	
PARKING ALLOWED:	21 SPACES
OFFICE 1/150 SF = 20 SPACES	
STORAGE 1/500 SF = 1 SPACES	
PARKING PROVIDED	20 SPACES
BIKE PARKING	
BIKE PARKING REQUIRED	3 SPACES OR 10% OF REQUIRED PARKING
BIKE PARKING PROVIDED	3 SPACES

ADDITIONAL REQUESTS

1. VARIANCE FROM LDC TABLE 5.3.2 TO ALLOW THE BUILDINGS TO BE SET BACK BEYOND THE MAXIMUM SETBACK. SEE SETBACK EXHIBIT BELOW FOR DIMENSIONS.



SCALE 1"=40'
0 40' 80'

Kentucky811
Know what's below. 811 before you dig.

CASE # 26-MCUP-0007
MSD PLAN REVIEW # PRELIM-26-1046

WM# 7115

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
301 EAST MAIN STREET, SUITE 201 LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

NO.	REVISION	DATE
1.	REVISED PER AGENCY COMMENTS	05/15/26
2.	REVISED PER AGENCY COMMENTS	05/28/26

SHEET TITLE: CONDITIONAL USE PERMIT PLAN
PROJECT TITLE: FERN CREEK PET RESORT
5221 & 5225 BARDSTOWN ROAD, LOUISVILLE, KY 40291
TAX BLOCK 50, LOTS 57 & 247
DEVELOPER: KENTUCKY HUMANE SOCIETY - ANIMAL RESCUE LEAGUE
1000 LYNDON LANE, SUITE B, LOUISVILLE, KY 40222
DEED BOOK 7150, PAGE 151 & DEED BOOK 7150, PAGE 345

JOB NO. 3669
SCALE: 1"=40'
DATE: 04/27/26
DRAWING NO: CUP
SHEET 1 OF 1

K:\JOBS\3669\Planning\DDP\3669 DDP, 24x36, Kelli Jones, 5/28/2026

Received 5/28/26
Planning & Design
26-MCUP-0007