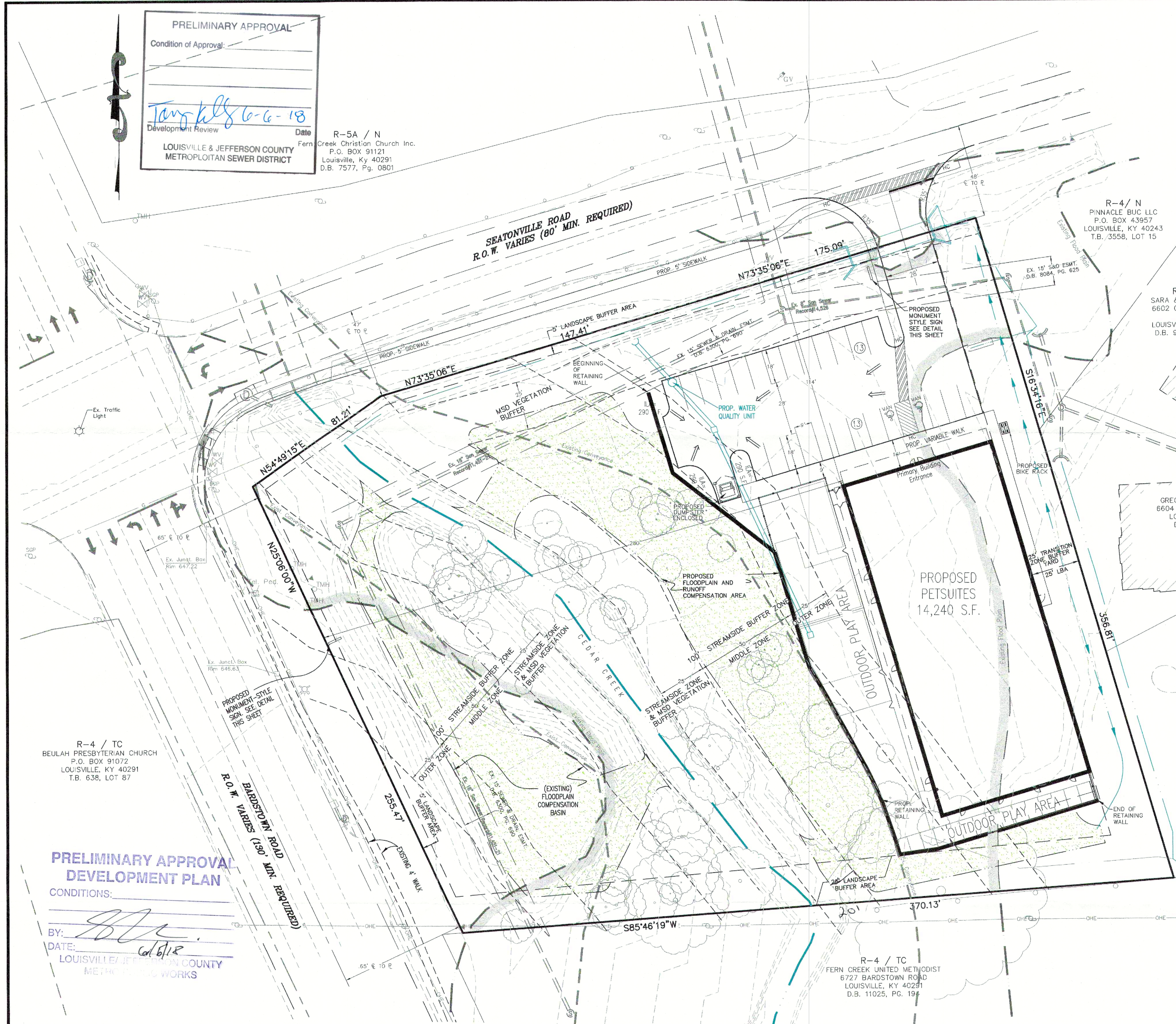


CONDITIONAL USE PERMIT REQUESTED

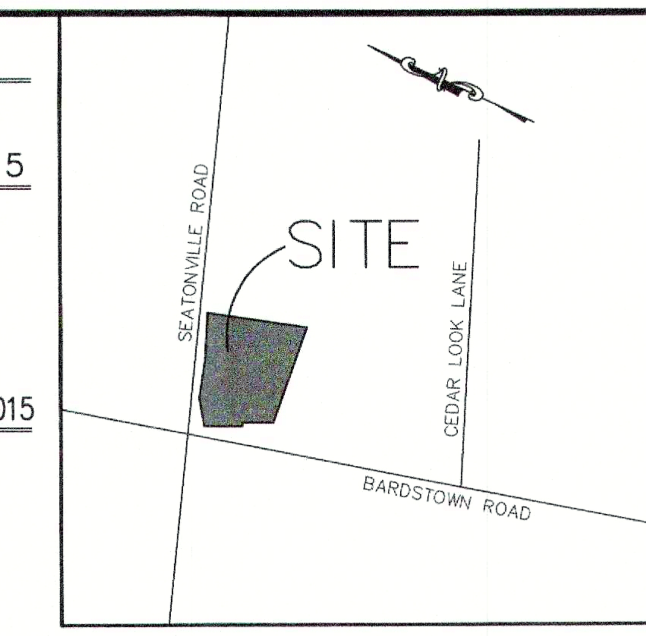
A CONDITIONAL USE PERMIT IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 4.2.17 TO PERMIT A COMMERCIAL KENNEL.

VARIANCE GRANTED: 13DEVPLAN1003 May 21, 2015

1. A VARIANCE WAS GRANTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 3.4.8.3.C TO ALLOW THE ENCROACHMENT OF THE BUILDING AND PARKING INTO THE CEDAR CREEK 100 FT STREAMBANK BUFFER AREA.
2. A VARIANCE WAS GRANTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.5.1.A.2; TO PERMIT THE PROPOSED BUILDING TO NOT BE LOCATED AT THE BARDSTOWN ROAD AND SEATONVILLE ROAD RIGHT-OF-WAY LINES AND TO EXCEED THE MAXIMUM SETBACK FOR BOTH ROADS. **MODIFICATION REQUESTED** TO MODIFY THE DIMENSIONS PREVIOUSLY GRANTED OF 81 FT. FROM SEATONVILLE ROAD FOR CVS TO 114 FT. FOR PETSUITES AND FROM 265 FT. FROM BARDSTOWN ROAD FOR CVS TO 280 FT. FOR PET SUITES.

WAIVERS GRANTED & REQUESTED : 13DEVPLAN1003 May 21, 2015

1. A WAIVER WAS GRANTED FOR THE CVS AND IS BEING REQUESTED FOR PETSUITES FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.5.1.A.3.a TO ALLOW CIRCULATION AND PARKING TO BE LOCATED IN FRONT OF THE BUILDING.
2. A WAIVER WAS GRANTED FOR THE CVS AND IS BEING REQUESTED FOR PETSUITES FROM THE LOUISVILLE LAND DEVELOPMENT CODE, SECTION 5.9.2.A.1.B.i TO NOT PROVIDE A PEDESTRIAN CONNECTION FROM THE PROPOSED BUILDING TO BARDSTOWN ROAD.
3. A WAIVER IS REQUESTED FOR PETSUITES FROM SECTION 5.5.1.A.1.a OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE PRINCIPAL BUILDING ENTRANCE NOT FACING BARDSTOWN ROAD. THE PRINCIPAL BUILDING ENTRANCE FACES SEATONVILLE ROAD.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

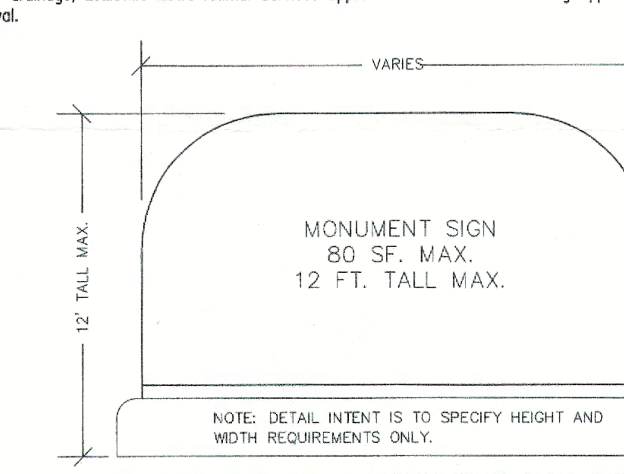
TOTAL SITE AREA	= 2.75 AC (119,790 S.F.)
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= PET RESORT & SPA (CUP REQUESTED)
BUILDING AREA	= 14,240 S.F.
BUILDING HEIGHT	= 25 FT. ONE STORY (45 FT. TRANSITION ZONE MAXIMUM BUILDING HEIGHT PERMITTED)
FAR	= 0.12 (1.0 MAXIMUM ALLOWED)
PARKING REQUIRED	MIN. / MAX.
3 SP. + 1/2 EMPLOYEES +3/OWNER	= 24 SPACES (MIN.)
5 SP. + 1/2 EMPLOYEES +3/OWNER	26 SPACES (MAX.)
TOTAL PARKING PROVIDED	= 26 (2 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (PROVIDED INSIDE)
TOTAL VEHICULAR USE AREA	= 10,922 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 7.5% (824 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 870 S.F.
TOTAL SITE DISTURBANCE	= 51,828 S.F.
EXISTING IMPERVIOUS	= 0 S.F.
PROPOSED IMPERVIOUS AREA	= 37,642 S.F.
NET IMPERVIOUS AREA	= 37,642 S.F.

GENERAL NOTES:

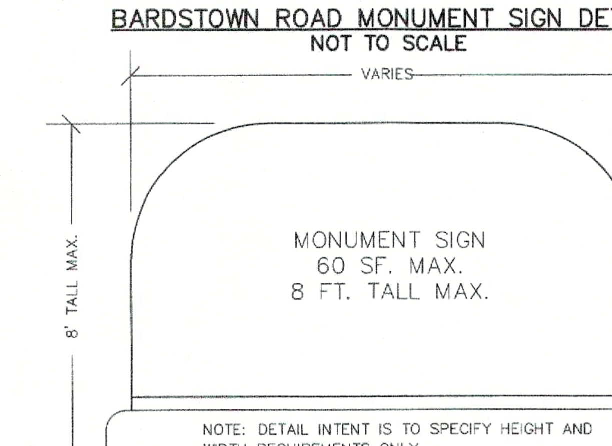
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Bardstown and Seatonville Roads right-of-ways.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Ways.
5. There shall be no landscaping in the Right of Ways without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
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. Outdoor lighting shall be compliant with the General Compatibility Standards Section 4.1.3 Lighting of the Louisville Land Development Code.
10. The Seatonville Road sidewalk will be worked out with KYDOT during their review of the construction plans. KYDOT approval of the construction plans is required.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity Request was approved by MSD on April 16, 2018.
3. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0097E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟺) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
5. 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 Management Practices.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. All fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
9. Increased run-off volume shall be compensated on site at a ratio of 1:1.
10. An MSD Floodplain Permit is required prior to construction plan approval.
11. ACOE and KDOW approval required prior to MSD construction plan approval.
12. Lowest finished floor and machinery to be determined prior to MSD construction plan approval.
13. FEMA Flood Elevation: 645.00 Local Regulatory Flood Elevation: 646.00.
14. Regarding the pet waste drainage, Louisville Metro Animal Services approval and KY State Plumbing approval will be required prior to MSD construction plan approval.



BARDSTOWN ROAD MONUMENT SIGN DETAIL
NOT TO SCALE

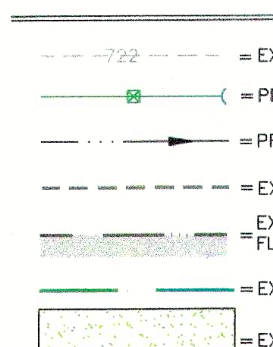


SEATONVILLE ROAD MONUMENT SIGN DETAIL
NOT TO SCALE

TREE CANOPY CALCULATIONS CLASS A

TOTAL SITE AREA	= 119,790 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 5% (5,990 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 5% (5,990 S.F.)

LEGEND



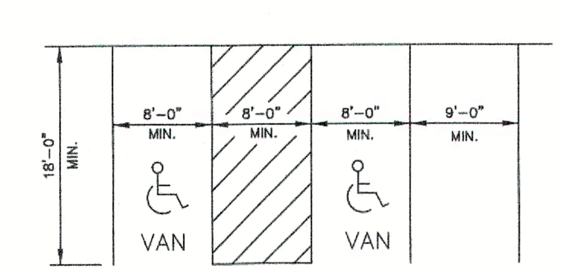
PROPOSED FLOODPLAIN AND RUNOFF COMPENSATION AREA CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.46-0.23=0.23$
$A = 2.75$ ACRES
$R = 2.8$ INCHES
$X = (0.23)(2.75)(2.8)/12 = 0.15$ AC.-FT.
REQUIRED X = 6,500 CU.FT. = 241 CU. YDS.)

PROVIDED FLOODPLAIN AND RUNOFF COMPENSATION AREA = 24,000 SQ.FT.

FILL IN THE FLOODPLAIN	= 2,670 CU. YDS.
CUT IN THE FLOODPLAIN REQUIRED	= (@1.5:1) 2,670 CU. YDS. = 4,005 CU. YDS.
RUNOFF COMPENSATION REQUIRED PETSUITES	= (@1:1) 241 CU. YDS.
RUNOFF VOLUME BAPTIST DEVELOPMENT	= 1,129 CU. YDS.
TOTAL VOLUME REQUIRED = 4,005 + 1,129 +241	= 5,375 CU. YDS.
TOTAL VOLUME PROVIDED	= 5,386 CU. YDS.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

OWNER:
FIRST FEDERAL SAVINGS BANK
2323 RING ROAD
ELIZABETHTOWN, KENTUCKY 42701-9162

SITE ADDRESS:
9420 SEATONVILLE ROAD
LOUISVILLE, KY 40291
TAX BLOCK 51, LOT 77
D.B. 8931, PG. 505

COUNCIL DISTRICT – 22
FIRE PROTECTION DISTRICT – FERN CREEK

CASES: 18DEVPLAN1031 & 17CUP1118
RELATED CASES:
13DEVPLAN1003, 15VAR1013, B-99-06, 9-75-97
MSD WM#: 481

RECEIVED
JUN 08 2018
PLANNING &
DESIGN SERVICES

RELATED CASE: 9915

NO.	DATE	DESCRIPTION	BY
1	6/6/18	Rev 25' LBA to 20'	CH

REVISIONS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
FAX: 502.426.9375 PHONE: 502.426.9374
WEB SITE: WWW.LDD-INC.COM

PROJECT DATA
FILE NAME: 18054-RDDDP.dwg
DATE: 5/31/18
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: JH

PetSuites
Pet Resort & Spa

REVISED DETAILED DISTRICT DEVELOPMENT & CONDITIONAL USE PERMIT PLAN
PETSUITES 9420 SEATONVILLE ROAD
DEVELOPER
HOGAN REAL ESTATE
9300 SHELBYVILLE ROAD
SUITE 1300
LOUISVILLE, KY 40222

JOB NO. 18054
SHEET 1 OF 1

18 DEVPLAN 1031 / 17 CUP 1118