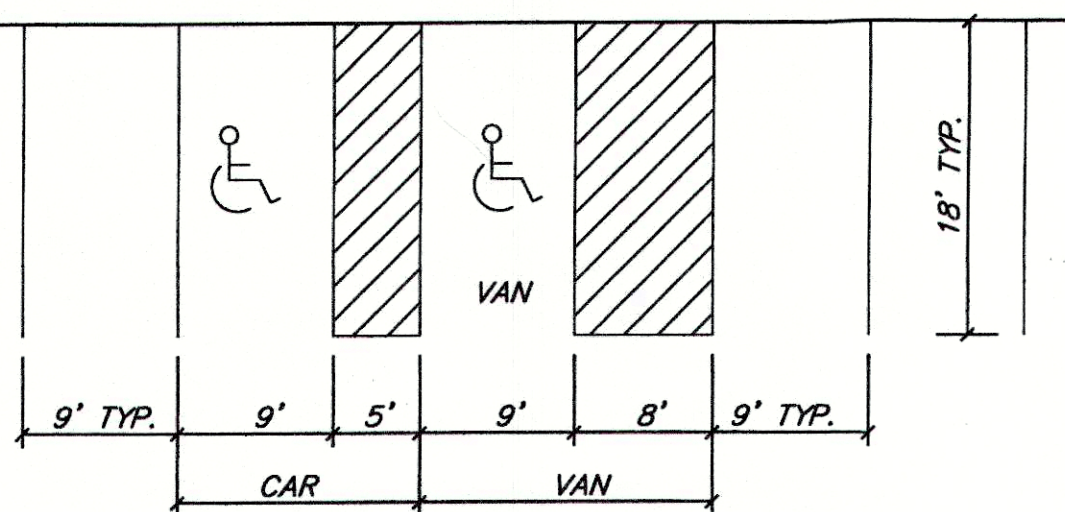


HANDICAP PARKING SPACES NO SCALE

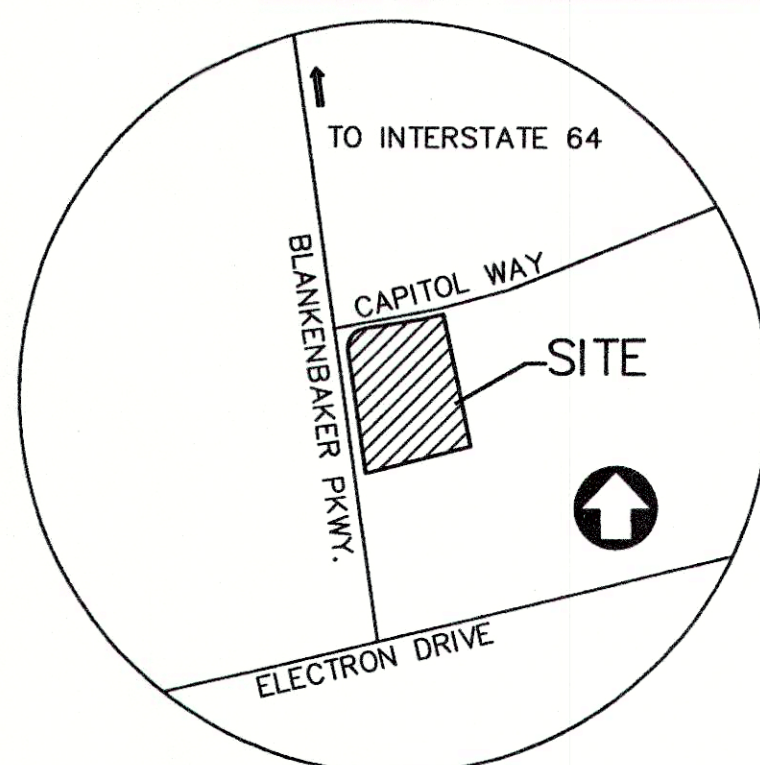


CAPITAL WAY 60' R/W

MONUMENT STYLE SIGN
6" HIGH, 30 SF. MAX.

WAIVER REQUESTED

A WAIVER IS REQUEST TO REDUCE THE EXISTING 50' L.B.A. ALONG BLANKENBAKER PARKWAY FROM 50' TO 30'.



LOCATION MAP NO SCALE

NOTES

1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
2. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION:
DETENTION TO BE PROVIDED IN THE EXISTING PLANTSIDE DETENTION BASIN. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. 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.
4. EROSION & SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF TREES TO BE PRESERVED:
"CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0115 D).
9. IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF ARTICLE 9.1 & 11, RESPECTIVELY.
10. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM BLANKENBAKER PARKWAY.
11. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED.
12. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
13. SITE IS SUBJECT TO PLAN REVIEW FEES.
14. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE BLANKENBAKER ROAD RIGHT-OF-WAY.
15. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY.
16. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR WORK IN THE BLANKENBAKER ROAD RIGHT-OF-WAY.
17. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
18. ADEQUACY OF THE DOWNSTREAM DRAINAGE SYSTEM WILL BE REVIEWED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
19. A MINOR PLAT SHALL BE RECORDED REFLECTING THE 30' LANDSCAPE BUFFER AREA, REDUCED FROM A RECORDED 50' LANDSCAPE BUFFER AREA.
20. MAXIMUM BUILDING HEIGHT SHALL BE 30'.

PROJECT DATA

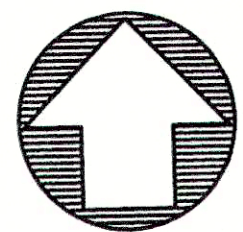
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	VETERINARY CLINIC
TOTAL LAND AREA	1.43± AC.
PHASE 1	
BUILDING AREA	8,000± SF.
PARKING SPACES REQUIRED (1SP./200 SF.)	40 SPACES
PARKING SPACES PROVIDED	40 SPACES
PHASE 2	
BUILDING AREA	3,562± SF.
PARKING SPACES REQUIRED (1SP./200 SF.)	18 SPACES
PARKING SPACES PROVIDED	20 SPACES

LANDSCAPE DATA:

V.U.A.	12,615± S.F.
I.L.A. REQUIRED (5% X VUA)	631 S.F.
I.L.A. PROVIDED	752± S.F.

LEGEND

- EXISTING CONTOURS
- EXISTING TREE MASS
- EXISTING SANITARY SEWER
- EXISTING FENCE
- EXISTING DITCH
- EXISTING TREE
- CONCEPTUAL STORM PIPE
- CONCEPTUAL SANITARY
- PROPOSED DUMPSTER PAD



RECEIVED

GRAPHIC SCALE 1"=20'

0 5 10 20 40

MSD WM# 7383 DOCKET #9-76-83

OWNER/DEVELOPER
KAREN GRAEHLER
3719 HILLSBORO RD.
LOUISVILLE, KY. 40207

REVISOR
DISTRICT DEVELOPMENT PLAN
METROVET
11800 CAPITAL WAY
TAX BLOCK 39 LOT NO. 478
D.B. 7553 PG. 23

Revisions
11/15/00 WALK REVISION
03/13/01 ACCESS EASEMENT REVISION
06/13/01 SITE PLAN REVISION
06/13/01 PLANNING STAFF COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=20'

Date: 11/03/00

Job Number: 1882

Sheet

1

of 1

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET # 9-76-83
APPROVAL DATE Aug. 23, 2001
EXPIRATION DATE Aug. 23, 2002
SIGNATURE OF PLANNING COMMISSION
A. Jankow

NTS PLAINVIEW OFFICE PARTNERSHIP
D.B. 6994 PG. 876

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS OF APPROVAL
Jefferson County
DEPT. OF PUBLIC WORKS

Conditions of Approval
Jefferson County
METROPOLITAN SEWER DISTRICT

9-76-83