



- GENERAL NOTES:**
1. 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.
 2. 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.
 3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED 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.
 4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
 6. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 9. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER 5.5.2.B.2 OF THE LDC.
 10. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 11. ALL INTERIOR DRIVEWAYS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 12. ALL PAVED AREAS SHALL BE OUTLINED WITH CONCRETE CURBS. ALL CURBS ARE TO BE A MEDIAN CURB WITH A 6" EXPOSED FACE UNLESS OTHERWISE NOTED.
 13. CITY OF JEFFERSONTOWN APPROVAL REQUIRED.

- MSD NOTES:**
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY EXISTING PROPERTY SERVICE CONNECTION (PSC), SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 3. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED IN THE EXISTING PLANTSIDE DETENTION BASIN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 AND 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.
 5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 1150).
 6. ADEQUACY OF THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 7. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 8. THIS PROJECT IS SUBJECT TO MS4 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 14,755 S.F.

- PUBLIC WORKS AND KTC NOTES:**
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 4. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 5. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 6. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 7. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
 8. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 9. CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
 10. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

PROJECT DATA		LANDSCAPE DATA:	
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE	V.U.A.	20,735±S.F.
EXISTING ZONING	PEC	I.L.A. REQUIRED (7.5% X VUA)	1,555±S.F.
EXISTING/PROPOSED LAND USE	VETERINARIAN CLINIC	I.L.A. PROVIDED	1,786±S.F.
TOTAL LAND AREA	1.43± AC.		
BUILDING AREA:		IMPERVIOUS DATA	
EXISTING BUILDING	8,843± S.F.	EXISTING IMPERVIOUS AREA	21,122±S.F.
PROPOSED ADDITION	8,002± S.F.	PROPOSED IMPERVIOUS AREA	27,060±S.F.
TOTAL	16,847± S.F.	TOTAL IMPERVIOUS AREA	48,182±S.F.
PROPOSED BUILDING HEIGHT (MAX 50')	≤ 50'		
FLOOR AREA RATIO	0.28	TREE CANOPY DATA:	
PARKING REQUIRED:		GROSS SITE AREA	62,291± S.F./ 1.43± AC.
OFFICE (MIN. 1/250 - MAX. 1/150)	67 TO 112 SPACES	EXISTING TREE CANOPY	3,440± S.F. (6%)
PARKING REDUCTION (10% FOR TRANSIT ROUTE)	-7 TO -11 SPACES	EXISTING TREE CANOPY TO BE PRESERVED	780± S.F. (1%)
TOTAL	60 TO 101 SPACES	PROPOSED TREE CANOPY REQUIRED	11,835± S.F. (19%)
PARKING PROVIDED (INC. 3 ADA SP.)	61 SPACES	TOTAL TREE CANOPY PROVIDED	12,615± S.F. (20%)
BICYCLE PARKING REQUIRED/PROVIDED			
SHORT TERM	2 SPACES		
LONG TERM	2 SPACES		

WAIVER REQUEST
A WAIVER OF 10.2.11.B OF THE LDC IS REQUESTED TO ALLOW THE MAXIMUM DISTANCE BETWEEN INTERIOR LANDSCAPE BUFFER AREAS TO EXCEED 120 FEET.

CASE #18DEVPLAN1205
RELATED CASE #9-76-83
MSD WM#7383

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OWNER/DEVELOPER

KARECO LLC
3719 HILLSBORO RD.
LOUISVILLE, KY. 40207

REVISED DISTRICT DEVELOPMENT PLAN

METROVET
11800 CAPITAL WAY
LOUISVILLE, KY. 40299
TAX BLOCK 39 LOT NO. 478
D.B. 8046 PG. 327

Revisions	12/12/18	12/21/18	01/07/19
PER MPW & J-TOWN COMMENTS			
PER AGENCY REVIEW			
PER AGENCY REVIEW			

Vertical Scale: NA

Horizontal Scale: 1"=20'

Date: 11/26/18

Job Number: 1882

Sheet

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