LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER
- PROP. SANITARY SEWER PSC
- EX. STORM SEWER
- PROP. STORM SEWER
- DRAINAGE FLOW ARROWS
- OHE — OVERHEAD ELECTRIC
- EXISTING FORM DISTRICT
- EXISTING ZONING DISTRICT
- ARTIFICIAL TURF – K9 GRASS
- CHAIN LINK FENCE
- SOLID WOOD FENCE

SITE DATA

SITE AREA:	5.35 ACS (233,073 SF)
AREA IN ROW:	0.04 ACS (1,902 SF)
NET AREA:	5.31 ACS (231,171 SF)
EXISTING USE:	VACANT
PROPOSED USE:	HUMANE SOCIETY
BUILDING FOOTPRINT:	47,750 SF
MAIN BUILDING: 46,000 SF	
MAINTENANCE BUILDING: 1,600 SF	
CAT BARN: 150 SF	
GROSS BUILDING AREA:	54,750 SF
MAIN BUILDING: 53,000 SF	
MAINTENANCE BUILDING: 1,600 SF	
CAT BARN: 150 SF	
BUILDING HEIGHT (2-STORY):	40"
FAR:	0.24

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	5.31 ACS
EXISTING IMPERVIOUS:	1.89 ACS
PROPOSED IMPERVIOUS:	3.47 ACS
DIFFERENCE:	+1.58 ACS

LOT REQUIREMENTS

EXISTING ZONING DISTRICT:	C1	EZ1
EXISTING FORM DISTRICT:	SMC	SW
MAX. PERMITTED HEIGHT:	60'	50'+
MAX. FAR	1.0	5.0
REQUIRED FRONT/STREET SIDE YARD:	½ REQ. ROW TO CL	25'
MAX. FRONT SETBACK:	275'	NONE
REQUIRED SIDE YARD:	NONE	NONE
REQUIRED REAR YARD:	NONE	NONE

TREE CANOPY REQUIREMENTS

SITE AREA:	231,171 SF
EXISTING TREE CANOPY:	12,000 SF (5%)
REQUIRED CANOPY (35%):	80,910 SF

ILA CALCULATIONS

VUA:	60,642 SF
ILA REQUIRED (7.5%):	4,548 SF
ILA PROVIDED:	7,190 SF

PARKING CALCULATIONS

ADOPTION & CLINIC SPACE (OFFICE):	37,060 SF
KENNEL & STORAGE SPACE (STORAGE):	17,690 SF
PARKING REQUIRED:	95 SPACES
OFFICE 1/400 SF = 93 SPACES	
STORAGE 1/10,000 SF = 2 SPACES	
PARKING ALLOWED:	282 SPACES
OFFICE 1/150 SF = 247 SPACES	
STORAGE 1/500 SF = 35 SPACES	
PARKING PROVIDED	153 SPACES
PASSENGER CAR: 149 SPACES (INCLUDING 8 HC SPACES)	
TRUCK SPACES: 4 SPACES	

BIKE PARKING

BIKE PARKING REQUIRED	3 SPACES OR 10% OF REQUIRED PARKING
BIKE PARKING PROVIDED	10 SPACES

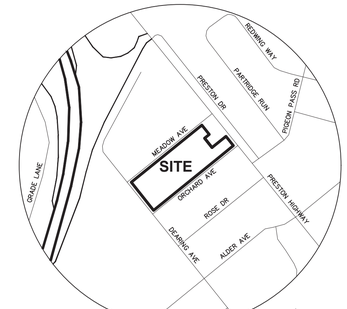
BENCHMARKS

TBM#426 ELEV=473.10
RAILROAD SPIKE IN UTILITY POLE ON SOUTHEAST SIDE OF ORCHARD AVENUE AND 150' SOUTHWEST OF PRESTON HIGHWAY (NAVD 1988).

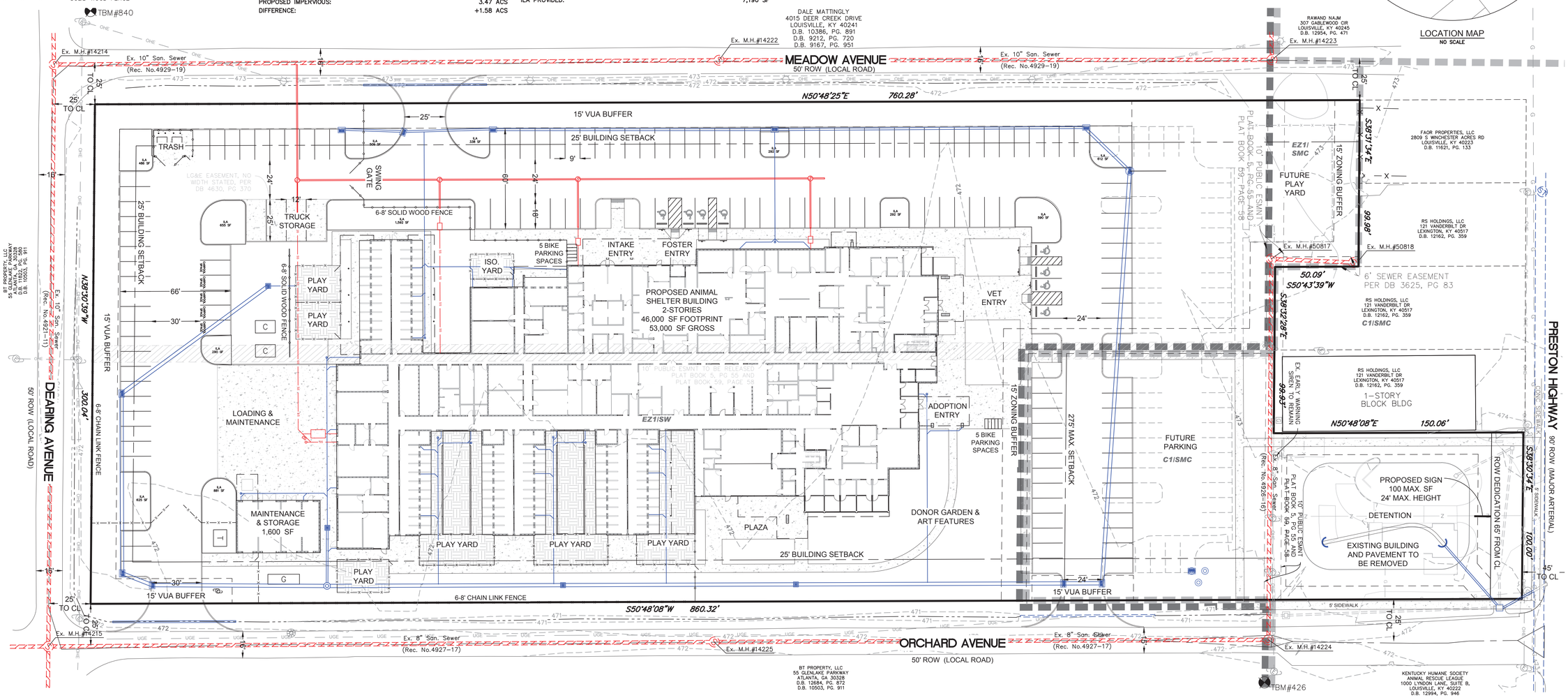
TBM#840 ELEV=474.15
RAILROAD SPIKE IN UTILITY POLE ON NORTHEAST CORNER OF MEADOW DRIVE AND DEARING AVENUE (NAVD 1988).

ADDITIONAL REQUESTS

1. WAIVER TO ALLOW PROPERTY PERIMETER PLANTINGS TO BE LOCATED AT THE EDGE OF THE PROPERTY AND NOT AT THE ZONING LINE.
2. WAIVER OF SIDEWALKS ALONG MOST OF ORCHARD AVE., ALL OF DEARING AVE., AND ALL OF MEADOW AVE.
3. VARIANCE TO EXCEED THE MAXIMUM SETBACK.



LOCATION MAP
NO SCALE



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. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE DETENTION VOLUME REQUIRED:

$X = \Delta\ CRA/12$ $A = 5.31$ ACRES
$\Delta C = 0.71-0.50/2=0.21$ $R = 2.8$ INCHES
$X = (5.31)(0.21)(2.8)/12 = 0.26$ AC.-FT. (11,334 CU .FT.)

PROVIDED BASIN = 6,150 SQ.FT.
TOTAL = 6,150 SQ.FT. @ APPROX. 2 FT. DEPTH = 12,300 CU.FT.
12,300 CU.FT. > 11,334 CU.FT.

6. 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.
7. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0076F)
8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
10. LOUISVILLE METRO ANIMAL SERVICES AND KY STATE PLUMBING APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO ENSURE PROPER DISPOSAL OF PET WASTE.
11. SITE IS SUBJECT TO KYTC APPROVAL AND OR KYTC DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

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 LOUISVILLE #3 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. 9) STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10 REQUIREMENTS.

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.

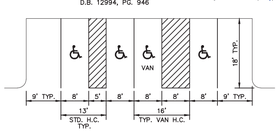
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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.



TYPICAL PARKING SPACES
NO SCALE

SCALE 1"=30'
0 30' 60'

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

CASE # 25-DDP-0011
RELATED CASE NUMBER 9018

WM# 12874

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271
THE HENRY CLAY

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	3/7/25
2	REVISED PER AGENCY COMMENTS	3/21/25

SHEET TITLE: DETAILED DEVELOPMENT PLAN
PROJECT TITLE: KENTUCKY HUMANE SOCIETY - NEW FACILITY
1110 MEADOW AVE, LOUISVILLE, KY 40213
DEVELOPER: KENTUCKY HUMANE SOCIETY - ANIMAL RESCUE LEAGUE
1000 LYNDON LANE, SUITE B, LOUISVILLE, KY 40222
DEED BOOK 12794, PAGE 688

JOB NO.	3437
SCALE:	1"=30'
DATE:	02/03/25
DRAWING NO:	DDP

SHEET 1 OF 1

K:\JOBS\3437\Planning\DDP\3437 DDP, DDP, Kelli Jones, 3/21/2025