

LEGEND

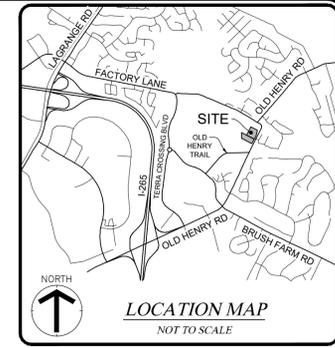
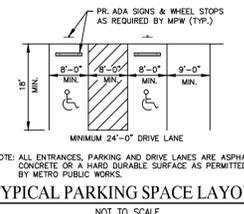
- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
PR. STORM SEWER w/ EPSC ROCK CHECK
PR. PROPERTY SERVICE CONNECTION
PR. SWALE
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. FENCE
SETBACK PER LDC
LANDSCAPE BUFFER AREA
SETBACK AND LANDSCAPE BUFFER AREA
SANITARY SEWER AND DRAINAGE ESMT LABELED AS S&O ON PLAN
LIMITS OF PROPOSED BUILDING

EROSION CONTROL NOTES

- 1) 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
4) 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES, SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

DETENTION CALCULATIONS

X = A CRA/12
A = 175,000 S.F.
C = 0.75-0.30=0.45
R = 2.8 INCHES
X = (0.45)(175,009)(2.8)/12 = 18,375 CUBIC-FEET
REQUIRED X = 18,375 CU.FT.
BASIN AREA = 6,125 S.F.
TOTAL = 6,125 S.F. @ APPROX. 3 FT. DEPTH
= 18,375 CU.FT. > 18,375 CU.FT.



OWNER

TRACT 1 (14310 OLD HENRY ROAD)
TPSC R E OLD HENRY LLC
8814 FEATHERBELL BLVD
PROSPECT, KY 40059-7003

SITE DATA

14310 OLD HENRY ROAD
LOUISVILLE, KY 40245
D.B. 12772, PG. 651
TAX BLOCK 15, LOT 163

Table with 2 columns: Description and Value. Includes rows for Tract 1 Site Area, Total Site Area, Form District, Ex. Zoning, Ex. Land Use, Pr. Land Use, Total Building Area, F.A.R., and Pr. Building Height.

SETBACK DATA

Table with 2 columns: Description and Value. Includes rows for Min. Front Yard, Max. Front Yard, Street Side Yard, Side Yard, Rear Yard, and Max. Building Height.

PARKING SUMMARY

PARKING REQUIRED/PROVIDED (DETERMINED BY DIRECTOR) 41 SPACES
(INCLUDING 2 ADA SPACES)

BICYCLE SUMMARY

SHORT/LONG TERM REQUIRED (3 SPACES OR 10% MIN. PARKING) 4 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 4 SPACES

TREE CANOPY CALCULATIONS

Table with 2 columns: Description and Value. Includes rows for Gross Site Area, Tree Canopy Existing, Tree Canopy Required, Tree Canopy Preserved, and Tree Canopy Provided.

LANDSCAPE DATA

Table with 2 columns: Description and Value. Includes rows for Total V.U.A., I.L.A. Required, and I.L.A. Provided.

GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S / DEVELOPER'S EXPENSE.
2) THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
7) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
8) DEED OF CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9) A KARST SURVEY/REPORT - DATED JULY 11, 2023 - WAS PERFORMED BY ECS SOUTHEAST, LLP / 1762 WATSON TRAIL / LOUISVILLE, KY 40299 AND NO KARST FEATURES (SINKHOLES, SPRINGS, ETC.) ARE PRESENT ON THIS SUBJECT SITE.

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPE AREAS AS SET BY METRO PUBLIC WORKS.
3) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHTS-OF-WAY.
5) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
6) RIGHT-OF-WAY WAIVER REQUESTED FOR OLD HENRY ROAD.
7) MULTI-USE PATH UNDER CONSTRUCTION AS PART OF KYTC ROADWAY IMPROVEMENT PROJECT. IF KYTC PROJECT CONSTRUCTION STOPS PRIOR TO COMPLETION OF THIS PROJECT, DEVELOPER MAY BE REQUIRED TO PAY FEE-IN-LEU.
8) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

CASE# 24-MCUP-0007
RELATED CASE# 23-CUP-0238
WM# 12625

Vertical text on the left edge: X:\A-Projects-2023\23046 - The Pet Station - Old Henry S/W Preliminary\23046 - CO4 - Pet Station Old Henry - Modified CUP Plan.dwg - PLOT DATE: September 13, 2024 - 11:10am



UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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 WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision table with columns: Revision, Date, Description, and Detailed by. Includes rows for Agency Comments (3rd, 2nd, 1st review).

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

HERITAGE ENGINEERING, LLC logo and contact information: 642 South 4th Street, Suite 107, Louisville, KY 40202. Phone: (502) 562-1412.

THE PET STATION HOLDINGS, LLC logo and contact information: 4800 MURPHY LANE, LOUISVILLE, KY 40241. Phone: 502-584-2200.

MODIFIED CONDITIONAL USE PERMIT PLAN FOR THE PET STATION COUNTRY CLUB logo and address: 14310 & 14314 OLD HENRY ROAD, LOUISVILLE, KY 40245.

Job information: JOB NO: 23046, HORIZ. SCALE: 1"=30', VERT. SCALE: N/A, DESIGNED BY: JDC, DETAILED BY: JDC, CHECKED BY: SWH, DATE: MAY 3, 2024, SHEET C04.