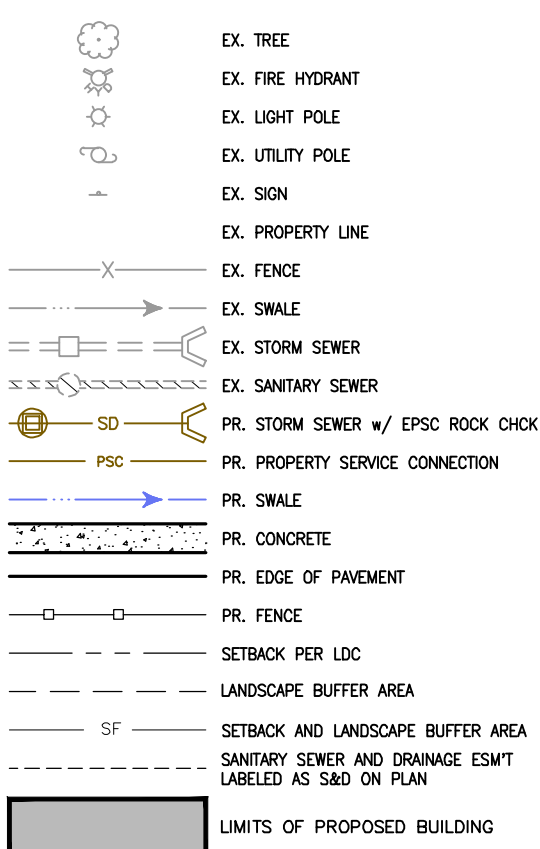


X:\A-Projects-2023\23046 - The Pet Station - Old Henry STA Preliminary\23046 - C04 - Pet Station Old Henry - Modified CUP Plan.dwg PLOT DATE: September 13, 2024 - 11:10am

## LEGEND



## EROSION CONTROL NOTES

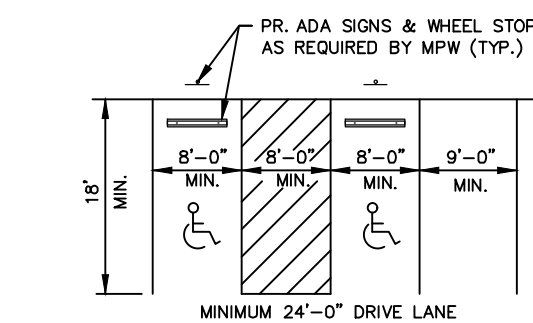
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED 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

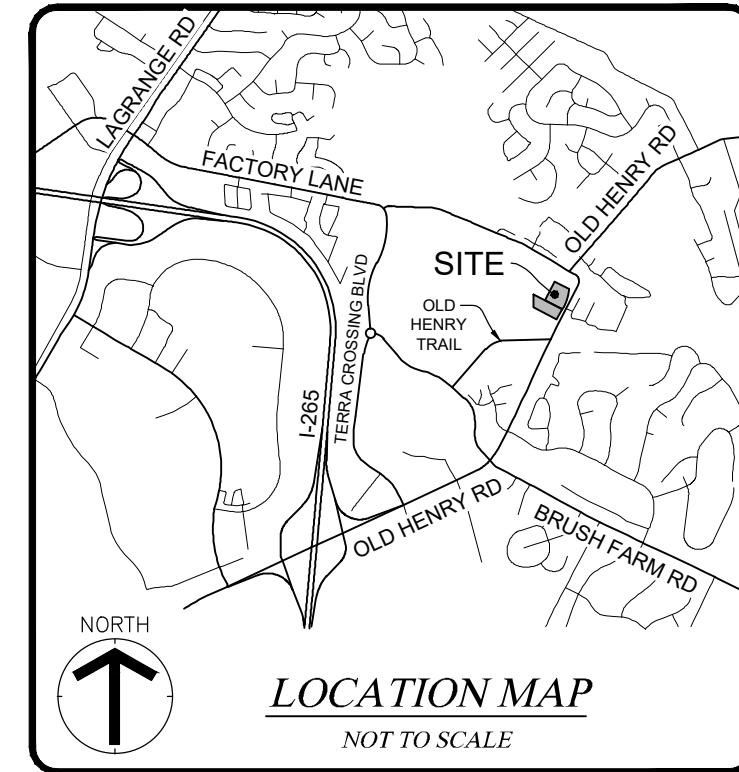
$$\begin{aligned} X &= \Delta \text{CRA} / 12 \\ \Delta C &= 0.75 - 0.30 = 0.45 \\ A &= 175,000 \text{ S.F.} \\ R &= 2.8 \text{ INCHES} \\ X &= (0.45)(175,009)(2.8) / 12 = 18,375 \text{ CUBIC- FEET} \\ \text{REQUIRED } X &= 18,375 \text{ CU.FT.} \\ \text{BASIN AREA} &= 6,125 \text{ S.F.} \\ \text{TOTAL} &= 6,125 \text{ S.F. @ APPROX. 3 FT. DEPTH} \\ &= 18,375 \text{ CU.FT.} \geq 18,375 \text{ CU.FT.} \end{aligned}$$

R-4 (NFD)  
14010 FACTORY LANE  
BARBARA L. ISBELL  
14000 FACTORY LANE  
LOUISVILLE, KY 40245-2024  
D.B. 6640, PG. 581

R-4 (NFD)  
14318 OLD HENRY ROAD  
COMMONWEALTH OF KENTUCKY  
TRANSPORTATION DEPARTMENT  
200 MERO STREET  
FRANKFORT, KY 40601-1920  
D.B. 10266, PG. 196



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.  
**TYPICAL PARKING SPACE LAYOUT**  
NOT TO SCALE



## OWNER

TRACT 1 (14310 OLD HENRY ROAD)  
TPSCC R E OLD HENRY LLC  
8814 FEATHERBELL BLVD  
PROSPECT, KY 40059-7003  
TRACT 2 (14314 OLD HENRY ROAD)  
TPSCC 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  
14314 OLD HENRY ROAD  
LOUISVILLE, KY 40245  
D.B. 12772, PG. 657  
TAX BLOCK 15, LOT 160

TRACT 1 SITE AREA	±1.85 ACRES
TRACT 2 SITE AREA	±2.17 ACRES
TOTAL SITE AREA	±4.02 ACRES
FORM DISTRICT	NEIGHBORHOOD
EX. ZONING	R-4
EX. LAND USE	RESIDENTIAL
PR. LAND USE	PET KENNEL
TOTAL BUILDING AREA	19,600 SF
F.A.R.	0.11
PR. BUILDING HEIGHT	29'

## SETBACK DATA

MIN. FRONT YARD	10'
MAX. FRONT YARD	95'
STREET SIDE YARD	N/A
SIDE YARD	30'
REAR YARD	30'
MAX. BUILDING HEIGHT	30'

## PARKING SUMMARY

PARKING REQUIRED/PROVIDED (DETERMINED BY DIRECTOR)	41 SPACES
POST	59,492 SF
TOTAL SHORT/LONG TERM PARKING PROVIDED	(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

GROSS SITE AREA	175,009 SF (4.02 Ac.)
TREE CANOPY EXISTING	74,541 SF (42.5%)
TREE CANOPY REQUIRED	61,253 SF (35%)
TREE CANOPY PRESERVED	NONE (0%)
TREE CANOPY PROVIDED	61,253 SF (35%)

## LANDSCAPE DATA

TOTAL V.U.A.	27,366 SF
I.L.A. REQUIRED (7.5%)	2,052 SF
I.L.A. PROVIDED	4,236 SF

## 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 / 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 WATTERSON 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 LANDING 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 RIGHT-OF-WAY.
- 5) CONSTRUCTION PLANS, BOND, AND KYC 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 KYC ROADWAY IMPROVEMENT PROJECT. IF KYC PROJECT CONSTRUCTION STOPS PRIOR TO COMPLETION OF THIS PROJECT, DEVELOPER MAY BE REQUIRED TO PAY FEE-IN-LIEU.
- 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	WM# 12625
RELATED CASE# 23-CUP-0238	



## 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	Date	Description	Detailed by
3	8/19/24	AGENCY COMMENTS (3RD REVIEW)	JDC
2	8/8/24	AGENCY COMMENTS (2ND REVIEW)	JDC
1	6/12/24	AGENCY COMMENTS (1ST REVIEW)	JDC

## 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.

## REQUESTED WAIVER #1

A WAIVER IS REQUESTED FROM CHAPTER 5, PART 6, SECTION 5.6.1.C OF THE LAND DEVELOPMENT CODE TO HAVE LESS THAN 50% OF COMMERCIAL FACADES AT STREET LEVEL CONSISTING OF CLEAR WINDOWS AND DOORS.

## REQUESTED VARIANCE #2

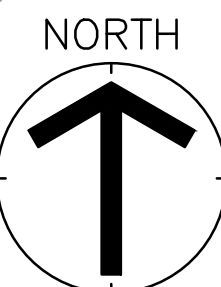
A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.5 - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO HAVE A MAXIMUM SETBACK OF 140-FT.

## APPROVED VARIANCE #1 (CASE # 23-VARIANCE-0126)

A VARIANCE WAS APPROVED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.5 - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO HAVE A MAXIMUM SETBACK OF 115-FT.

## MSD NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0021F, DATED 2/26/21).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 8) SITE IS SUBJECT TO KYTC APPROVAL AND/OR KYTC DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 10) IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 11) LOUISVILLE METRO ANIMAL SERVICES AND KY STATE PLUMBING APPROVALS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO ENSURE PROPER DISPOSAL OF PET WASTE.



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**HERITAGE ENGINEERING, LLC**  
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Louisville, KY 40202  
(502) 562-1412  
(502) 562-1413 Fax

DEVELOPER:  
**THE PET STATION HOLDINGS, LLC**  
4800 MURPHY LANE  
LOUISVILLE, KY 40241  
PHONE: 502-584-2200

PROJECT:  
**MODIFIED CONDITIONAL USE PERMIT PLAN FOR THE PET STATION COUNTRY CLUB**  
14310 & 14314 OLD HENRY ROAD  
LOUISVILLE, KY 40245

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**