

DAVID F. GARBER
11,441
LICENSED PROFESSIONAL ENGINEER
10-26-2020

DETAILED DISTRICT DEVELOPMENT PLAN
GUSTAVO'S MEXICAN RESTAURANT
DEVELOPER: GUSTAVO REYES
OWNER: CUSHING-ECKLER FAMILY TRUST
PROPERTY ADDRESS: 8909 US HWY 42
COUNTY PARCEL 02060026000 AND 02060043000

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.
Civil - Drainage - Structural - Investigative - Land Surveying - GPS
2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216

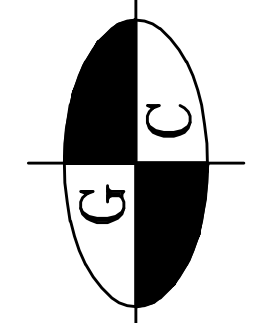


Table with 2 columns: Description and Date/Revision. Includes scale, drawing, checked, date, file, and revision information.

PROJECT ID: 19-10988
W.M.# 11942
ZP-1

DETENTION CALCULATIONS

SITE AREA = 92,800 SQ. FT. (2.130 AC.)
PRE-DEVELOPMENT C_(weighted) = 0.150
POST-DEVELOPMENT C_(weighted) = 0.564
DETENTION = ΔC_{IA}/12
ΔC = 0.564 - 0.150 = 0.414
I₂ = 3.2 INCHES
I₁₀ = 4.5 INCHES
I₂₅ = 5.2 INCHES
I₁₀₀ = 6.2 INCHES
D₂ = (0.414 X 3.2 X 2.130)/12 = 0.235 AC. FT.
D₁₀ = (0.414 X 4.5 X 2.130)/12 = 0.331 AC. FT.
D₂₅ = (0.414 X 5.2 X 2.130)/12 = 0.382 AC. FT.
D₁₀₀ = (0.414 X 6.2 X 2.130)/12 = 0.456 AC. FT.

DETENTION NOTE:
ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORM OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. KYTC APPROVAL REQUIRED FOR OUTLET LOCATION.

MSD NOTES

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 2. NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES. DRAINAGE SHALL BE DIRECTED TO ON-SITE STORM SYSTEMS AND DOWNSIDE CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 3. INCREASE OF 41,301 SQ. FT. OF IMPERVIOUS AREA.
- 4. NO CHANGE IN DRAINAGE PATTERN WILL OCCUR.
- 5. TOTAL DISTURBANCE AREA IS 83,997 SQ. FT.
- 6. MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
- 7. NO INCREASE IN RUN-OFF VOLUME OR PEAK FLOW TO US HWY 42 RIGHT-OF-WAY.
- 8. SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.
- 9. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FAIS, OAS AND GREASE POLICY.
- 10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 11. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- 12. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN MANAGEMENT PRACTICES.

MSD EPSC STANDARD 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 MSD's Private Development Review office. EPSC BMP's shall be installed per the plan and MSD 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. Soil 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 fence.

All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

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.

Where construction or land disturbing 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 ceases.

NOTES

- 1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 2. THERE IS A NEW PROPOSED ENTRANCE FROM US HIGHWAY 42.
- 3. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- 4. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 5. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 6. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 7. LOT CONSOLIDATION REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- 8. THERE ARE NO INTERNAL EASEMENTS PRESENT ON-SITE.
- 9. ALL WORK WITHIN RIGHT-OF-WAY WILL REQUIRE REVIEW AND AN ENCROACHMENT PERMIT FROM THE JEFFERSON COUNTY ROAD DEPARTMENT.

- LEGEND
- DMH = ELECTRIC MANHOLE
 - SMH = SANITARY MANHOLE
 - EP = EDGE OF PAVEMENT
 - HP = HANDPUMP
 - MB = MAIL BOX
 - CRST = CRUSHED STONE
 - LP = LIGHT POLE
 - EW = EASY WIRE
 - GM = GAS METER
 - A/C = AIR CONDITIONER UNIT
 - WM = WATER METER
 - UT = UTILITY POLE
 - CONC. = CONCRETE
 - TL = TREE LINE
 - X = WIRE FENCE
 - = BOARD FENCE
 - 000 = EXISTING CONTOURS (1' INTERVAL)
- T.B.R. = TO BE REMOVED
UP = UTILITY POLE
EB = ELECTRIC BOX
TYP = TYPICAL
- = EXISTING TREE WITH SIZE
 - UT--- = UNDERGROUND TELEPHONE
 - UW--- = UNDERGROUND WATERLINE
 - UFO--- = UNDERGROUND FIBER OPTIC
 - FA--- = EXISTING FLOW ARROWS
 - PFA--- = PROPOSED FLOW ARROWS

OWNER: PROSPECT DEVELOPMENT, LLC
D.B. 8843 P. 428
MAILING ADDRESS:
107 EMMETT AVENUE
BOWLING GREEN, KY 42101
PARCEL ADDRESS:
6500 FOREST COVE LANE
PROSPECT, KY 40059
ZONING: R4, C1, R5A
FORM DISTRICT: VILLAGE

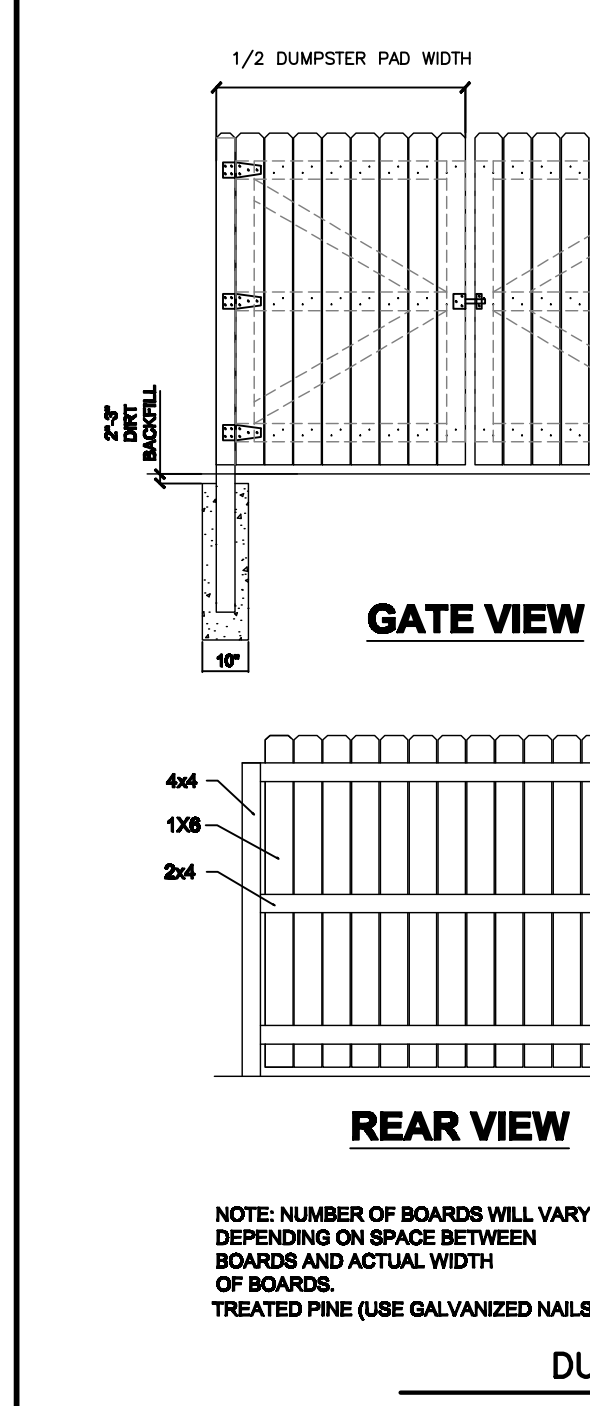
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BOWLING GREEN, KY 42101
PARCEL ADDRESS:
6500 FOREST COVE LANE
PROSPECT, KY 40059
ZONING: R4, C1, R5A
FORM DISTRICT: VILLAGE

OWNER: PROSPECT DEVELOPMENT, LLC
D.B. 9093 P. 856
MAILING ADDRESS:
107 EMMETT AVENUE
BOWLING GREEN, KY 42101
PARCEL ADDRESS:
7301 RIVER ROAD
PROSPECT, KY 40059
ZONING: R4
FORM DISTRICT: VILLAGE

PARKING STATISTICS
RESTAURANT = 5,046 SQ. FT.
MINIMUM REQUIRED PARKING SPACES: 1 SPACE PER 125 SQ. FT. = 5,046 / 125 = 40 SPACES
MAXIMUM REQUIRED PARKING SPACES: 1 SPACE PER 50 SQ. FT. = 5,046 / 50 = 101 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED: = 63 SPACES*

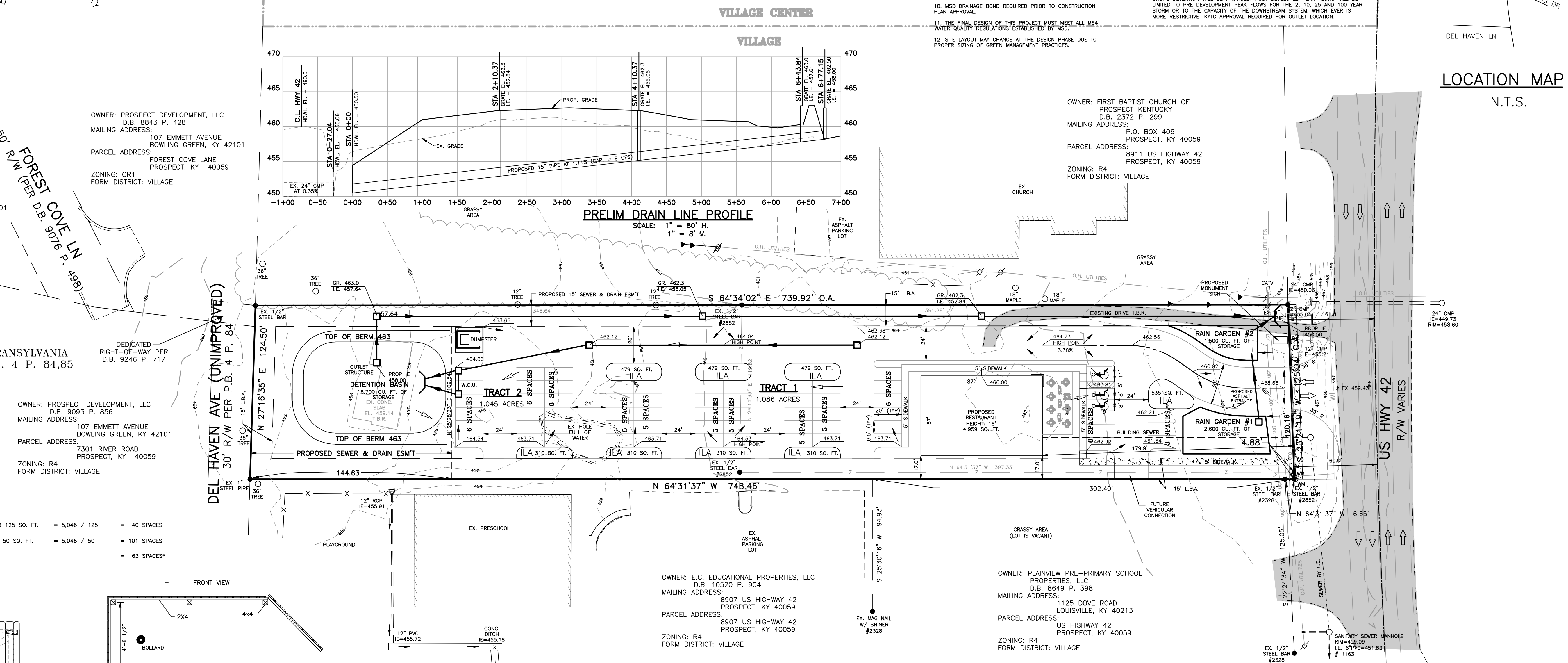
* INCLUDES 3 HANDICAP SPACES



NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.
TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)

SCALE: N.T.S.

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OWNER: E.C. EDUCATIONAL PROPERTIES, LLC
D.B. 10520 P. 904
MAILING ADDRESS:
8907 US HIGHWAY 42
PROSPECT, KY 40059
PARCEL ADDRESS:
8907 US HIGHWAY 42
PROSPECT, KY 40059
ZONING: R4
FORM DISTRICT: VILLAGE

OWNER: PLAINVIEW PRE-PRIMARY SCHOOL PROPERTIES, LLC
D.B. 8649 P. 398
MAILING ADDRESS:
1125 DOVE ROAD
LOUISVILLE, KY 40213
PARCEL ADDRESS:
US HIGHWAY 42
PROSPECT, KY 40059
ZONING: R4
FORM DISTRICT: VILLAGE

INTERNAL LANDSCAPING CALCULATIONS:
PROPOSED VEHICULAR USE AREA (V.U.A.) = 37,474 SQ. FT.
REQUIRED INTERNAL LANDSCAPE AREA (I.L.A.) = 7.5%
REQUIRED I.L.A. = 7.5% X V.U.A. = 2,811 SQ. FT.
PROPOSED I.L.A. = 3,212 SQ. FT.

OWNERSHIP & SITE STATISTICS:
OWNER: CUSHING-ECKLER FAMILY TRUST
UNDER AGREEMENT D.B. 9346 P. 561
MAILING ADDRESS: 372 PICNIC HILL RD JACKSON, KY 41339
PROPERTY ADDRESS: 8909 US HWY 42 PROSPECT, KY 40059
PARCEL ID: 02060026000
PROPERTY ADDRESS: 6603 DEL HAVEN AVE PROSPECT, KY 40059
PARCEL ID: 02060043000
CURRENT ZONING: R4
FORM DISTRICT: VILLAGE
SET BACKS: FRONT YARD: INFILL DIMENSIONAL STANDARDS APPLY (LDC 5.1.12B)
SIDEYARD: RES. TO NON-RES. = 30'(VARIANCE REQUIRED ON BOTH SIDES)
REAR YARD: 25 FT.
MAXIMUM BUILDING HEIGHT: 30 FT.
F.A.R. 5,046/92,800 = 0.054 < 1.00
NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA PER MSD, DATED AUG. DEC. 5, 2006.

LOT DEVELOPMENT NOTES:
1. EXISTING IMPERVIOUS AREA = 2,441 SQ. FT.
EXISTING IMPERVIOUS AREA INCLUDES EXISTING BLACKTOP PAVED AREAS AND EXISTING CONCRETE SLAB)
2. PROPOSED GRASSY AREA = 89,359 SQ. FT.
3. EXISTING IMPERVIOUS AREA
a. EXISTING CONCRETE SLAB = 1,584 SQ. FT.
b. EXISTING PAVEMENT = 1,857 SQ. FT.
TOTAL = 3,441 SQ. FT.
4. PROPOSED GRASSY AREA = 48,058 SQ. FT.
5. PROPOSED IMPERVIOUS AREA
a. PROPOSED BLDG. = 5,046 SQ. FT.
b. PROPOSED CONCRETE = 2,222 SQ. FT.
c. PROPOSED PAVEMENT = 32,944 SQ. FT.
TOTAL = 44,742 SQ. FT.
6. NEW IMPERVIOUS AREA = 44,742 SQ. FT.
EXISTING IMPERVIOUS = 3,441 SQ. FT.
7. INCREASE OF 41,301 SQ. FT. OF IMPERVIOUS AREA.
8. MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
9. ALL ADJACENT OWNERS ARE IN THE VILLAGE FORM DISTRICT.

EXISTING TREE CANOPY CALCULATIONS:
TYPE "A" 10" = 62 X 1200 = 74,400 SQ. FT.
TYPE "B" 8"-10" = 1 X 576 = 576 SQ. FT.
TOTAL = 74,976 SQ. FT.

TREE CANOPY CALCULATIONS:
EXISTING SITE AREA = 92,800 SQ. FT.
EXISTING TREE CANOPY (SEE CHART) = 74,976 SQ. FT.
EXISTING TREE CANOPY PERCENTAGE = 74,976/92,800 = 80.79%
(TREE CANOPY CLASS "C")
EXISTING TREE CANOPY TO BE PRESERVED = 0 SQ. FT. = 0/92,800 = 0.00%
REQUIRED NEW TREE CANOPY = .35% X TOTAL LOT AREA = .35 X 92,800 SQ. FT. = 32,480 SQ. FT.

ALL NEW PLANTINGS WILL MEET OR EXCEED REQUIRED TREE CANOPY PLANTING REQUIREMENTS.

SCALE: 1" = 40'
GRAPHIC SCALE

Kentucky 811
Kentucky Underground
1-800-752-6007