

LOCATION MAP
NOT TO SCALE

SITE DATA

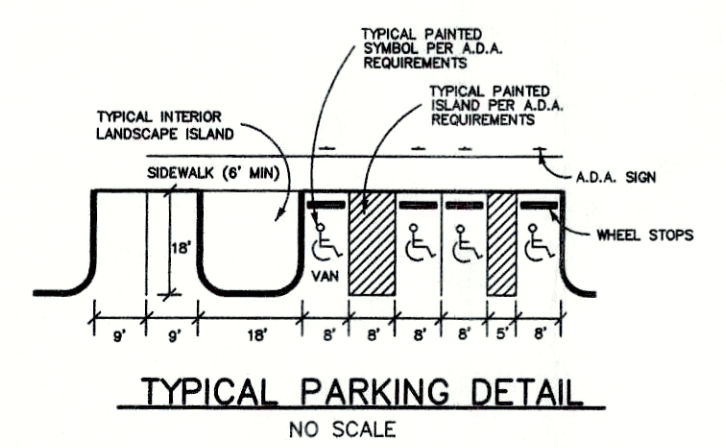
TOTAL SITE AREA	0.65 ACRES (28,220.4 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	VFD
EXISTING USE	VACANT
PROPOSED ZONING	OR-3
PROPOSED USE	GENERAL/MEDICAL OFFICE
PROPOSED BUILDING	5,000 SQ.FT.
FLOOR AREA RATIO	0.18
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED (1 SP/250 SQ.FT.)	20 SPACES
MAXIMUM PARKING ALLOWED (1 SP/150 SQ.FT.)	33 SPACES
PROP. PARKING PROVIDED (INC. 4 ACCESSIBLE SPACES)	32 SPACES
SETBACKS	
FRONT YARD	30'
STREET SIDE YARD	0'
SIDE YARD	0'
REAR YARD	15'
LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	11,660 SQ.FT.
5% I.L.A. REQUIREMENT	583 SQ.FT.
I.L.A. PROVIDED	1,814 SQ.FT.
I.L.A. TREES REQUIRED	3
I.L.A. TREES PROVIDED	3

DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- X X X --- EXISTING FENCE
- OHU --- EX. OVERHEAD UTILITIES
- G --- EX. GAS LINE
- OHT --- EX. TELEPHONE LINE
- W --- EX. WATER LINE
- UGE --- EX. UNDERGROUND ELEC.
- EX. PUBLIC SERVICE CONNECTION
- POWER POLE
- ELECTRIC GUY WIRE
- EX. TELEPHONE BOX
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- DRAINAGE FLOW
- EX. SIGN
- EX. CATCH BASIN
- PROPOSED FENCE
- EXISTING SANITARY SEWER
- 550 --- EXISTING CONTOUR LINE



MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- SITE SUBJECT TO MSD REGIONAL FACILITY FEES, SUBJECT TO KYTC APPROVAL FOR THE INCREASE RUNOFF TO THE RIGHT-OF-WAY. VERIFICATION OF DOWNSTREAM SYSTEM MAY BE REQUIRED.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.

GENERAL NOTES

- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE US HIGHWAY 42 RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- 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.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN EXISTING FACILITIES.

TREE CANOPY CALCULATIONS

SITE AREA	28,220 S.F.
EX. TREE CANOPY ON SITE	2,400 S.F. (8.5%)
2 - 10' + "TYPE A" TREES @ 1,200 S.F.	= 2,400 S.F.
EX. TREE CANOPY TO BE PRESERVED	1,200 S.F. (4.3%)
1 - 10' + "TYPE A" TREES @ 1,200 S.F.	
TREE CANOPY REQUIRED	5,080 S.F. (18%)
ADDITIONAL TREE CANOPY REQUIRED	3,880 S.F. (13.7%)
ADDITIONAL TREE CANOPY PROVIDED (MIN.)	4,320 S.F.
6 - "TYPE A" TREES @ 720 S.F. EA.	
TOTAL TREE CANOPY PROVIDED	5,520 S.F. (19.6%)

VARIANCE REQUEST:

REQUEST VARIANCE OF CHAPTER 5.3.1.C.5, TABLE 5.3.2 OF THE CITY OF PROSPECT LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM ALLOWED FRONT YARD BUILDING SETBACK.

RECEIVED
SEP 20 2021
PLANNING & DESIGN SERVICES

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-09-21	CRB
2	DHS	ADD'L REVISIONS PER AGENCY COMMENTS	8-3-21	CRB
3	DHS	REVISIONS PER CLIENT COMMENTS	9-3-21	CRB

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DATE
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DATE
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DETAILED DEVELOPMENT PLAN
8907 US HIGHWAY 42
PROSPECT, KY 40059

BTM PROJECT NO.: 210166
SITE INFORMATION:
DEED BOOK 10520, PAGE 904
TAX BLOCK 206, LOT 51

OWNER / DEVELOPER:
PLANNING PRE PRIMARY SCHOOL
PROPERTIES LLC
578 WILKINSON ROAD NE
ALBUQUERQUE, NM 87105-1498

DRAWN BY: DHS
CHECKED BY: CRB

DATE: 05-10-2021
DRAWING: 210166 - DDP REV
SCALE: 1" = 30'
SHEET: 1.00

CASE # 21-ZONE-0076
RELATED CASE # B-44-05
21-ZONEPA-0055
MSD WM #8926

NOT FOR CONSTRUCTION

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