LEGEND

EMH	EX. ELECTRIC MANHOLE
SMH	EX. SANITARY MANHOLE
EP	EX. EDGE OF PAVEMENT
HP	EX. HANDPUMP
MB	EX. MAIL BOX
CRST	EX. CRUSHED STONE
LP	EX. LIGHT POLE
	EX. GUY WIRE
GM	EX. GAS METER
AC	EX. AIR CONDITIONER UNIT
WM	EX. WATER METER
	EX. UTILITY POLE
	EX. CATV PEDESTAL
	EX. STORM MANHOLE
CONC	EX. CONCRETE
	EX. TREE LINE
x x x	EX. WIRE FENCE
	EX. BOARD FENCE
000	EX. CONTOURS (1' INTERVAL)
T.B.R.	EX. TO BE REMOVED
UP	EX. UTILITY POLE
EB	EX. ELECTRIC BOX
TBR	TO BE REMOVED
DND	DO NOT DISTURB
	EX. PROPERTY SEWER CONNECTION
LBA	LANDSCAPE BUFFER AREA
TYP	TYPICAL
	EX. TREE WITH SIZE
	EX. STORM LINE
UGT	EX. UNDERGROUND TELEPHONE
OHE	EX. OVERHEAD ELECTRIC
UFO	EX. UNDERGROUND FIBER OPTIC
W	EX. WATER
	EX. PROPERTY LINE (REMOVED)
	EX. FLOW ARROWS
	CONCEPTUAL DRAINAGE FLOW ARROWS
STM	CONCEPTUAL STORM SEWER
SAN	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	TRAFFIC DIRECTIONAL ARROW
PSC	PROPERTY SERVICE CONNECTION

GENERAL NOTES

1. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
3. ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
7. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
8. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
9. SURVEY INFORMATION PROVIDED BY OTHERS. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED BY PRISM ENGINEERING.
10. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
11. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
12. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
13. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
14. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
15. 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 THE EXISTING FACILITIES.
16. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
17. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
18. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
19. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
20. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
21. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
22. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
23. MUST COMPLY WITH 902 KAR TATTOOING REGULATIONS FOR ANY FUTURE MICROBLADING OR PERMANENT MAKEUP.

SITE SUMMARY

EXISTING ZONING DISTRICT: OR-3
PROPOSED ZONING DISTRICT: C-1
FORM DISTRICT: VILLAGE
COUNCIL DISTRICT: 16
FIRE PROTECTION DISTRICT: ANCHORAGE MIDDLETOWN
TAX BLOCK 206, LOT NO. 51
D.B. 12358, PG. 406
EXISTING USE: VACANT
PROPOSED USE: RETAIL
PROPOSED BUILDING AREA: 5,000 S.F.
FLOOR AREA RATIO: 0.18
HEIGHT: 25' MAX. HEIGHT ALLOWED
SITE AREA: 0.648 AC. (28,220 S.F.)

PARKING SUMMARY

PROPOSED BUILDING = 5,000 S.F.

PARKING REQUIREMENTS (MINIMUM)

RETAIL:
1 PARKING SPACE PER 250 S.F. = 20 SPACES

PARKING REQUIREMENTS (MAXIMUM)

RETAIL:
1 PARKING SPACE PER 100 S.F. = 50 SPACES

TOTAL PARKING PROVIDED = 22 SPACES INCLUDING 2 ACCESSIBLE SPACES

TREE CANOPY CALCULATIONS

EX. TREE CANOPY COVERAGE = 8% (2,400 S.F.)
TREE CANOPY PRESERVED = 4% (1,200 S.F.)
TOTAL TREE CANOPY REQUIRED = 16% (4,516 S.F.)

DRAINAGE SUMMARY

SITE AREA 0.648 AC. (28,220 S.F.)
HYDROLOGIC SOIL GROUP "B" - WHEELING SILT LOAM
EXISTING IMPERVIOUS AREA = 1,833 S.F.
EXISTING PERVIOUS AREA = 26,389 S.F.
PROPOSED IMPERVIOUS AREA = 21,053 S.F.
PROPOSED PERVIOUS AREA = 7,169 S.F.
IMPERVIOUS AREA NET INCREASE = 19,220 S.F.
NOTE: THE NECESSARY STORMWATER DETENTION VOLUME FOR THIS SITE IS INCLUDED IN THE BASIN LOCATED AT 8909 US HWY 42.

BICYCLE PARKING

SHORT TERM SPACES = 2
(BICYCLE RACK TO BE PROVIDED)
LONG TERM SPACES = 2
(TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES OR IN SECURED ONSITE LOCKERS)

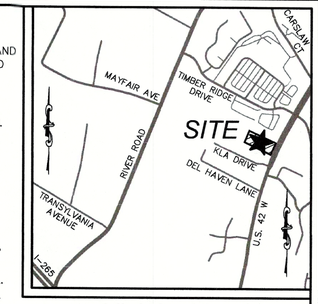
LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 14,610 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA) = 14,610 X 0.075 (7.5%)
ILA REQUIRED = 1,096 SQ. FT.
ILA PROPOSED = 1,868 SQ. FT.

LBA:	N	S	E	W
REQUIRED -	0'	5'	30'	25'
PROVIDED -	0'	5'	30'	25'

MSD NOTES

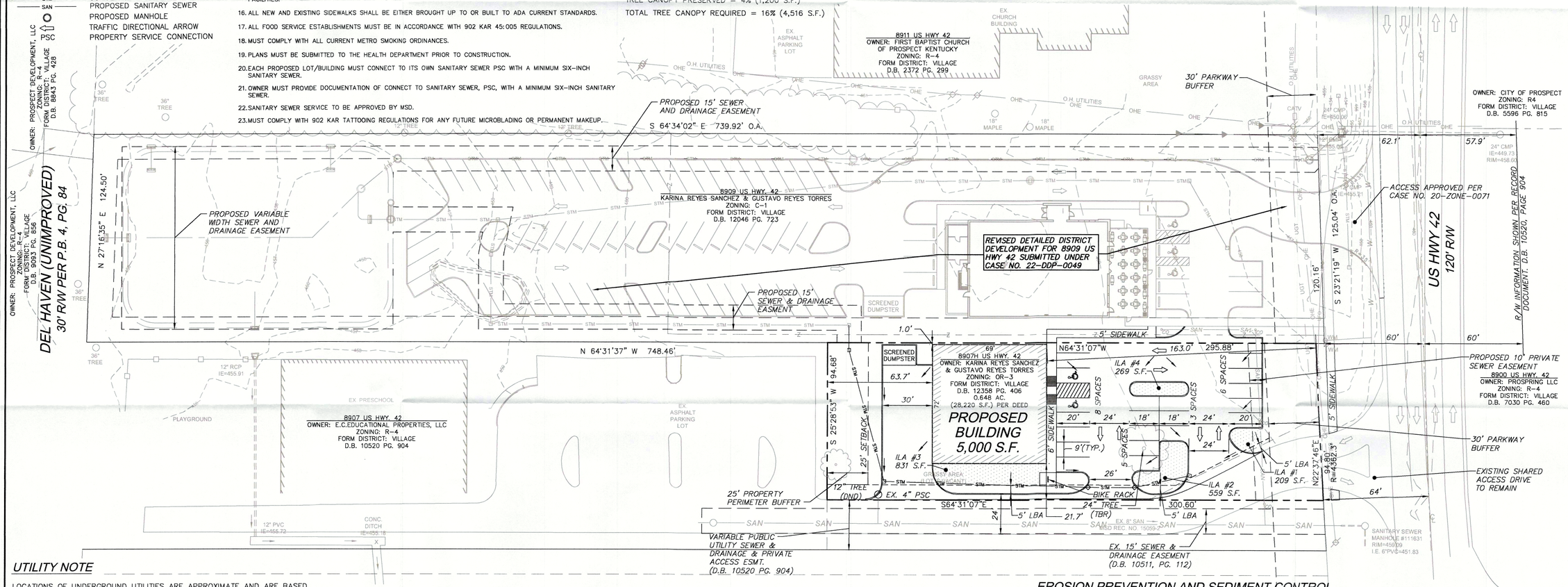
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES TO BE PERMITTED. DRAINAGE SHALL BE DIRECTED TO ON-SITE DRAINAGE SYSTEM.
3. INCREASE OF 19,220 SQ. FT. OF IMPERVIOUS AREA.
4. TOTAL ESTIMATED DISTURBANCE AREA IS 0.66 AC. (28,888 SQ. FT.)
5. NO INCREASE IN RUNOFF TO KYTC RIGHT OF WAY TO BE PERMITTED.
6. SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.
7. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. 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.
10. A PORTION OF THE SUBJECT PROPERTY IS NOT LOCATED IN FEMA FLOOD ZONE A PER FIRM MAP 21111C0007F, EFFECTIVE ON FEBRUARY 26, 2021.
11. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS WHEELING SILT LOAM, HYDROLOGIC SOIL GROUP "B".
12. MSD DOWNSTREAM FACILITIES CAPACITY REQUEST REQUIRED.
13. STORMWATER DETERMINATION TO BE PROVIDED THROUGH THE PROPOSED DETENTION BASIN AT 8909 US HIGHWAY 42.
14. SITE IS SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



Vicinity Map
Not To Scale

OWNER/DEVELOPER

KARINA REYES SANCHEZ &
GUSTAVO REYES TORRES
913 ARTISAN PARKWAY
LAGRANGE, KENTUCKY 40031-6913



UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). 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.

VARIANCE REQUEST

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM ALLOWED FRONT SETBACK PER LDC SECTION 5.3.1.C.5.

Kentucky 811

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

GRAPHIC SCALE IN FEET
30 15 0 30 60 90
1 INCH = 30 FEET

EROSION PREVENTION AND SEDIMENT CONTROL

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 (BEST MANAGEMENT PRACTICES) 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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

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PRISM ENGINEERING
2309 WATTERSON TRAIL SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
PRISM ENGINEERING

PE PROJ. # 222005-E3

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REVISED DETAILED DISTRICT DEVELOPMENT PLAN
8907H U.S. HWY 42
PROSPECT, KY 40059

NO.	DESCRIPTION	DATE

OWNER:
KARINA REYES SANCHEZ & GUSTAVO REYES TORRES
913 ARTISAN PKWY
LA GRANGE, KY 40031-6913

DRAWN BY:	CHECK #:	CHECK BY:	APPROVE BY:
RTD	NM	AJH	AJH

NOVEMBER 7, 2022

RDDDP

DP1.0

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