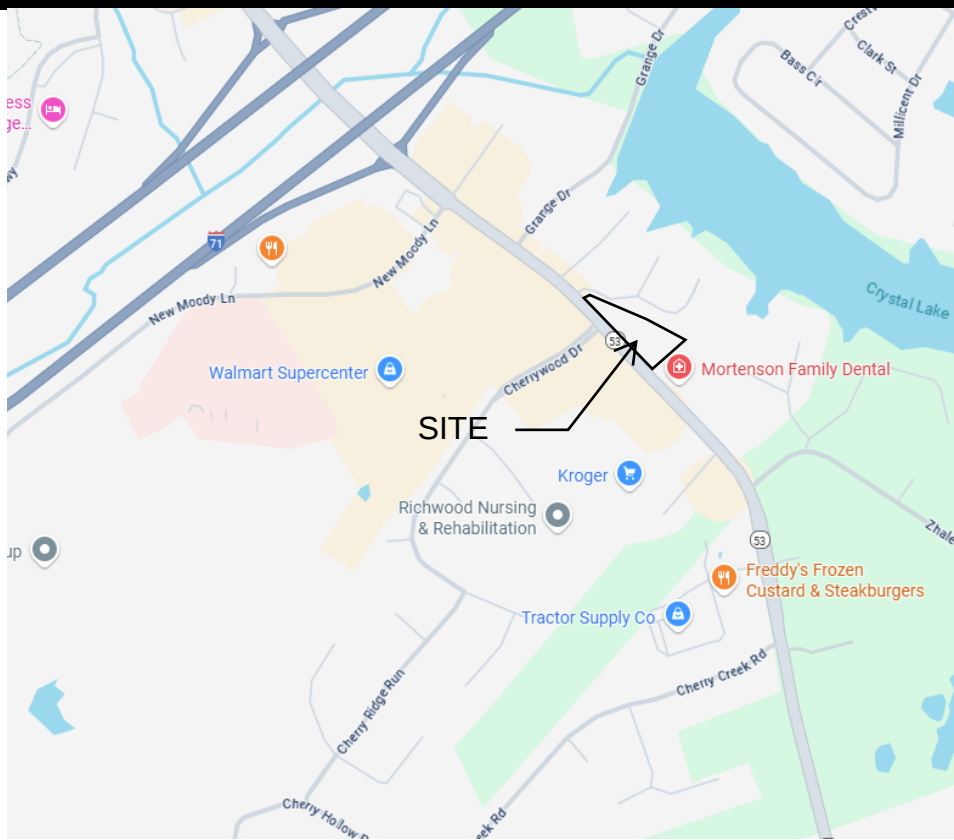
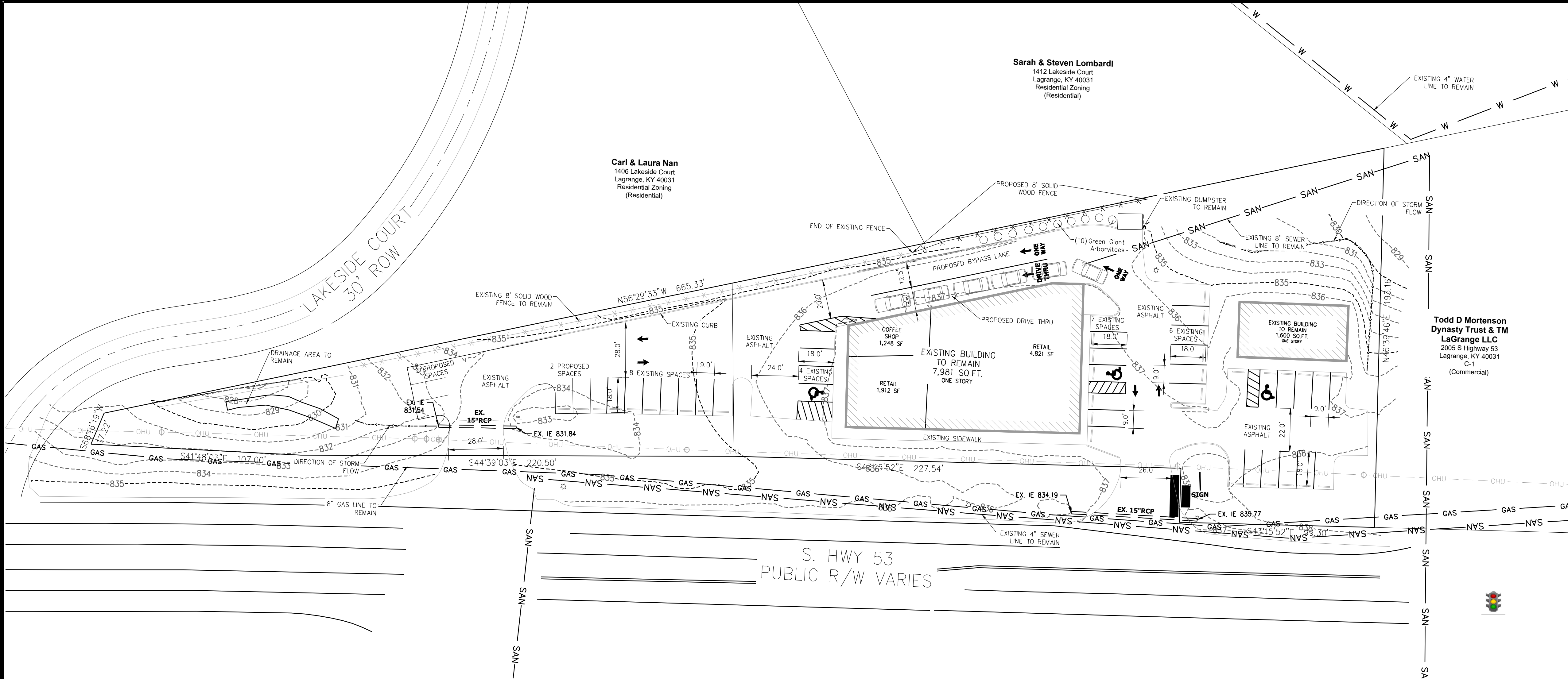




LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	1.42 ACRES (61,785.35 SQ.FT.)
EXISTING ZONING	C-1
PROPOSED ZONING	C-2
USE	MEDICAL OFFICE - 4,821 SQ.FT. RETAIL SHOP - 1,600 SQ.FT. PROPOSED COFFEE SHOP - 1,248 SQ.FT. RETAIL SHOP - 1,912 SQ.FT. TOTAL BUILDING AREA 7,981 SQ.FT.
TOTAL BUILDING AREA	7,981 SQ.FT.
MAXIMUM BUILDING HEIGHT	45 FT
SETBACKS	REAR 25 FT FRONT 0 FT SIDE 0 FT

PERVIOUS/IMPERVIOUS AREAS	
PERVIOUS	26,474 SF (42%)
IMPERVIOUS	35,311 SF (58%)
PARKING CALCULATIONS	
MINIMUM REQUIRED	44 SPACES MEDICAL - 1 SP/200 SQ.FT. = 24 SPACES RETAIL SHOP - 1 SP/250 SQ.FT. = 14 SPACES COFFEE SHOP - 1 SP/200 SQ.FT. = 6 SPACES
MAXIMUM ALLOWED	82 SPACES MEDICAL - 1 SP/100 SQ.FT. = 48 SPACES RETAIL SHOP - 1 SP/150 SQ.FT. = 24 SPACES COFFEE SHOP - 1 SP/100 SQ.FT. = 10 SPACES
PARKING PROVIDED	42 SPACES (3 ACCESSIBLE SPACES)

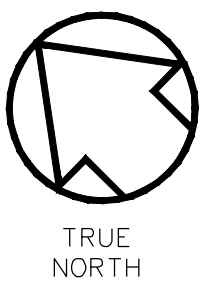
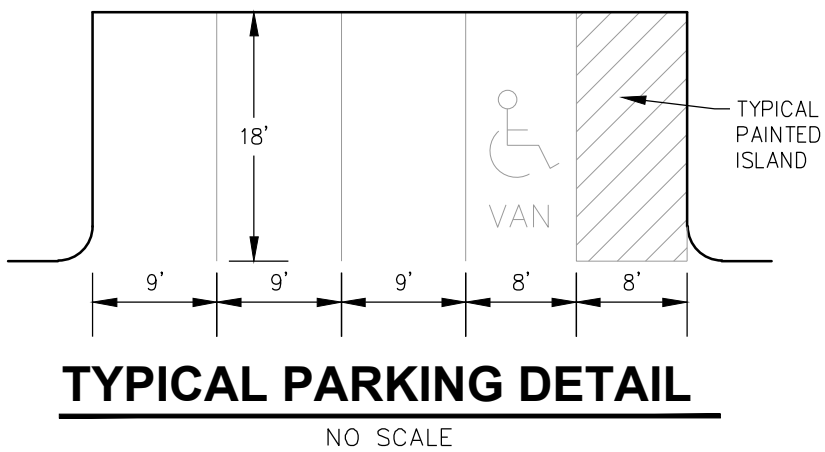
STACKING SPACES REQUIRED
CONVENIENT OR CONTINUOUS ACCESS TO THE DRIVE IN FACILITY

LEGEND

— OHE —	OVERHEAD UTILITIES
— EX. STORM LINE —	EX. STORM LINE
— X — X — X —	EXISTING FENCE
— — —	CENTERLINE
— SAN —	EX. SANITARY SEWER
— X — X — X —	PROPOSED FENCE
— (S) —	UTILITY POLE
— (S) —	SANITARY SEWER MANHOLE
— (S) —	DRAINAGE FLOW
— GAS —	GAS LINE
— W —	WATER LINE

GENERAL NOTES

- THERE WILL BE NO NEW BUILDINGS ON SITE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- A KYTC ENCROACHMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN THE STATE RIGHT-OF-WAY.
- 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 INFORMATION TAKEN FROM SURVEY BY HARRISON LAND SURVEYING, INC. DATED AUGUST 9, 2004.
- ALL SIGNAGE WILL COMPLY WITH THE OLDHAM COUNTY ZONING CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER ZONING CODE REQUIREMENTS.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.



DETAILED DEVELOPMENT PLAN

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

Bowman

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DETAILED DEVELOPMENT PLAN
1913 S. HIGHWAY 53

SITE INFORMATION:
D.B.
LaGRANGE, KENTUCKY 40031
PARCEL # 47-00-00-34A & 34D

P:2024/240957-01-001-RDDP
DRAWING

FOR
REVIEW
ONLY

PLAN STATUS

DATE	DESCRIPTION
JM	JM WH
DESIGN	DRAWN CHKD
SCALE	H: 1"=30' V: N/A
JOB No.	240957-01-001
DATE :	8/5/2025
FILE No.	

1.00
SHEET 1 OF 1

NOT FOR CONSTRUCTION