

Revision	Date	Description	Drawn By	Checked By	Approved By
1	07/20/25	PER TECHNICAL REVIEW MEETING	GB	OWB	OWB

UTILITY NOTE:

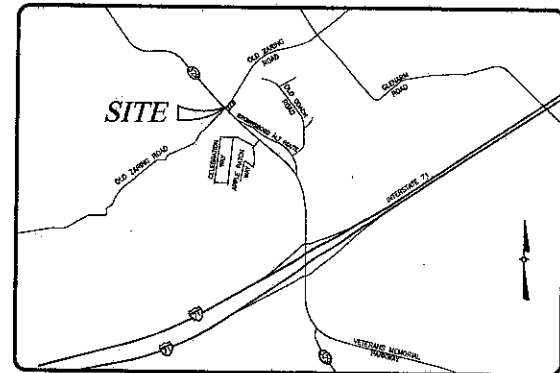
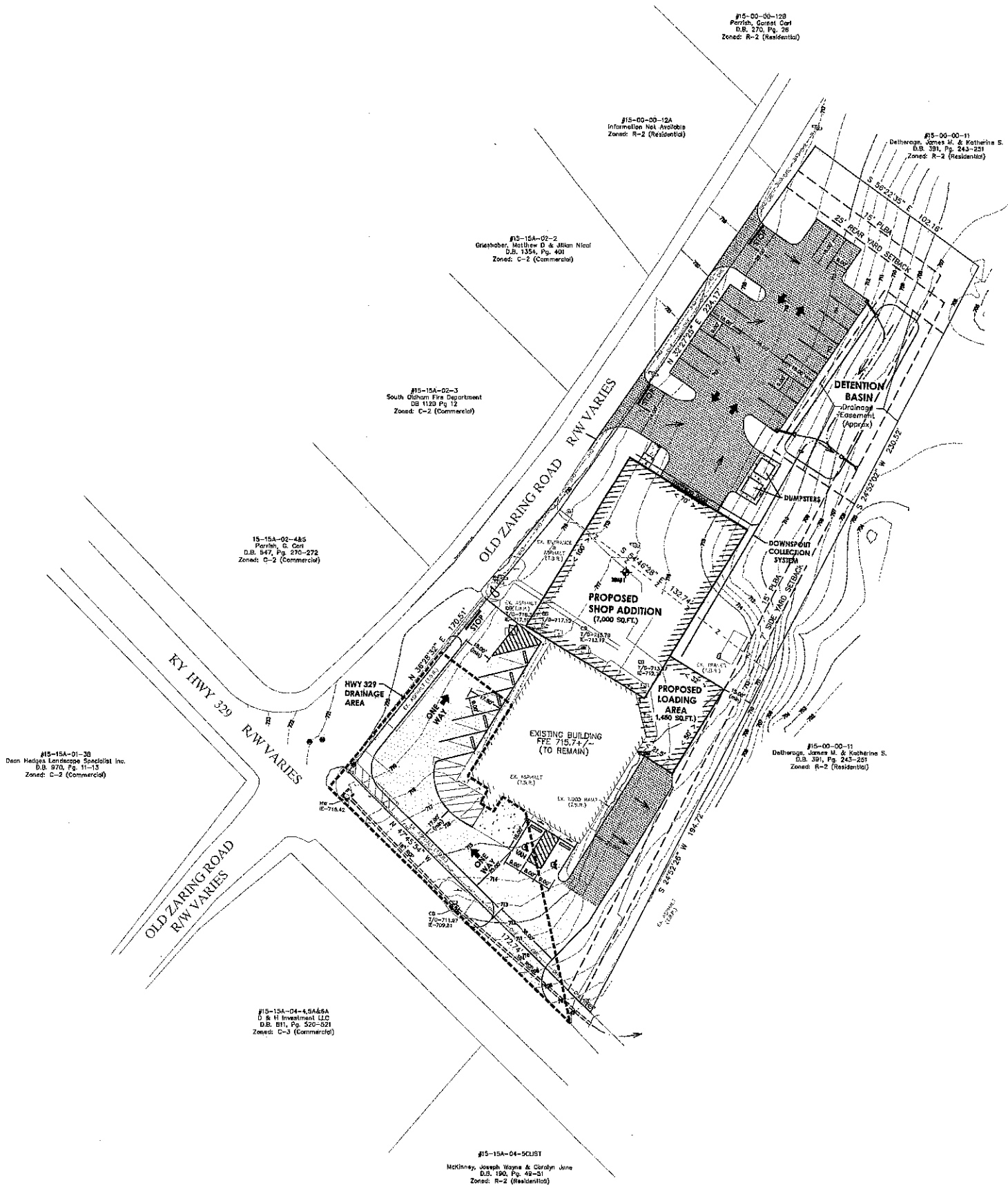
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) TWO (2) WORKING DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING 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.



The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

TEMPORARY BENCHMARKS

DESCRIPTION: Mag Nail in Pavement
ELEVATION: 716.81'
COORDINATES: 36.356827, -85.497798



OWNER

TRACT NO. 1
EDDIE V & DIANNA HUNSINGER
1405 N BUCKEYE LANE
PROSPECT, KENTUCKY 40226
DB 1005, PG 528
PARCEL# 15-15A-03-2&3

OWNER

TRACT NO. 2
EDDIE V & DIANNA HUNSINGER
1405 N BUCKEYE LANE
PROSPECT, KENTUCKY 40226
DB 1005, PG 528
PARCEL# 15-15A-03-2&3

SITE DATA

SITE AREA 1.44 ACRES
EX. ZONING C-3 (COMMERCIAL)
EX. LAND USE SHOP, OFFICE
PR. LAND USE SHOP, OFFICE
EX. BUILDING 5,150 S.F.
PR. BUILDING 8,600 S.F.
PR. BLDG. HEIGHT 45' (50' MAX)
TOTAL BUILDING 13,750 S.F. (228)
SOIL TYPE Hc (HIGH ACTIVITY CLAY)
SITE SLOPE < 30%
F.A.P. 22 (1.0 MAX)
FIRE DISTRICT SOUTH OLDFARM FIRE
CITY DISTRICT UNINCORPORATED

SETBACK DATA

BUILDING SETBACK MINIMUM FRONT YARD SETBACK NONE
MINIMUM SIDE YARD SETBACK 5'
MINIMUM REAR YARD SETBACK 25'
(ADJACENT TO RESIDENTIAL ZONE)

PARKING SUMMARY

USE: OFFICE (2,112 S.F.)
MINIMUM (1 SPACE/300 S.F.) 7 SPACES
MAXIMUM (1 SPACE/200 S.F.) 7 SPACES
USE: INDUSTRIAL (C-3) (TOTAL EMPLOYEE: 20)
MINIMUM (1 SPACE/1.5 EMPLOYEE) 13 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE) 20 SPACES

PARKING TOTAL MINIMUM (REQUIRED) 20 SPACES
MAXIMUM (REQUIRED) 25 SPACES
PARKING PROVIDED 25 SPACES
(2 ADA SPACES)

IMPERVIOUS AREA

PRE-CONSTRUCTION 21,800 S.F.
POST-CONSTRUCTION 35,576 S.F.
PERCENTAGE OF CHANGE 38%
IMPERVIOUS SURFACE 58% (65% MAX)

DISTURBANCE AREA

DISTURBED AREA 31,849 S.F.

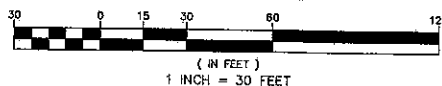
LEGEND - EXISTING

EX. PRE. HIGHWAY
EX. WATER METER
EX. UTILITY POLE
EX. GUY ANCHOR
EX. SIGN
EX. GAS VALVE
EX. GAS VALVE
EX. ELECTRIC METER
EX. TELEPHONE LINE WADDER
EX. 2'x3' TELEPHONE BOX
EX. A/C UNIT
EX. FLAG POLE
EX. PROPERTY LINE (SITE)
EX. PROPERTY LINE (OTHER)
EX. BUILDING
EX. IF CHAIN LINK FENCE
EX. CONCRETE
EX. EDGE OF PRESENT
EX. EDGE OF GRAVEL
EX. QUARRIED
EX. STAKE
EX. STORM SEWER
EX. CATCH BASIN (1/8" TOP OF CHAIN)
EX. HORIZONTAL
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. UNDERGROUND FIBER
TO BE REMOVED
TEMPORARY BENCH MARK
EX. ASPHALT (TO REMAIN)

LEGEND - PROPOSED

PR. EDGE OF PRESENT
PR. DRAINAGE
PR. STAKE
PR. STORM SEWER
PR. CONCRETE
PR. ASPHALT
PR. BUILDING
PR. PERIMETER LANDSCAPE BUFFER AREA

GRAPHIC SCALE



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(502) 562-1413 Fax

**KARZEN-LANGAN+ JAMES
CONSTRUCTION, INC.**
1915 PRODUCTION COURT
LOUISVILLE, KY 40299
(502) 409-8700

**KARZEN-LANGAN+ JAMES
CONSTRUCTION, INC.**
7611 HWY 329
CRESTWOOD, KENTUCKY

JOB NO: 26060
HORIZ. SCALE: 1"= 30'
VERTICAL SCALE:
DESIGNED BY: MW
DETAILED BY: MW
CHECKED BY: GB
DATE: 7/22/26

SHEET
1 of 1