

**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	TRACT NO. 2 EDDIE V & DIANNA HUNSINGER 1405 N BUCKEYE LANE PROSPECT, KENTUCKY 40226 DB 1005, PG 528 PARCEL# 15-15A-03-2&3
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**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. (22%)
F.A.R.	22 (1.0 MAX)
FIRE DISTRICT	SOUTH OLDFHAM FIRE
CITY DISTRICT	UNINCORPORATED

**SETBACK DATA**

BUILDING SETBACK	NONE
MINIMUM FRONT YARD SETBACK	*17'
MINIMUM SIDE YARD SETBACK	*25'
MINIMUM REAR YARD SETBACK	*25'
*(ADJACENT TO RESIDENTIAL ZONE)	
PARKING SETBACK	
FRONT YARD SETBACK	35'
SIDE YARD SETBACK	35'
REAR YARD SETBACK	25'

**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)	27 SPACES
PARKING PROVIDED	25 SPACES
(2 ADA SPACES)	

**IMPERVIOUS AREA**

PRE-CONSTRUCTION	21,600 S.F.
POST-CONSTRUCTION	35,576 S.F.
PERCENTAGE OF CHANGE	38%
IMPERVIOUS SURFACE	58% (65% MAX)

**DISTURBANCE AREA**

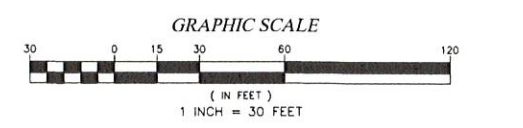
DISTURBED AREA	31,949 S.F.
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**LEGEND - EXISTING**

EX. FIRE HYDRANT	EX. PROPERTY LINE (SITE)
EX. WATER METER	EX. PROPERTY LINE (OTHER)
EX. UTILITY POLE	EX. CONCRETE
EX. RIV ANCHOR	EX. EDGE OF PAVEMENT
EX. SIGN	EX. EDGE OF GRAVEL
EX. GAS METER	EX. SUBURBAL
EX. GAS VALVE	EX. SHALE
EX. ELECTRIC METER	EX. STORM SEWER
EX. TELEPHONE LINE MARKER	EX. GAS LINE
EX. TTY TELEPHONE BOX	EX. OVERHEAD ELECTRIC
EX. A/C UNIT	EX. UNDERGROUND ELECTRIC
EX. FLAM POLE	EX. UNDERGROUND FIBER
	TO BE REPAIRED
	TEMPORARY BENCH MARK
	EX. ASPHALT (TO REMAIN)

**LEGEND - PROPOSED**

PR. EDGE OF PAVEMENT
PR. DRAINAGE
PR. SHALE
PR. STORM SEWER
PR. CONCRETE
PR. ASPHALT
PR. BUILDING



Revision	Date	Description	Detailed By	Chk'd By	Approved By

**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.



**TEMPORARY BENCHMARKS**

TBM#1	DESCRIPTION: Mag Nail in Pavement
	ELEVATION: 716.61
	COORDINATES: 38.356827, -85.497798

**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Louisville, KY 40202  
(502) 562-1412 Fax

603 North Shreve Drive  
Jeffersville, IN 47130  
(812) 286-0281 Fax

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

**SITE DEVELOPMENT PLAN FOR KARZEN - LANGAN + JAMES CONSTRUCTION, INC.**  
7511 HWY 329  
CRESTWOOD, KENTUCKY

**JOB NO:** 28060  
**HORIZ. SCALE:** 1" = 30'  
**VERTICAL SCALE:**  
**DESIGNED BY:** MW  
**DETAILED BY:** MW  
**CHECKED BY:** GB  
**DATE:** 6/17/26

