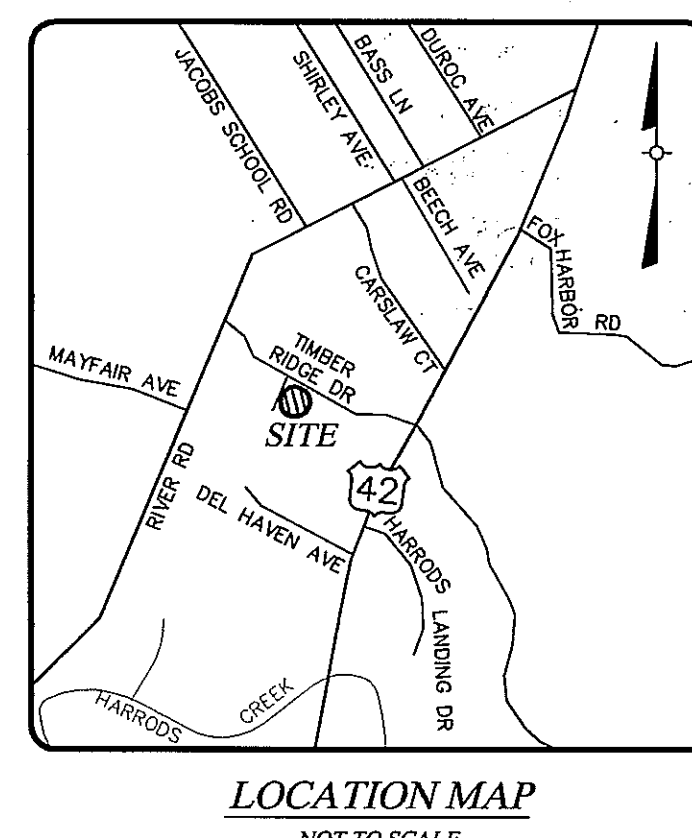
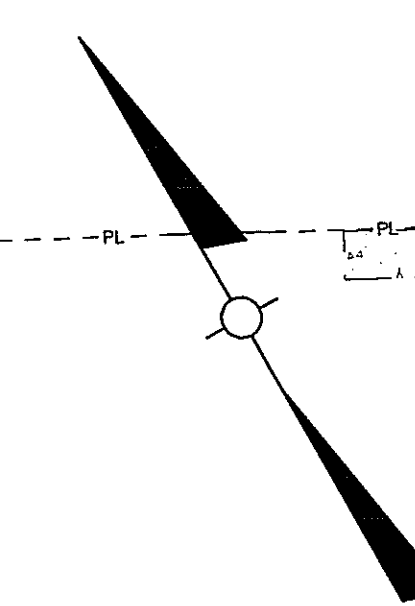


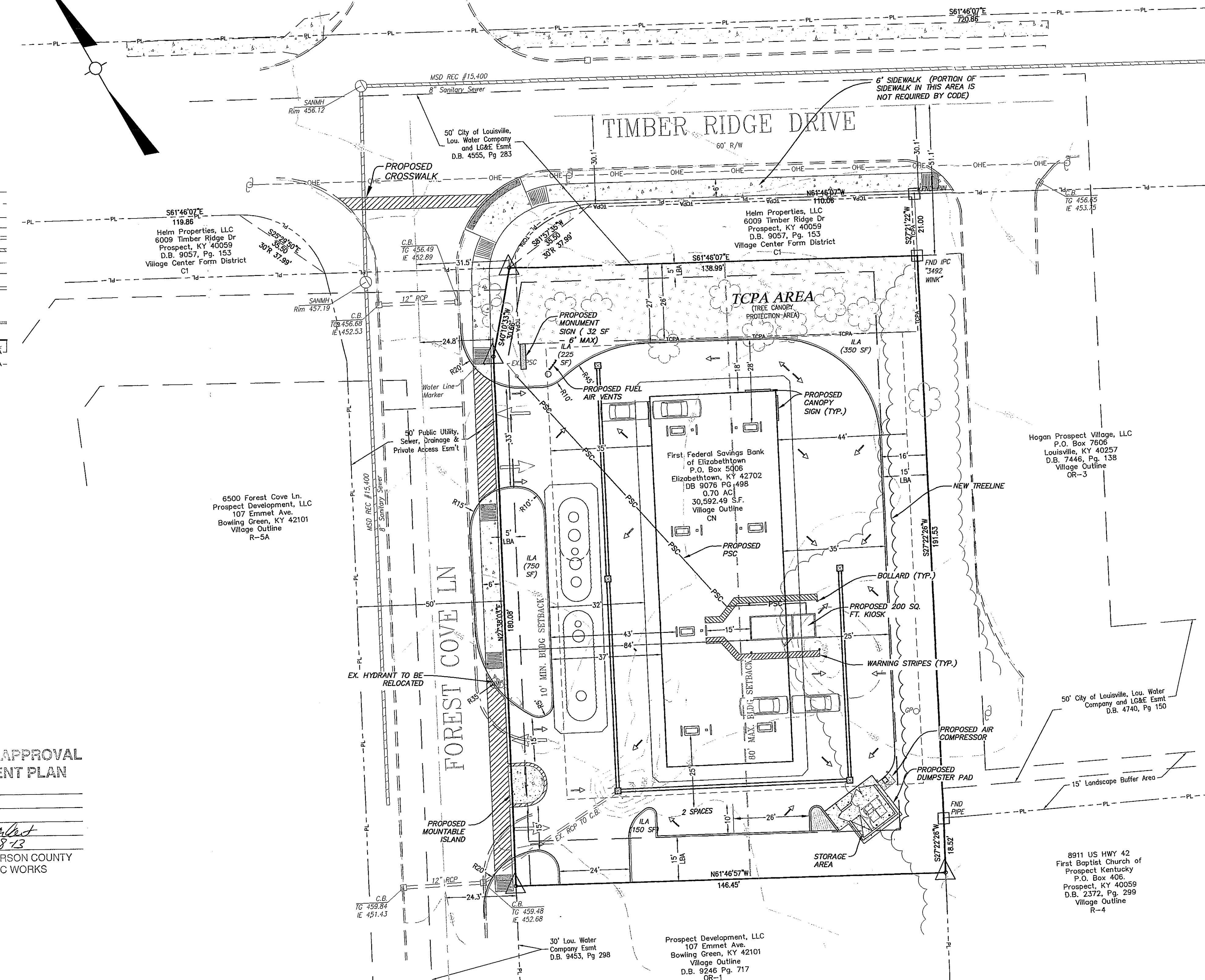
LEGEND

- DO NOT DISTURB
- TO BE REMOVED
- CATCH BASIN
- TOP OF GRATE
- INVERT ELEVATION
- EXISTING
- PROPOSED
- STORM MANHOLE
- SANITARY MANHOLE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SIGN
- EX. TREE
- EX. EDGE OF PAVEMENT
- EX. CHAIN LINK FENCE
- EX. GAS LINE
- EX. WATER LINE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONTOURS
- EX. PSC LINE
- PR. STORM SEWER
- PR. DRAINAGE FLOW ARROWS
- EX. ZONING BOUNDARY
- EX. TREE CANOPY TO BE PRESERVED
- EX. TREE CANOPY PROTECTION AREA



Montfort Helm Enterprises LLC
5949 Timber Ridge Dr
Prospect, KY 40059
Village Center Form District
DB 7602 PG 164
R4, C1, C2

EX. KROGER



PROJECT DATA:

DEVELOPER:
KROGER
MID-SOUTH DIVISION
1600 ORMSBY STATION CT.
LOUISVILLE, KY 40223

OWNER:

FIRST FEDERAL SAVINGS BANK OF ELIZABETHTOWN
P.O. BOX 5006
ELIZABETHTOWN, KENTUCKY 42702-5006
TAX BLOCK 206, LOT 47
ADDRESS UNKNOWN
D.B. 9076, PG. 498

SITE DATA:

TOTAL SITE AREA 0.70± AC.
EX. FORM DISTRICT VILLAGE OUTLINE
EXISTING ZONING C-N
EXISTING LAND USE VACANT
PROPOSED LAND USE FUEL STATION
MAX. BUILDING HEIGHT 25 FT.

ZONE CHANGE:

FROM C-N TO C1

SOIL TYPE:

UNCLASSIFIED

SETBACK DATA:

FRONT YARD 10 FT. MIN. / 80 FT. MAX.
STREET SIDE YARD 10 FT. MIN. / 80 FT. MAX.

BUILDING DATA:

PROPOSED FUEL KIOSK 200 SQ. FT.
TOTAL 200 SQ. FT.
PERCENT OF INCREASE 0%
F.A.R. 0.005
MAX F.A.R. 5.0

PARKING SUMMARY:

PROPOSED:	FLOOR AREA	MIN. RATIO	MAX. RATIO	MINIMUM SPACES REQUIRED	MAXIMUM SPACES REQUIRED
FUEL KIOSK	200 SQ.FT.	1/250	1/100	1	2
TOTAL SPACES REQUIRED:	200 SQ.FT.			1	2
TOTAL PARKING SPACES PROVIDED:				2 SPACES	

TREE CANOPY CALCULATIONS:

GROSS SITE AREA 30,492 S.F.
PERCENTAGE OF TREE CANOPY REQUIRED 20% (6,098 S.F.)
PERCENTAGE OF TREE CANOPY TO BE PRESERVED 0% (PENDING FIELD VERIFICATION)
PERCENTAGE OF TREE CANOPY TO BE PLANTED 23.6% (7,200 S.F.)

TYPE	QTY	SIZE	TREE CANOPY AREA/TREE	TREE CANOPY
A	10	1 3/4" - 3"	720	7,200 S.F.

LANDSCAPE DATA:

PROPOSED VUA = 19,369 S.F.
PROPOSED ILA (7.5%) = 1,452 S.F.
PROPOSED ILA = 1,475 S.F.

VARIANCE

1.) A VARIANCE IS REQUESTED TO ALLOW THE KIOSK TO EXCEED THE MAXIMUM ALLOWED SETBACK BY 4' PER TABLE 5.3.2 AS REQUIRED PER SECTION 5.3.6 OF THE VILLAGE FORM DISTRICT - OUTLYING.

NOTES:

- 1.) WASTEWATER: FLOW WILL BE TREATED AT HUNTING CREEK NORTH WASTEWATER TREATMENT PLANT. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED. SERVICE SHALL BE BY CONNECTION. THE EXISTING SEWER WAS NEVER TESTED AND AS BUILT THEREFORE THIS SHALL BE THE RESPONSIBILITY OF THE KROGER COMPANY TO MAKE SURE THE SEWER IS FUNCTIONAL AND ACCEPTED BY MSD.
- 2.) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3.) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 4.) SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- 5.) THE DEVELOPMENT LIES IN THE HARRODS CREEK FIRE DISTRICT.
- 6.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAPPING, (21111C0010 D REV. DECEMBER 5, 2006).
- 7.) ANY NEW SIGNAGE SHALL CONFORM TO LDC REGULATIONS.
- 8.) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
- 9.) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.
- 10.) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- 11.) A LANDSCAPE PLAN SHALL BE SUBMITTED THAT MEETS ALL APPLICABLE LDC REQUIREMENTS.
- 12.) CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- 13.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 14.) CITY OF PROSPECT APPROVAL REQUIRED FOR SIDEWALKS WITHIN TIMBER RIDGE DRIVE RIGHT-OF-WAY. THE REZONING SHALL NOT BE CONTINGENT ON THE CONSTRUCTION OF THE SIDEWALK INSIDE THE CITY OF PROSPECT.
- 15.) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL
Condition of Approval:

P. Davis 3/14/13
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

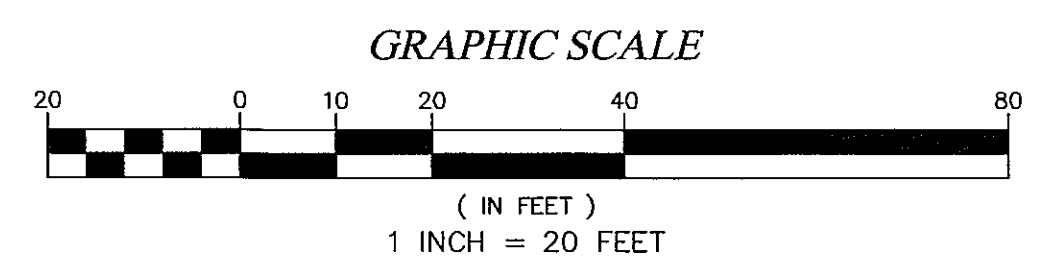
BY: [Signature]
DATE: 7/3/13
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

IMPERVIOUS AREA CALCULATIONS:

PRE-DEVELOPMENT = 0.00 S.F.
POST-DEVELOPMENT = 19,369 S.F.

UTILITY NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE No. 1-800-752-6007) FORTY-EIGHT (48) HOURS 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 & WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS. IF ANY UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION, EXTREME CAUTION SHOULD BE EXERCISED AND THE UTILITY COMPANY NOTIFIED IMMEDIATELY. ANY DAMAGES SHALL BE REPAIRED IMMEDIATELY AT THE DIRECTION OF THE UTILITY COMPANY, INCLUDING TEMPORARY AND PERMANENT WORK.



Revision	Date	Description	Drawn by	Checked by	Approved by
1	2-7-13	Revised per Agency Comments	JLW	SWH	

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 262-4113 Fax

KROGER
MID-SOUTH DIVISION
1600 ORMSBY STATION CT.
LOUISVILLE, KY 40223-4039
(502) 423-4929

PRE-APP FOR ZONE CHANGE
KROGER L-389 FUEL
TIMBER RIDGE DR
LOUISVILLE, KY. 40059

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 181001
APPROVAL DATE 7/25/13
EXPIRATION DATE 7/25/15
SIGNATURE OF PLANNING COMMISSION

JOB NO:	12024
HORIZ. SCALE:	1"=20'
VERT. SCALE:	N/A
DESIGNED BY:	JLW
DETAILED BY:	SWH
CHECKED BY:	SWH
DATE:	DECEMBER 2012

SHEET 1 of 1

RECEIVED
MAR 25 2013
W.M. # 10715
CASE NO. 18601
DESIGN SERVICES