



**CLASS "A" SURVEY**  
URBAN OR SUBURBAN  
DATE OF FIELD SURVEY  
JULY 15, 2015

**DEVELOPER**  
JR. FOODS, INC.  
700 CHURCH STREET  
BOWLING GREEN, KY 42101

**FLOODPLAIN INFORMATION**  
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0095E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

**TOTAL AREA OF SURVEY**  
161,947 +/- SQ. FT.  
3.72 +/- ACRES

**PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE**  
JR. FOOD STORES, INC.  
700 CHURCH STREET  
BOWLING GREEN, KY 42107  
DEED BOOK 9919 PAGE 599  
PARCEL ID: 065400250000

**SEWAGE TREATMENT PLANT**  
METROPOLITAN SEWER DISTRICT

**BENCHMARK DATA:**

- BENCHMARK 1  
EXISTING SANITARY MANHOLE NEAR THE SOUTHERN PORTION OF THE PROPERTY LOCATED APPROXIMATELY 9' FROM THE EXISTING BUILDING.  
ELEV: 627.73
- BENCHMARK 2  
1/2" IRON PIPE W/ PLASTIC CAP STAMPED "A. WILLETT PLS 791" NEAR THE NORTHWESTERN PORTION OF PROPERTY LOCATED 19.4' FROM EDGE OF PAVEMENT.  
ELEV: 639.80

**DRAINAGE INFORMATION**

**PRE-DEVELOPED**  
FLOW RATE:  
Q(2YR) = 2.304 CFS  
Q(10YR) = 4.910 CFS  
Q(100YR) = 8.813 CFS

**POST-DEVELOPED**  
UNMITIGATED FLOW RATE:  
Q(2YR) = 7.119 CFS  
Q(10YR) = 10.849 CFS  
Q(100YR) = 15.777 CFS

MITIGATED FLOW RATE (AT OUTLET PIPE DETENTION BASIN)  
Q(2YR) = 1.844 CFS  
Q(10YR) = 2.063 CFS  
Q(100YR) = 3.462 CFS

\*MODELED USING HYDRAFLOW HYDROGRAPHS 2004

**GPS NOTE**  
THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY TOPCON HIPER GA (G00) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE, AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS, WHEN NECESSARY. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH A FIRMS OF 0.02" OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

TREE CANOPY REQUIREMENTS	
STATISTIC	PERMITTED / REQUIREMENT
GROSS SITE AREA:	2,500+/- AC. (108,874 S.F.)
REQUIRED CANOPY FOR DEVELOPMENT (BASED ON FIELD SURVEY 2015)	20,886 S.F. (19.0%)
EXISTING TREE CANOPY	35,586 S.F. (32.8%)
PERCENT OF TREE CANOPY PRESERVED	8,244 S.F. (17.5%)
PERCENT OF TREE CANOPY REDUCTION	29,358 S.F. (82.5%)
TREE CANOPY TO BE PLANTED	44,378 S.F. (40.7% OF SITE)
(32 TYPE A DECIDUOUS TREES @ 1-3/4" CAL. (720 SF CREDIT EACH) 28 TYPE A EVERGREEN TREES @ 6" HT. (720 SF CREDIT EACH) 4 TYPE B EVERGREEN TREES @ 6-8" HT. (432 SF CREDIT EACH) 10 TYPE C DECIDUOUS TREES @ 6-8" HT. (89 SF CREDIT EACH)	
TOTAL TREE CANOPY	50,622 SF (46.5% OF SITE)
SCENIC CORRIDOR TREES:	10 TREES REQUIRED
385' OF FRONTAGE / 40'	10 TREES PROVIDED
<b>BUFFER SCREENING</b> LOCATION DISTANCE WIDTH TREES REQ. TREES PROV. NORTH 283 LF 25' X 1.5 12 17 EAST 382 LF 35' X 1.0 12 17 SOUTH 284 LF 35' X 1.0 9 11	
TOTAL VUA PROPOSED	42,515 SF
ILA REQUIRED	3,188 SF (7.5%)
ILA PROVIDED	4,301 SF (10.1%)
TREES REQUIRED	10 TREES
TREES PROVIDED	10 TREES

LEGEND	
(Symbol)	DESCRIPTION
(Symbol)	GAS METER
(Symbol)	TELEPHONE PEDESTAL
(Symbol)	STORM SEWER MANHOLE
(Symbol)	DROP BOX INLET
(Symbol)	CURB BOX INLET
(Symbol)	PIPE BOLLARD
(Symbol)	GUTTER OUTLET
(Symbol)	ROAD SIGN
(Symbol)	TREE
(Symbol)	MAILBOX
(Symbol)	LAMP POLE
(Symbol)	BSBL BUILDING SET BACK LINE
(Symbol)	ESOL EACH SIDE OF LINE
(Symbol)	PUE PUBLIC UTILITY EASEMENT
(Symbol)	FFE FINISHED FLOOR ELEVATION
(Symbol)	BENCHMARK
(Symbol)	IRON PIN FOUND
(Symbol)	IRON PIN SET
(Symbol)	CONCRETE R/W MONUMENT
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	SANITARY SEWER CLEAN OUT
(Symbol)	FLOW AREA
(Symbol)	ANCHOR
(Symbol)	UTILITY POLE
(Symbol)	SIGNAL POLE
(Symbol)	ELECTRIC BOX
(Symbol)	ELECTRIC METER
(Symbol)	GAS VALVE
(Symbol)	WATER VALVE
(Symbol)	WATER METER
(Symbol)	FIRE HYDRANT
(Symbol)	PROPERTY LINE
(Symbol)	SETBACK LINE
(Symbol)	EASEMENTS
(Symbol)	CENTERLINE
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	GAS LINE
(Symbol)	OVERHEAD UTILITIES
(Symbol)	BURIED TELEPHONE
(Symbol)	SANITARY SEWER LINE
(Symbol)	WATER LINE
(Symbol)	STORM SEWER LINE
(Symbol)	FENCE LINE

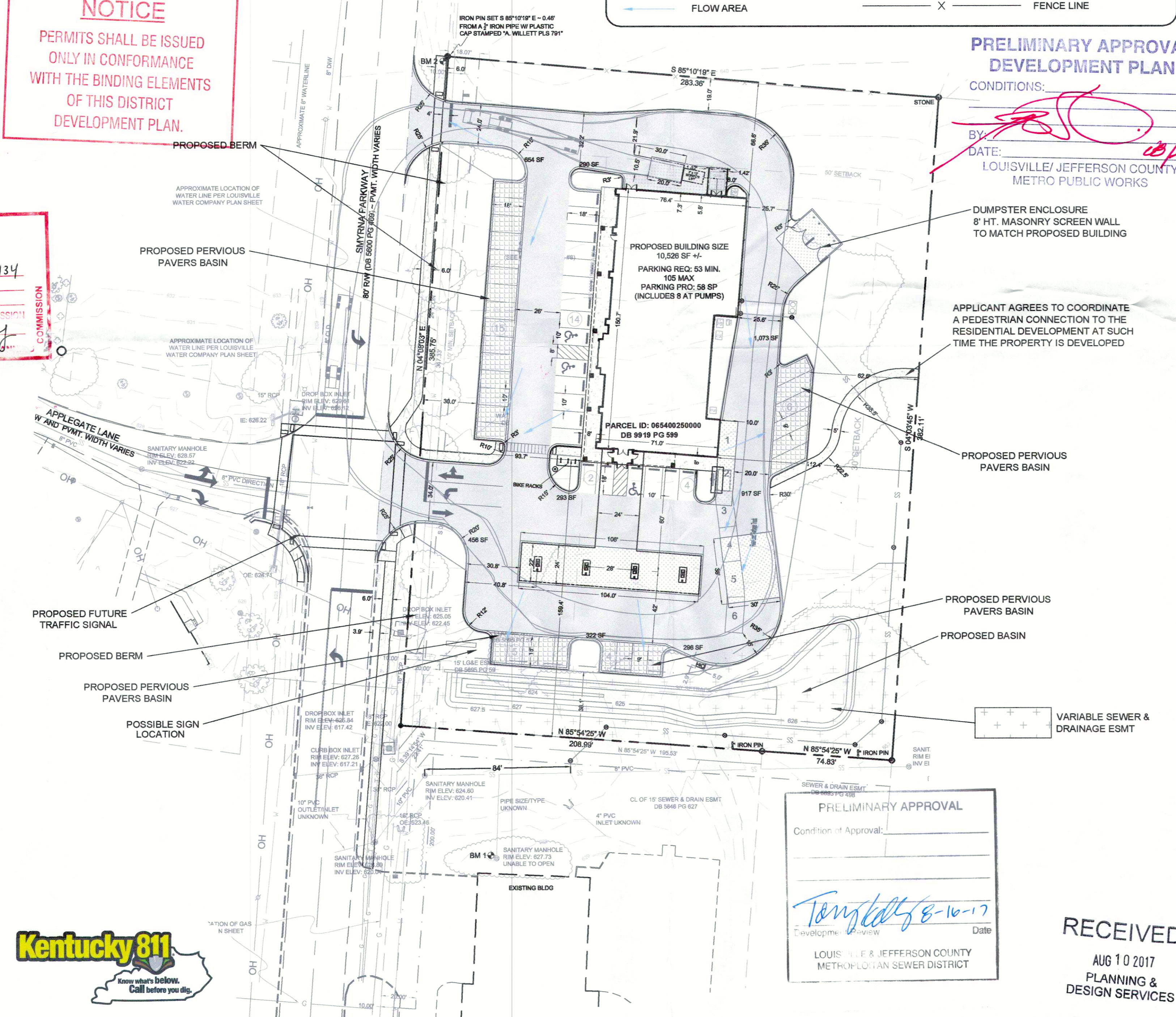
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED/PROPOSED
CURRENT ZONING	C1 - COMMERCIAL	C1 - COMMERCIAL
FORM DISTRICT	N (NEIGHBORHOOD)	N (NEIGHBORHOOD)
TOTAL SITE AREA	N/A	2,500 AC +/-
EXISTING USE	VACANT	VACANT
PROPOSED USE	N/A	NEIGHBORHOOD MARKET WITH FUEL SALES, AND DRIVE-THRU RESTAURANT
BUILDING SQ. FT.	N/A	10,526 +/- SF
FLOOR AREA RATIO	1.0	0.097
PORCH AREA	N/A	1,172 +/- SF
GAS CANOPY	N/A	3,463 +/- SF
BUILDING HEIGHT	30'	29' +/-
BUILDING SETBACKS	FRONT 10' MIN (SMYRNA PKWY) 95' MAX SIDE 30' (NORTH) REAR 50' (EAST) SIDE 30' (SOUTH)	FRONT 93.7' (SMYRNA PKWY) 66.6' (NORTH) SIDE REAR 112.4' (WEST) SIDE 159.4' (SOUTH)
TOTAL PARKING	53 SPACES (MIN.) 105 SPACES (MAX.) 4 BICYCLE SPACES	58 SPACES PROVIDED (8 AT PUMPS) 3 ADA SPACES 4 BICYCLE SPACES
SITE ACCESS	PER CITY OF LOUISVILLE AND KYTC	2 ACCESS POINTS ON SMYRNA PARKWAY

**GENERAL NOTES**

- THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 9919 PAGE 599 AS FOUND IN THE OFFICE OF THE JEFFERSON COUNTY CLERK.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
- ALL IRON PINS SET ARE 3/4" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS 2934".
- THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
- THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
- THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES, NORTH ZONE 1601.
- THE RIGHT OF WAY WIDTH FOR SMYRNA PARKWAY AS SHOWN HEREON WAS DETERMINED BY A COMBINATION OF FOUND MONUMENTS AND RECORDED PLATS ON ADJOINING PROPERTIES. NO SOURCE OF TITLE WAS FOUND FOR THE PURCHASE OF SAID RIGHT OF WAY. DESIGN PLANS WERE UNABLE TO BE FOUND ON FILE OR PROVIDED BY LOUISVILLE METRO PUBLIC WORKS. SAID RIGHT OF WAY IS CLAIMED AND MAINTAINED BY THE LOUISVILLE METRO GOVERNMENT. HOWEVER, METRO GOVERNMENT OFFICIALS WERE UNABLE TO PROVIDE ANY DOCUMENTATION PERTAINING TO SAID RIGHT OF WAY.

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

**LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 17DEVPLAN1134  
APPROVAL DATE: 8/17/17  
EXPIRATION DATE: 8/17/19  
SIGNATURE OF PLANNING COMMISSION: *Laura M. Mattingly*



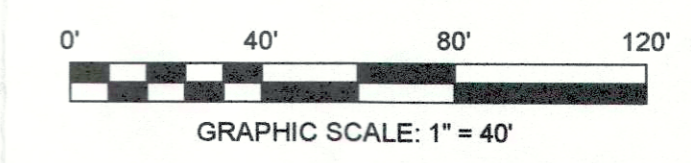
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:  
BY: *[Signature]*  
DATE: 8/17/17  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*[Signature]* Date: 8-10-17  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**RECEIVED**  
AUG 10 2017  
PLANNING & DESIGN SERVICES

**SITE & MUNICIPALITY NOTES**

- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
- ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/ 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/ 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MSD SANITARY SEWERS AVAILABLE BY NEW CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCE.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15" SEWER AND DRAINAGE EASEMENT.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN EST MANAGEMENT PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 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 MGMT. PRACTICES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- A SITE GEOTECHNICAL INVESTIGATION WAS PERFORMED ON THE SITE JUNE 8, 2016 AND NO KARST FEATURES WERE DISCOVERED. THE GEOTECHNICAL SITE DRILLING WAS DONE BY HOOSIER DRILLING.



**REVISIONS**  
07-27-2017

**HOUCHEUNS INDUSTRIES**  
STORE #788  
8001 SMYRNA PARKWAY  
LOUISVILLE, KY 40228



**ACES**  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

JOB NUMBER: 5430  
DATE: 08-09-2017  
SCALE: 1" = 40'  
DRAWN: J. BEGLEY  
CHECKED: J. ARNOLD  
FILE PATH: Z:\SITE\DEV\DP



**E-1**  
REVISED DISTRICT DEVELOPMENT PLAN

WM# 11316, 15ZONE1065, 17DEVPLAN1134

## Binding Elements – 17DEVPLAN1134

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed ~~44,790~~ **10,526** square feet of gross floor area.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3 feet of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening, buffering and landscaping as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 4, 2016 Planning Commission public hearing.
9. Applicant agrees to coordinate a pedestrian connection to the residential development to the east at such time the property is developed.
10. Applicant agrees to provide a connection to the firehouse property to the south upon redevelopment into a non-residential use.
11. Funding for the design and installation of a traffic signal and right turn lane (eastbound) shall be provided by the Owner/Developer at the Applegate Lane and Smyrna Parkway intersection. Traffic Signal installation shall be performed by Louisville Metro. Construction plans for the traffic signal and right turn lane, a bond and encroachment permit from Transportation Planning will be required prior to

construction approval for the site. The traffic signal installation and right turn lane construction shall be completed before the issuance of the certificate of occupancy. Additional intersection improvements may be required after construction plan review by Transportation Planning, Traffic Engineering and Metro Public Works.