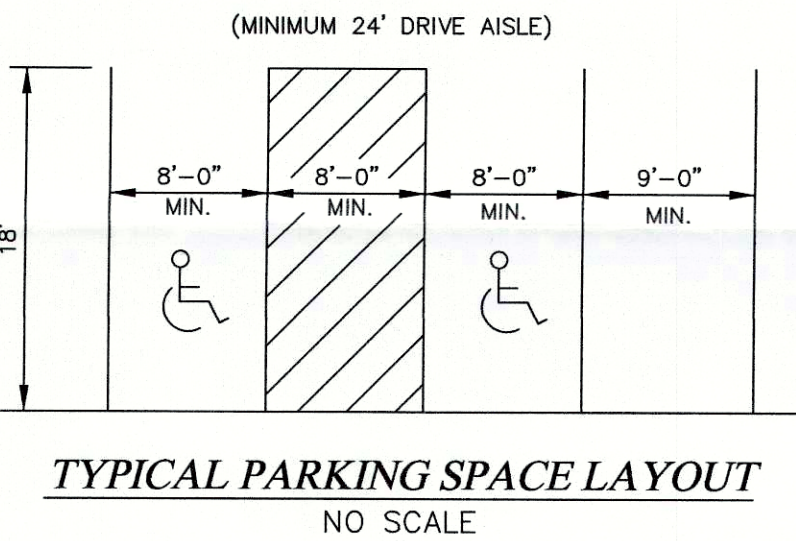




UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, 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.

Revision	Date	Description	Designed by	Checked by	Approved by
1	4/8/15	AGENCY COMMENTS	JDC	-	-



EROSION CONTROL NOTES

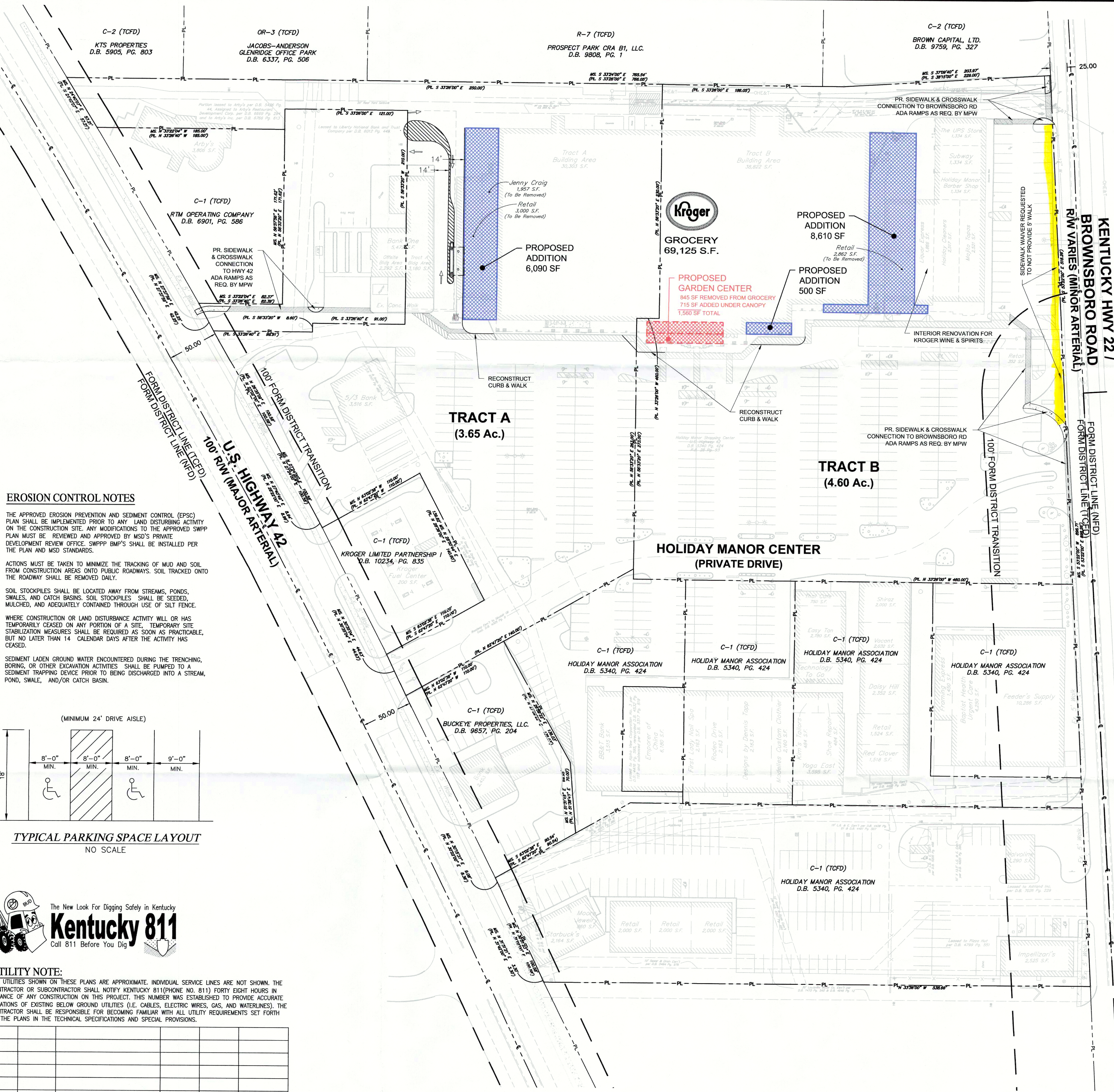
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



SITE DATA

TRACT A
2207 HOLIDAY MANOR CENTER
LOUISVILLE, KY 40222
D.B. 5340, PG. 424
TAX BLOCK 1601, LOT 6

TRACT B
2221 HOLIDAY MANOR CENTER
LOUISVILLE, KY 40222
D.B. 5340, PG. 424
TAX BLOCK 1601, LOT 3

OWNER

HOLIDAY MANOR ASSOCIATION
6100 DUTCHMANS LANE 6TH FLOOR
LOUISVILLE, KY 40205

TRACT A SITE AREA 3.65± ACRES
TRACT B SITE AREA 4.60± ACRES
TOTAL SITE AREA 8.25± ACRES
FORM DISTRICT TOWN CENTER
EX. ZONING C-1
EX. LAND USE COMMERCIAL
PR. LAND USE COMMERCIAL
TRACT A F.A.R. 0.27
TRACT B F.A.R. 0.30

SETBACK DATA

MIN. FRONT YARD (TCFD) 0'
MAX. FRONT YARD (TCFD) 15'
SIDE YARD NONE
REAR YARD 5'
MAX. BLDG HEIGHT 45'

IMPERVIOUS AREA

PRE 345,381 S.F.
POST 345,381 S.F.
PERCENTAGE OF CHANGE 0%

BUILDING AND PARKING SUMMARY

TRACT A	USE	EXISTING BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	TOTAL BUILDING AREA	MIN. PARKING REQUIRED	MIN. PARKING (WITH 10% TARC REDUCTION)	MAX. PARKING ALLOWED	PARKING PROVIDED
TRACT A	BANKS	6,696 SF	N/A	N/A	6,696 SF	13 SPACES (19P/200 SF)	12 SPACES	33 SPACES (19P/200 SF)	
	RETAIL	4,957 SF	-4,957 SF	N/A	0 SF				
	KROGER	30,303 SF	N/A	+6,090 SF	36,393 SF	73 SPACES (19P/200 SF)	66 SPACES	182 SPACES (19P/200 SF)	
	TOTAL	41,956 SF	-4,957 SF	+6,090 SF	43,089 SF (2.0% BUILDING INCREASE)	86 SPACES	78 SPACES	215 SPACES	149 SPACES

TRACT B	USE	EXISTING BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	TOTAL BUILDING AREA	MIN. PARKING REQUIRED	MIN. PARKING (WITH 10% TARC REDUCTION)	MAX. PARKING ALLOWED	PARKING PROVIDED
TRACT B	RESTAURANT	3,855 SF	N/A	N/A	3,855 SF	15 SPACES (19P/250 SF)	13 SPACES	31 SPACES (19P/250 SF)	
	RETAIL	9,913 SF	-2,862 SF	N/A	7,051 SF	14 SPACES (19P/200 SF)	13 SPACES	35 SPACES (19P/200 SF)	
	KROGER	38,822 SF	-845 SF	+9,110 SF	47,087 SF	94 SPACES (19P/200 SF)	85 SPACES	235 SPACES (19P/200 SF)	
	GARDEN CENTER			PROPOSED 1,560 SF (NOT INCLUDED IN THE TOTAL BUILDING AREA)		3 SPACES (19P/200 SF)	3 SPACES	5 SPACES (19P/200 SF)	
TOTAL		52,590 SF	-3,707 SF	+9,110 SF	57,993 SF (9.3% BUILDING INCREASE)	126 SPACES	114 SPACES	306 SPACES	255 SPACES

TRACT A & B TOTALS						189 SPACES	192 SPACES	521 SPACES	404 SPACES
--------------------	--	--	--	--	--	------------	------------	------------	------------

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/25,000 S.F.) 4 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 S.F.) 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 6 SPACES

TREE CANOPY CALCULATIONS

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

CODE REQUIREMENT CALCULATION:

TRACT A
EXISTING TOTAL BUILDING AREA 41,956 S.F.
EXISTING TOTAL BUILDING AREA (POST DEMO) 36,999 S.F.
PROPOSED TOTAL BUILDING AREA 43,089 S.F.
PERCENT OF INCREASE 14.1%

TRACT B
EXISTING TOTAL BUILDING AREA 52,590 S.F.
EXISTING TOTAL BUILDING AREA (POST DEMO) 48,883 S.F.
PROPOSED TOTAL BUILDING AREA 57,993 S.F.
PERCENT OF INCREASE 15.7%

LANDSCAPE DATA

LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1.2&3 STATES: EXPANSION OF BUILDING, VIA OR ANY COMBINATION OF BUILDING AND VIA AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10, PART 2 OF THE LDC.

CODE REQUIREMENT CALCULATION:

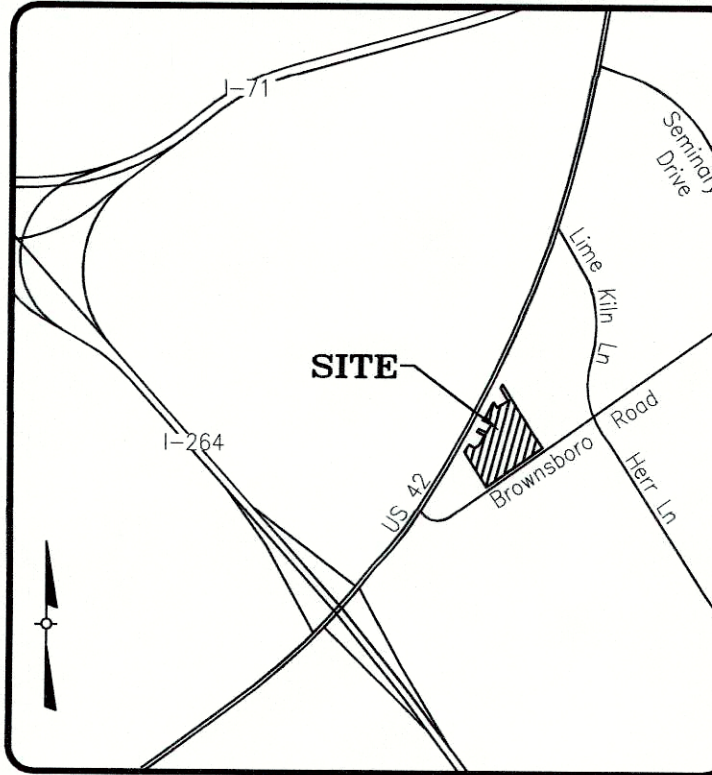
TRACT A
EXISTING TOTAL BUILDING AREA 41,956 S.F.
EXISTING TOTAL BUILDING AREA (POST DEMO) 36,999 S.F.
PROPOSED TOTAL BUILDING AREA 43,089 S.F.
PERCENT OF INCREASE 14.1%

TRACT B
EXISTING TOTAL BUILDING AREA 52,590 S.F.
EXISTING TOTAL BUILDING AREA (POST DEMO) 48,883 S.F.
PROPOSED TOTAL BUILDING AREA 57,993 S.F.
PERCENT OF INCREASE 15.7%

LEGEND

PROPOSED EOP
PROPOSED BUILDING
EXISTING SIDEWALK
EXISTING EDGE OF PAVEMENT
EXISTING PROPERTY LINES
EXISTING CENTERLINE OF ROAD
EXISTING FENCE

LIMITS OF EXISTING BUILDING
LIMITS OF PROPOSED BUILDING
LIMITS OF PROPOSED GARDEN CENTER



LOCATION MAP
NOT TO SCALE

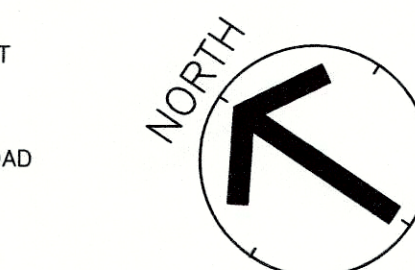
NOTES

- WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC CONNECTION. NO NEW SANITARY CONNECTION ARE PROPOSED. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FARM WATER QUALITY TREATMENT CENTER.
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (21111C0016E REV. DECEMBER 5, 2006).
- ALL NEW SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL NEW DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.

SIDEWALK WAIVER REQUEST

A SIDEWALK WAIVER IS REQUESTED FROM CHAPTER 5, PART 8 - SECTION 5.8.1.B OF THE LAND DEVELOPMENT CODE. THE DEVELOPER REQUESTS TO WAIVE THE REQUIRED 5' WALK ALONG A PORTION OF BROWNSBORO ROAD DUE TO TOPOGRAPHICAL CONDITIONS AND SITE CONSTRAINTS.

RECEIVED
APR 23 2015
PLANNING & DESIGN SERVICES



GRAPHIC SCALE
0 50' 100'

CASE# 2-15-15 WM# ----

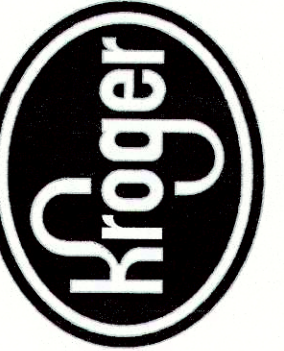
HERTAGE ENGINEERING, LLC

642 South 4th Street
Louisville, KY 40202
Jeffersonville, KY 40303
(502) 862-1413 Fax

ENGINEER:

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

OWNER/DEVELOPER:



CATEGORY 2B PLAN
FOR

KROGER L-186
2219 HOLIDAY MANOR CENTER
LOUISVILLE, KY 40222

PROJECT:

JOB NO: 10076
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: MARCH 16, 2015

SHEET

C05

15WAIVER1012