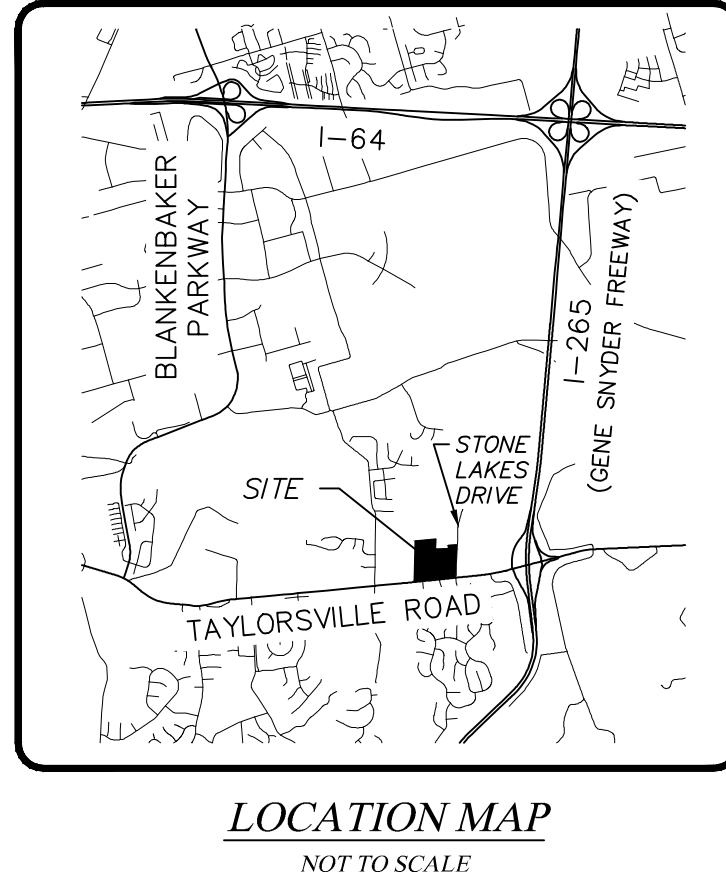


BENCHMARK
 TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM
 OS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SERVICE WILL
 BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

LEGEND

EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. STORM SEWER
PR. SANITARY SEWER
PR. ELECTRIC W/ TRANSFORMER
PR. WATER LINE
PR. SWALE
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. PROPERTY LINE
PR. SILT FENCE
PR. FIRE HYDRANT
PR. LIGHT POLE
PR. SIGN
— — — — —
= LIMITS OF EXISTING BUILDING
— — — — —
= DEMO OF EXISTING BUILDING
— — — — —
= LIMITS OF PROPOSED BUILDING
— — — — —
= LIMITS OF DEVELOPMENT PLAN



OWNERS

NECO, LLC. 6060 DUTCHMANS LANE, SUITE 110 LOUISVILLE, KY 40208	LOT 2: 12613 TAYLORSVILLE ROAD D.B. 8803, PG. 79
KROGER LIMITED PARTNERSHIP I 1600 ORMSBY STATION COURT LOUISVILLE, KY 40223	LOT 3: 2821 TAYLORSVILLE ROAD D.B. 8583, PG. 850
LOT 1: 12611 TAYLORSVILLE ROAD D.B. 8803, PG. 79	LOT 4: 12623 STONE LANES DRIVE D.B. 8583, PG. 950
LOT 20: 12621 TAYLORSVILLE ROAD D.B. 8803, PG. 79	LOT 5: TYLER RETAIL WAY D.B. 10272, PG. 124
LOT 30: 3901 TYLER RETAIL WAY D.B. 8817, PG. 229	LOT 5A: 12605 TAYLORSVILLE ROAD D.B. 8817, PG. 229
LOT 40: 12605 TAYLORSVILLE ROAD D.B. 8817, PG. 229	LOT 5B: 12607 TAYLORSVILLE ROAD D.B. 8817, PG. 229

- NOTES**
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEXER R. OUTFALL WATER QUALITY TREATMENT PLANT.
 - 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 JEFFERSONTOWN FIRE DISTRICT.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100068E REV. DECEMBER 5, 2006).
 - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - ONSITE DETENTION WILL BE RELOCATED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS.
 - THE FINAL DESIGN OF THIS PROJECT EXPANSION AREAS MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - UPDATED CROSSOVER AGREEMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- WAIVERS**
- A WAIVER IS REQUESTED FROM SECTION 5.1.A.3 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING IN FRONT OF THE STRUCTURE.
 - A WAIVER IS REQUESTED FROM SECTION 5.12.1.B.1.6.IV OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIREMENT THAT 40% BUILDING AREA BE LOCATED ON A SECOND OR ABOVE FLOOR.
 - A WAIVER IS REQUESTED FROM SECTION 5.9.2.A.1.b.i OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE A DIRECT WALK CONNECTION TO THE PUBLIC SIDEWALK.
 - A WAIVER IS REQUESTED FROM SECTION 10.2.12.B OF THE LAND DEVELOPMENT CODE TO ALLOW MORE THAN 120-FEET BETWEEN LANDSCAPE ISLANDS WITHIN THE EXISTING PARKING LOT.

SETBACK DATA

LOT 5B - TC/FD

MIN. FRONT YARD	0'
MAX. FRONT YARD	15'
STREET SIDE YARD	0'
SIDE YARD	5' OR ADJ. FORM DISTRICT
REAR YARD	5' OR ADJ. FORM DISTRICT
MAX. BUILDING HEIGHT	60'

CONSOLIDATED LOT 1 - TRANSITION ZONE

PER SECTION 5.7.1 OF THE LAND DEVELOPMENT CODE, TRANSITION ZONE SETBACKS SHALL BE APPLIED TO THE FRONT, STREET SIDE AND COMMON REAR PROPERTY LINE.

MIN. FRONT & STREET SIDE YARD	10'
MAX. FRONT & STREET SIDE YARD	80'
SIDE YARD	N/A
REAR YARD (NO LOADING)	50'
MAX. BUILDING HEIGHT	45'

BUILDING AND PARKING SUMMARY

USE	EXISTING BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	TOTAL BUILDING AREA	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	PARKING PROVIDED
LOT 1 KROGER	64,350 SF	-345 SF	+53,053 SF	117,058 SF	234 SPACES (199/200 SF)	585 SPACES (199/200 SF)	224 SPACES
LOT 2 RETAIL	32,800 SF	-12,000 SF	N/A	20,800 SF	42 SPACES (199/200 SF)	139 SPACES (199/200 SF)	252 SPACES
LOT 2C CARWASH	910 SF	N/A	N/A	910 SF	1 SPACE (199/200 SF)	2 SPACES (259/200 SF)	N/A
LOT 4 FUEL	200 SF	N/A	4 PUMPS	200 SF	1 SPACES (199/200 SF)	2 SPACES (199/200 SF)	14 SPACES
LOT 5A RETAIL	3,727 SF	N/A	N/A	3,727 SF	7 SPACES (199/200 SF)	25 SPACES (199/200 SF)	28 SPACES
LOT 5B RETAIL	6,600 SF	N/A	N/A	6,600 SF	13 SPACES (199/200 SF)	44 SPACES (199/200 SF)	38 SPACES
TOTAL	108,587 SF	-12,345 SF	+53,053 SF	149,295 SF	298 SPACES	797 SPACES	556 SPACES

TREE CANOPY CALCULATIONS

CONSOLIDATED LOT 1

GROSS SITE AREA	355,352 SF (8.16 AC)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0% - 40%
TREE CANOPY REQUIRED	67,517 SF (19%)
TREE CANOPY PRESERVED (PRESERVED WITHIN L&S)	10,650 SF (3%)
TREE CANOPY PLANTED	56,857 SF (16%)
TOTAL TREE CANOPY PROVIDED	67,517 SF (19%)

LANDSCAPE DATA

CONSOLIDATED LOT 1

EXISTING V.I.A.	158,703 SF
PROPOSED V.I.A.	+12,597 SF
TOTAL V.I.A.	171,300 SF
V.I.A. AREA REQUIRING I.L.A.	NONE
I.L.A. REQUIRED (7.5%)	12,848 SF
I.L.A. PROVIDED	12,848 SF

LOT 5B

GROSS SITE AREA	29,965 SF (0.69 AC)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0% - 40%
TREE CANOPY REQUIRED	5,993 SF (20%)
TREE CANOPY PRESERVED	N/A
TREE CANOPY PLANTED	5,993 SF
TOTAL TREE CANOPY PROVIDED	5,993 SF (20%)

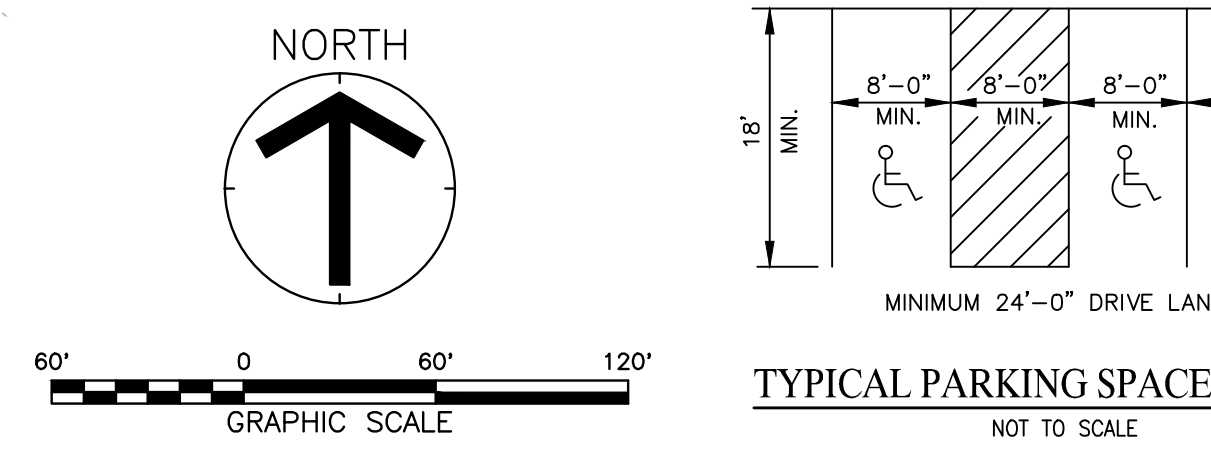
LOT 5B

PROPOSED V.I.A.	12,889 SF
I.L.A. REQUIRED (7.5%)	967 SF
I.L.A. PROVIDED	1,012 SF

UTILITY NOTE:

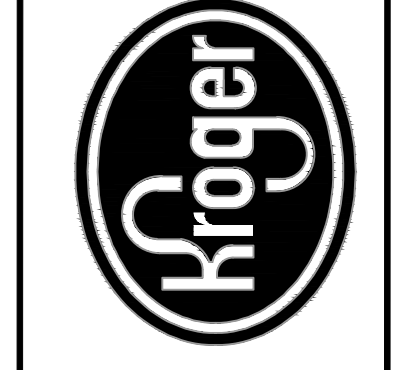
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING 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	Detailled by
2	8/6/15	ROADWAY ALIGNMENT CHANGES/CLIENT CHANGES	JDC
1	7/22/15	AGENCY COMMENTS/CLIENT CHANGES	JDC



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 642 South 4th Street
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 (502) 562-1412
 (502) 562-1413 Fax

KROGER LOUISVILLE DIVISION
 1600 ORMSBY STATION CT.
 LOUISVILLE, KY 40223-4039
 (602) 423-6929



NICKLIES DEVELOPMENT
 6080 Dutchmans Lane Suite 110
 Louisville, KY 40226

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN FOR TYLER RETAIL CENTER KROGER L-743 EXPANSION 12611 TAYLORSVILLE ROAD LOUISVILLE, KY 40299

JOB NO: 13064/14004
 HORIZ. SCALE: 1"=60'
 VERT. SCALE: N/A
 DESIGNED BY: JDC
 CHECKED BY: SWH
 DATE: JUNE 17, 2015

C29

CASE# 15DEVPLAN1099 & 15VARIANCE104 RELATED# 9-12-04 WM# 1113