



**STORMWATER MANAGEMENT INFORMATION**

PREDEVELOPED CURVE NUMBER - 76  
POSTDEVELOPED CURVE NUMBER - 92

**STORAGE REQUIREMENTS**  
2 YEAR STORM = 7,268 FT<sup>3</sup>  
10 YEAR STORM = 8,786 FT<sup>3</sup>  
100 YEAR STORM = 9,471 FT<sup>3</sup>

**STORAGE PROVIDED**  
PERV. PAVER BASIN #1: 2,618 FT<sup>3</sup> (DEPTH - 5.5'; 40% VOIDS)  
PERV. PAVER BASIN #2: 5,246 FT<sup>3</sup> (DEPTH - 6'; 40% VOIDS)  
PERV. PAVER BASIN #3: 1,607 FT<sup>3</sup> (DEPTH - 4'; 40% VOIDS)

TOTAL: 9,555 FT<sup>3</sup>  
SURFACE AREA = 9,101 FT<sup>2</sup>

**CURVE NUMBER**

PREDEVELOPED	POSTDEVELOPED
SOIL TYPE 4% LAWRENCE SILT LOAM (SOIL TYPE C) 24% ROBERTSVILLE SILT LOAM (SOIL TYPE D) 72% URBAN LAND - UDORTMENTS/NICHOLSON COMPLEX (SOIL TYPE C)	COVER 72% IMPERVIOUS - CN: 98 28% URBAN OPEN SPACE (GOOD) - CN: 75 <b>COMPOSITE CN - 92</b>
COVER 36% WOODS (FAIR) - CN: 77 5% IMPERVIOUS - CN: 98 59% MEADOW - CN: 73 <b>COMPOSITE CN - 78</b>	

- NOTES:**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
  - SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - 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 FLUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - MSD SANITARY SEWERS AVAILABLE BY EXISTING 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 MSA 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, OILS AND GREASE POLICY.
  - FINAL BUILDING EXTERIOR WILL BE DESIGNED IN COMPLIANCE WITH CHAPTER 5.5.0.

**LEGEND**

	BENCHMARK		ROAD SIGN
	IRON PIN FOUND		TREE
	IRON PIN SET		MAILBOX
	SANITARY SEWER MANHOLE		LAMP POLE
	SANITARY SEWER CLEAN OUT		BUILDING SET BACK LINE
	ANCHOR		EACH SIDE OF LINE
	UTILITY POLE		PUBLIC UTILITY EASEMENT
	SIGNAL POLE		FINISHED FLOOR ELEVATION
	ELECTRIC BOX		PROPERTY LINE
	ELECTRIC METER		SETBACK LINE
	GAS VALVE		EASEMENTS
	WATER VALVE		LOT LINE TO BE ABANDONED
	WATER METER		CENTERLINE
	FIRE HYDRANT		UNDERGROUND ELECTRIC
	GAS METER		GAS LINE
	TELEPHONE PEDIESTAL		OVERHEAD UTILITIES
	STORM SEWER MANHOLE		BURIED TELEPHONE
	DROP BOX INLET		SANITARY SEWER LINE
	CURB BOX INLET		WATER LINE
	PIPE BOLLARD		STORM SEWER LINE
			FENCE LINE
			DRAINAGE ESMT.

**TREE CANOPY REQUIREMENTS**

STATISTIC	PERMITTED / REQUIREMENT		
GROSS SITE AREA:	2.05+/- AC. (89,138 SF.)		
REQUIRED CANOPY FOR DEVELOPMENT	17,828 SF. (20.0%)		
EXISTING TREE CANOPY (BASED ON FIELD SURVEY)	36,270 SF. (40.7%)		
PERCENT OF TREE CANOPY PRESERVED	0 SF. (0.0%)		
PERCENT OF TREE CANOPY REDUCTION	36,270 (100%)		
TREE CANOPY TO BE PLANTED	22,587 SF. (25.3%)		
31 TYPE A DECIDUOUS TREES @ 1-3/4" CAL. (720 SF CREDIT EACH)	22,320 SF		
3 TYPE C DECIDUOUS TREES @ 8" HT. (86 SF CREDIT EACH)	267 SF		
TOTAL CANOPY OF PROPOSED DEVELOPMENT	22,587 SF. (25.3%)		
STREET TREES: 545' OF FRONTAGE / 50'	11 TREES REQUIRED 11 TREES PROVIDED		
PERIMETER VUA SCREENING (VUA/PLB)			
LOCATION	DISTANCE	TREES REQ.	TREES PROV.
NORTH	171 LF	4	4
EAST	199 LF	4	4
SOUTH	180 LF	4	5
WEST	225 LF	5	
TOTAL VUA PROPOSED	46,012 SF		
IA REQUIRED	3,450 SF. (7.5%)		
IA PROVIDED	4,008 (8.7%)		
TREES REQUIRED	12 TREES		
TREES PROVIDED	12 TREES		

**DEVELOPMENT SUMMARY**

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED/PROPOSED
CURRENT ZONING	C1 - COMMERCIAL AND R-4	C1 - COMMERCIAL
FORM DISTRICT	N (NEIGHBORHOOD)	N (NEIGHBORHOOD)
TOTAL SITE AREA	N/A	2.05 AC. +/-
AREA TO REZONE	N/A	0.205 AC. +/-
EXISTING USE	N/A	VACANT
PROPOSED USE	N/A	NEIGHBORHOOD MARKET WITH FUEL SALES, DRIVE THRU RESTAURANT AND HARDWARE STORE
GROSS BUILDING	N/A	16,600+/- SF
GROSS FLOOR AREA	N/A	14,533+/- SF
FLOOR AREA RATIO	1.0	0.163
PORCH AREA	N/A	2,076+/- SF
GAS CANOPY	N/A	3,557+/- SF
F.A.R.	N/A	0.163 (BASED ON GROSS BLDG.)
BUILDING HEIGHT	30'	29'+/-
BUILDING SETBACKS	FRONT 10' MIN (LOVERS LANE) FRONT 80' MAX 10' (BILLTOWN ROAD) REAR 10' (WEST) SIDE 80' MAX 10' (SOUTH) 80' MAX.	FRONT 118.1' (LOVERS LANE) FRONT 79.9' (BILLTOWN ROAD) REAR 62.9' (WEST) SIDE 38.9' (SOUTH)
TOTAL PARKING	56 SPACES (MIN.) 72 SPACES (MAX.) 4 BICYCLE SPACES	59 SPACES PROVIDED (8 AT PUMPS) 3 ADA SPACES 2 SHORT TERM BICYCLE SPACES 2 LONG TERM BICYCLE SPACES
SITE ACCESS	PER CITY OF LOUISVILLE AND KYTC	1 ACCESS ON BILLTOWN ROAD AND 1 ACCESS TO LOVERS LANE

**VARIANCE REQUESTS**

- VARIANCE IS RESPECTFULLY REQUESTED FROM TABLE 5.3.2 FOR THE SOUTH EAST PROPERTY LINE OF 25' TO ALLOW FOR VEHICLE MANEUVERING TO BE WITHIN 5' OF THE SOUTH EASTERN PROPERTY LINE.
- VARIANCE IS RESPECTFULLY REQUESTED FROM THE GLAZING REQUIREMENT OF 50% FACING LOVERS LANE AND BILLTOWN ROAD. TO ALLOW FOR 10.3% (225 SF.) OF GLAZING FACING LOVERS LANE AND 28.3% (510 SF.) OF GLAZING FACING BILLTOWN ROAD.

**WAIVER REQUEST**

- A WAIVER IS RESPECTFULLY REQUESTED FROM 5.9.2 CONNECTIONS, A.1.b.i, TO ELIMINATE THE PEDESTRIAN CONNECTION TO LOVERS LANE DUE TO INTERNAL PEDESTRIAN VEHICULAR CONFLICTS. A PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE BUILDING TO BILLTOWN ROAD IN COMPLIANCE WITH THIS SECTION OF THE LAND DEVELOPMENT CODE.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- THE APPROVED EROSION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC SMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE TRACKING OF MUD AND SOIL FROM THE 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. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- 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 GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**CLASS "A" SURVEY**

URBAN OR SUBURBAN  
DATE OF FIELD SURVEY  
MARCH 19, 2015.

**TOTAL AREA OF SURVEY**

89,138 +/- SQ. FT.  
2.03 +/- ACRES

**PARCEL OWNER, APPLICANT, ADDRESS, AND SOURCE OF TITLE**

JR FOOD STORES, INC.  
700 CHURCH STREET  
BOWLING GREEN, KY 42101  
DB 10428 PG 20

**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 (GDD) 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 HRMS OF 0.02' OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

**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 #21111C0080E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

**REVISIONS**

PRINT DATE 8-24-2016


**JR FOODS STORES INC.**  
**HOUCHENS INDUSTRIES**

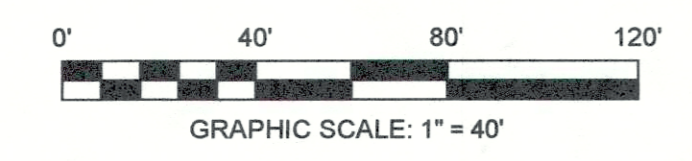
5502 BILLTOWN RD  
LOUISVILLE, KY 40222

**ACES**  
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ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
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JOB NUMBER: L5137  
DATE: 8/25/2016  
SCALE: 1" = 40'  
DRAWN: B. SHIRLEY  
CHECKED: J. ARNOLD  
FILE PATH:

RECEIVED  
SEP 02 2016

PLANNING & DESIGN SERVICES  
**E-1**  
DISTRICT DEVELOPMENT PLAN



**SEWAGE TREATMENT PLANT:**  
METROPOLITAN SEWER DISTRICT

**BENCHMARK DATA:**

**BENCHMARK 1**  
MAG SPIKE SET APPROXIMATELY 5.7' FROM THE NORTH EDGE OF PVMT. OF LOVER'S LANE.  
ELEV: 739.18

**BENCHMARK 2**  
3/4" IRON PIN W/ 1" ILLEGIBLE PLASTIC CAP FOUND APPROXIMATELY 24.5' FROM THE EAST EDGE OF PVMT. OF LOVER'S LANE AND 20.9' FROM THE NORTH EDGE OF PVMT. OF OLD LOVER'S LANE.  
ELEV: 739.82



**GEOTECHNICAL ENGINEERING INVESTIGATION**

PATRIOT ENGINEERING AND ENVIRONMENTAL CO.  
COMPLETED: NOVEMBER 16, 2015

**VARIANCE REQUEST #2**

HEDGES, ERIC EDWIN  
LOVERS LANE  
ZONED: C-2  
FORM DISTRICT: NEIGHBORHOOD

**VARIANCE REQUEST #1**

PROPOSED 8" HT. 165' LONG WHITE VINYL FENCE

15ZONE1059, WM# 11300

1520NE1059