

**LEGEND:**

- EX. LANDSCAPE BUFFER AREA
- R/W RIGHT OF WAY
- TBR TO BE REMOVED
- BLDG. BUILDING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- CONCEPT DRAINAGE ARROWS
- EXISTING BELL SOUTH MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED TEXT
- Existing EXISTING TEXT
- 100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FENCE
- BOUNDARY LINE
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRIC
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED PSC
- PROPOSED ELECTRIC
- PROPOSED HANDRAIL
- EXISTING SIDEWALK
- EXISTING SANITARY SEWER
- EXISTING SIGN
- EXISTING TREE (TBR)
- EXISTING BUILDING
- ZONING BOUNDARY / FORM DISTRICT

**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 DITCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

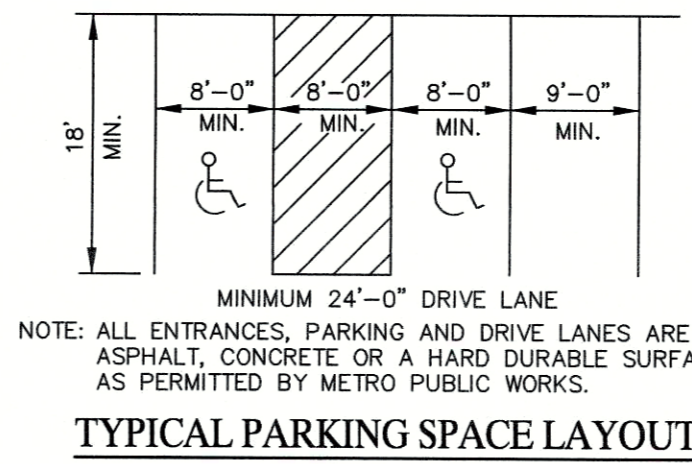
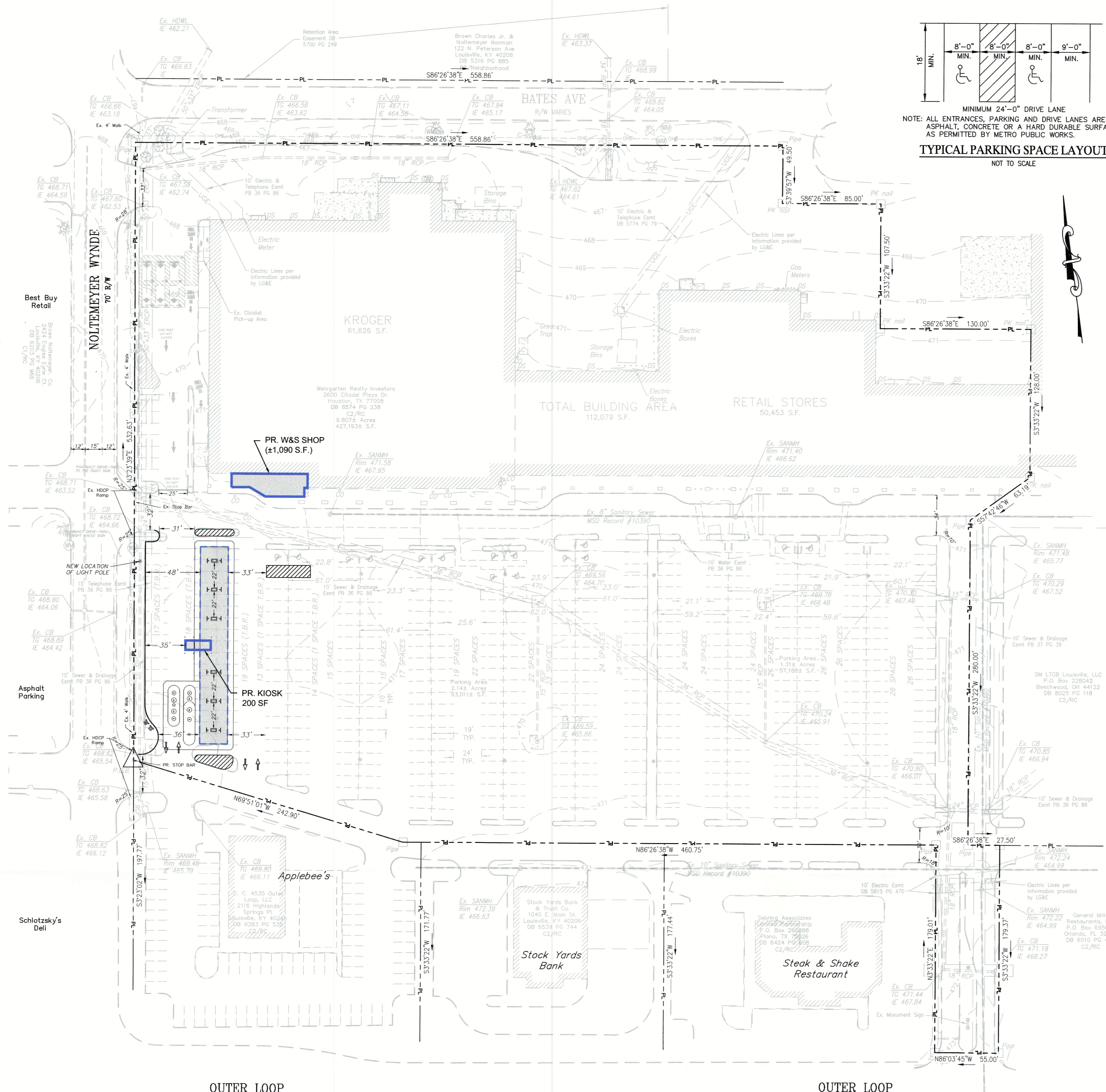
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LOADED 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.

**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     | Detalled by | Chk'd by | Approved By |
|----------|----------|-----------------|-------------|----------|-------------|
| 2        | 10/11/16 | AGENCY COMMENTS | JDC         | -        | -           |
| 1        | 9/23/16  | AGENCY COMMENTS | JDC         | -        | -           |



**PROJECT DATA:**

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

**OWNER:**  
WEINGARTEN REALTY INVESTORS  
2600 CITADEL PLAZA DR.  
HOUSTON, TX 77008  
PROPERTY ADDRESS:  
4501 OUTER LOOP  
LOUISVILLE, KY  
D.B. 8545 PG. 929 &  
D.B. 8574 PG. 238  
TAX BLOCK 2162  
LOT# 1

**SITE DATA:**

TOTAL SITE AREA 9.807± AC.  
EX. FORM DISTRICT REGIONAL CENTER  
EXISTING ZONING C2  
EXISTING LAND USE COMMERCIAL  
PROPOSED LAND USE COMMERCIAL

**SETBACK DATA:**

MIN FRONT YARD SETBACK 35 FT.  
MAX FRONT YARD SETBACK 275 FT.  
STREET YARD SETBACK NONE  
SIDE YARD SETBACK NONE  
REAR YARD SETBACK NONE  
MAX BLDG. HEIGHT 150 FT.

**BUILDING DATA:**

EXISTING KROGER RETAIL 61,507 SQ. FT.  
EXISTING ADJACENT RETAIL 45,000 SQ. FT.  
PROPOSED FUEL KIOSK 173 SQ. FT.  
TOTAL 106,680 SQ. FT.  
PERCENT OF INCREASE 0.16  
F.A.R. 1.00  
MAX F.A.R.

**PARKING SUMMARY:**

|  | FLOOR AREA     | MIN. RATIO | MAX. RATIO | MINIMUM SPACES REQUIRED | MAXIMUM SPACES REQUIRED |
|--|----------------|------------|------------|-------------------------|-------------------------|
| EXISTING:                                  |                |            |            |                         |                         |
| EX. KROGER RETAIL                          | 61,526 SQ.FT.  | 1/250      | 1/200      | 247                     | 308                     |
| EX. ADJACENT RETAIL                        | 50,454 SQ.FT.  | 1/300      | 1/200      | 168                     | 252                     |
| PROPOSED:                                  |                |            |            |                         |                         |
| FUEL KIOSK                                 | 200 SQ.FT.     | 1/250      | 1/200      | 1                       | 1                       |
| PR. KROGER W&S RETAIL                      | 1,090 SQ.FT.   | 1/250      | 1/200      | 4                       | 5                       |
| TOTAL:                                     | 108,880 SQ.FT. |            |            | 420                     | 566                     |
| -10% TARC REDUCTION                        |                |            |            | -42                     |                         |
| TOTAL SPACES REQUIRED WITH TARC REDUCTION: |                |            |            | 378                     | 566                     |

EXISTING PARKING SPACES PROVIDED..... 514 SPACES  
PARKING SPACES REMOVED..... -56 SPACES  
PARKING SPACES ADD AT FUEL PUMPS..... +12 SPACES

TOTAL PARKING SPACES PROVIDED..... 470 SPACES\*  
(INCLUDES 14 HANDICAP SPACES)  
\*This total includes 12 spaces provided at fuel pumps and 6 spaces provided at ClickList.

**TREE CANOPY DATA:**

NOT REQUIRED - LESS THAN 20% TOTAL EXPANSION

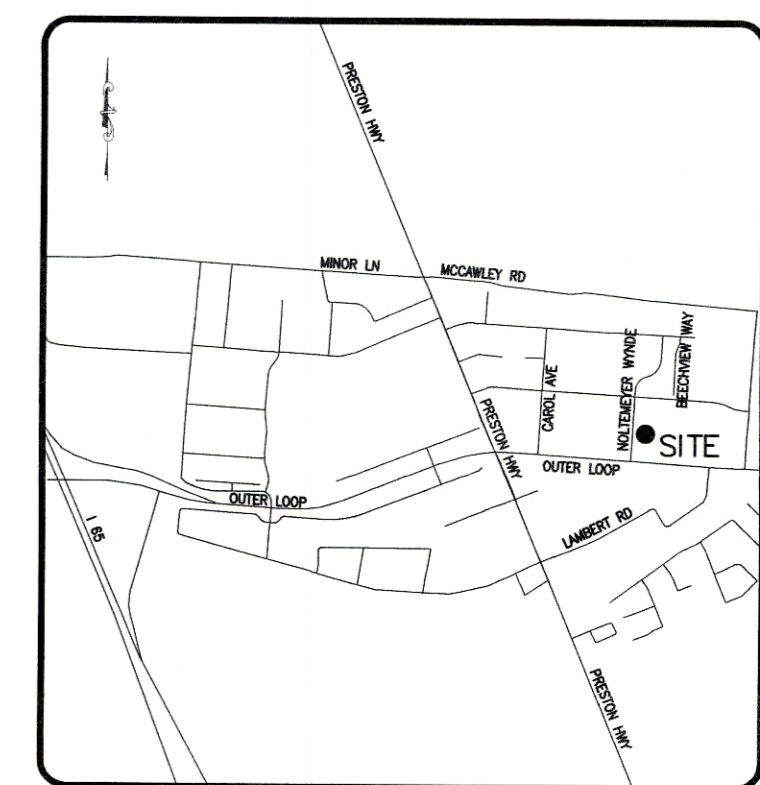
**NOTES:**

- 1.) WASTEWATER: SANITARY SEWER WILL USE EXISTING PSCs. FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED.
- 2.) 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.
- 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.) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- 5.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0094E REV. DECEMBER 5, 2006).
- 6.) ANY NEW SIGNAGE SHALL CONFORM TO LDC REGULATIONS.
- 7.) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 8.) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.
- 9.) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- 10.) KTC BOND AND ENCROACHMENT PERMIT ARE REQUIRED PRIOR TO METRO PUBLIC WORKS APPROVAL. (IF NEEDED)
- 11.) A LANDSCAPE PLAN SHALL BE SUBMITTED THAT MEETS ALL APPLICABLE LDC REQUIREMENTS. (AS DIRECTED BY STAFF)
- 12.) CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- 13.) ALL ENTRANCES ARE BITUMINOUS PAVEMENT.
- 14.) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 15.) COMPATIBLE UTILITIES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 16.) AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- 17.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**LANDSCAPE DATA:**

NOT REQUIRED BASED ON EXPANSION AREA - ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY PLANNING STAFF OR REVIEWING BODY.

REVISION TO APPROVED LANDSCAPE WILL BE REQUIRED.



LOCATION MAP  
NOT TO SCALE

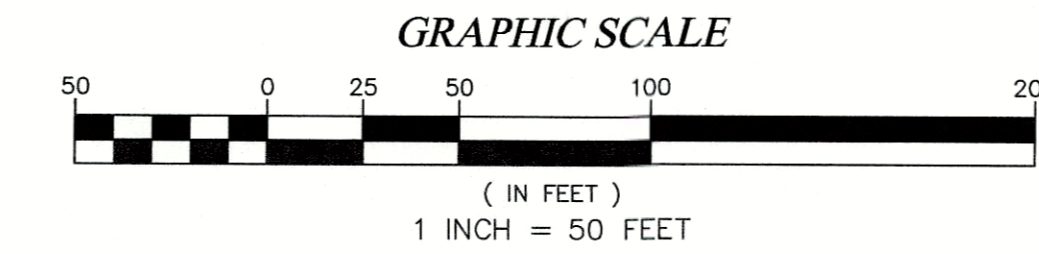
**SOIL TYPE:**  
UNCLASSIFIED

**SITE DISTURBANCE:**

TOTAL AREA OF SITE DISTURBANCE = 18,350 S.F.

**IMPERVIOUS AREA CALCULATIONS:**

PRE-RE DEVELOPMENT = 271,341 S.F.  
POST-RE DEVELOPMENT = 271,441 S.F.



**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Louisville, KY 40202  
(502) 562-1412  
Fax: (502) 562-1413

**KROGER**  
MID-SOUTH DIVISION  
1600 Ormsby Station Ct.  
Louisville, KY 40223  
(502) 423-4929

**REVISED DETAILED DEVELOPMENT PLAN**  
FOR  
**KROGER L-376 FUEL**  
4501 OUTER LOOP  
LOUISVILLE, KY 40219

JOB NO: 10041  
HORIZ. SCALE: 1"=50'  
VERTICAL SCALE: N/A  
DESIGNED BY: WHS  
DETAILED BY: JLW  
CHECKED BY: WHS  
DATE: SEPTEMBER 1, 2016

SHEET  
**C09**

**RECEIVED**  
OCT 11 2016  
PLANNING & DESIGN SERVICES  
CASE # 16DEVPLAN1178  
DOCKET # B-232-96  
BOZ # 09-058-80  
WM# 8326