



LEGEND

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

LOT INFORMATION

PARCEL ID: 063600230000 & 063601570000
 TAX ID: 0636
 MAP NUMBER: 00230000

DEVELOPER

JR. FOOD STORES, INC.
 700 CHURCH STREET
 BOWLING GREEN, KY. 42101

SEWAGE TREATMENT PLANT

METROPOLITAN SEWER DISTRICT

TREE CANOPY REQUIREMENTS

STATISTIC	PERMITTED / REQUIREMENT
EXISTING CANOPY	57,135 S.F. (34%)
PERCENT OF TREE CANOPY PRESERVED	48,126 S.F. (84.3%)
REQUIRED CANOPY FOR DEVELOPMENT	33,611 S.F. (20%)
TREE CANOPY TO BE PLANTED (PROVIDED)	39,024 S.F. (23.2% OF SITE)
29 TYPE A DECIDUOUS TREES @ 1-3/4" CAL. (720 S.F. EACH)	20,880 SF
9 TYPE A EVERGREEN TREES @ 6" HT. (720 S.F. EACH)	6,480 SF
27 TYPE B DECIDUOUS TREES @ 6-8" HT. (432 S.F. EACH)	11,664 SF
TOTAL TREE CANOPY	87,150 SF (61.9% OF SITE)

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	R4 - RESIDENTIAL	C1 - COMMERCIAL
LAND USE	FORMER RESIDENTIAL EXISTING CHURCH	NEIGHBORHOOD MARKET W/ FUEL SALES
FORM DISTRICT	N/A	SUBURBAN WORKPLACE
TOTAL SITE AREA	N/A	168,056 SQ. FT. 3.89 +/- ACRES
BUILDING SETBACKS	FRONT: 10' (MIN.) SIDES: 8' (WHERE LOADING ADJOINS RESIDENTIAL) REAR: 0'	FRONT (S. HURSTBOURNE): 157' 4" SIDE (FEGENBUSH): 161' 5" SIDE (NE): 120' 2" REAR (SE): 150' 5"
TOTAL PARKING	MINIMUM SPACES: 10,444 / 250 = 42 SPACES MAXIMUM SPACES: 10,444 / 100 = 52 SPACES BICYCLE PARKING: 4 SPACES	PARKING PROVIDED: 48 STANDARD 2 ADA 50 TOTAL BICYCLE PARKING: 4 SPACES
SITE ACCESS:	PER CITY OF LOUISVILLE	TWO ACCESS POINT: SOUTH HURSTBOURNE PARKWAY & FEGENBUSH LANE

- VARIANCE IS RESPECTFULLY REQUESTED OUTER ZONE OF THE STREAM BUFFER IS REQUESTED. THE PROPOSED DRIVE AND PARKING ENROACHES LESS INTO THE OUTER ZONE THAN THE EXISTING DRIVE IN ALL PLACES.
- VARIANCE IS RESPECTFULLY REQUESTED FROM THE GLAZING REQUIREMENT OF 50% FACING SOUTH HURSTBOURNE PARKWAY AND FEGENBUSH LANE. TO ALLOW FOR 16.8% (393 SF.) OF GLAZING FACING HURSTBOURNE AND 14.9% (164 SF.) OF GLAZING FACING FEGENBUSH LANE.
- A WAIVER TO NOT CONSTRUCT A SIDEWALK ALONG FEGENBUSH LANE PAST THE SOUTH ACCESS. THE GUARD RAIL BEGINS AT THE ACCESS WITH CONSIDERABLY STEEP SLOPES GOING TOWARD THE BRIDGE.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

BYRON R. PENDLETON, ET AL.
 6201 FEGENBUSH LANE
 LOUISVILLE, KY 40228
 DEED BOOK 8663 PAGE 623
 DEED BOOK 8660 PAGE 396
 DEED BOOK 10920 PAGE 949
 DEED BOOK 07346 PAGE 0341

BENCHMARK DATA:

BENCHMARK 1
 MAG NAIL SET IN FEGENBUSH LANE, LOCATED APPROX. 0.2' FROM THE EAST EDGE OF PVMT. AND APPROX. 37.9' FROM THE END OF THE EXISTING CURB AT THE INTERSECTION OF S. HURSTBOURNE PKWY. ELEV: 540.13

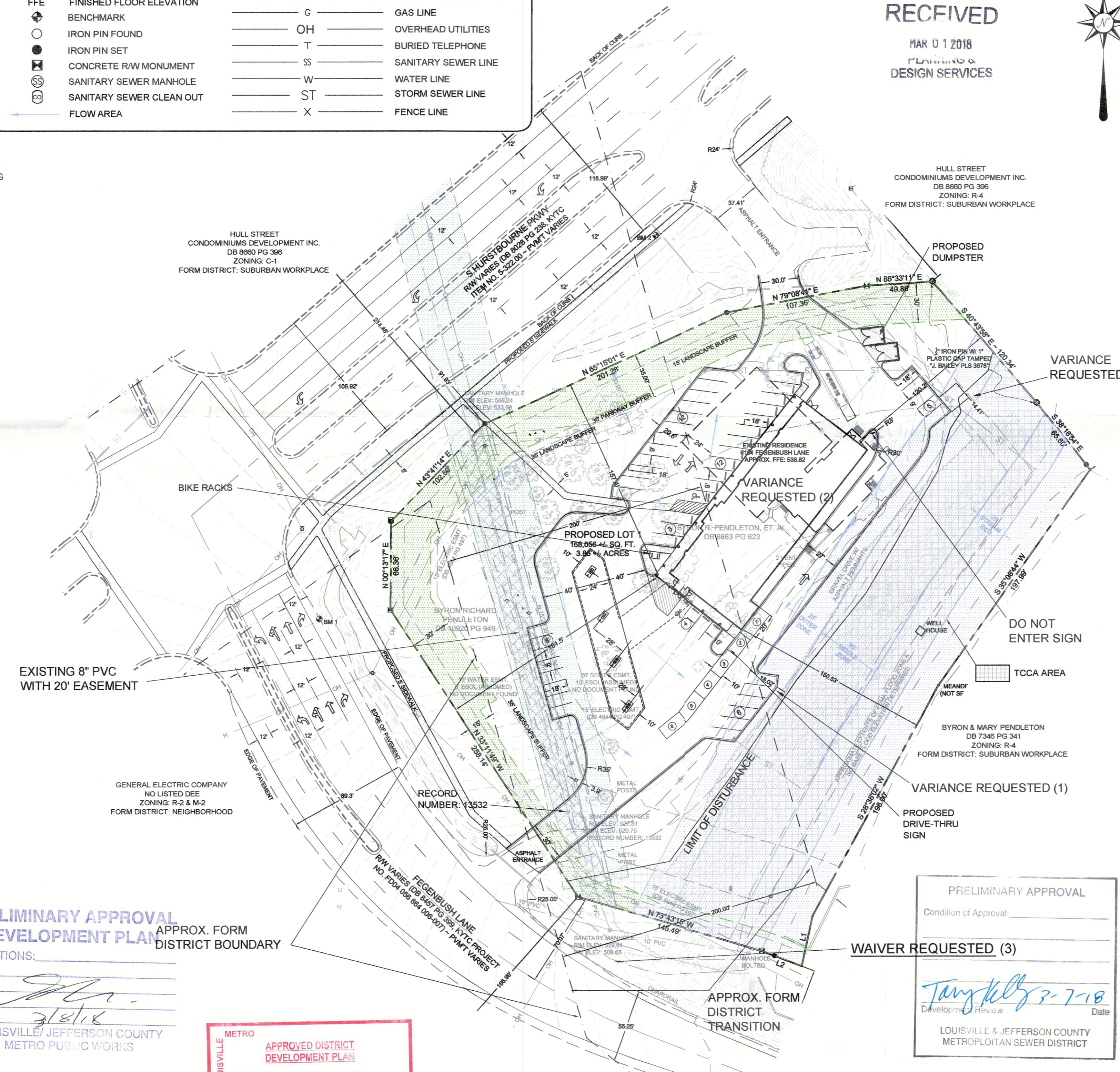
BENCHMARK 2
 STORM WATER MANHOLE LOCATED NEAR THE NORTHWESTERN CORNER OF THE PROPERTY APPROX. 12.1' OFF THE BACK OF CURB OF S. HURSTBOURNE PARKWAY. ELEV: 547.58

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY TOPCON HIFER GA (GD5) 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 RMS OF 0.02 OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

FLOODPLAIN INFORMATION

A PORTION OF THE PROPERTY SHOWN LIES WITHIN FEMA FLOOD ZONE A FOR WHICH NO BASE FLOOD ELEVATION WAS DETERMINED, ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0078E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2007.



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GENERAL NOTES

- THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 8663 PAGE 623 AND DEED BOOK 10920 PAGE 949 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 UPHOLD 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 2894".
- 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 SOUTH HURSTBOURNE PARKWAY AND FEGENBUSH LANE AS SHOWN HEREON WAS DETERMINED BY A COMBINATION OF FOUND MONUMENTS AND RECORDED PLATS ON ADJOINING PROPERTIES.

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, 8" 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.
- 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 MSD 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.
- 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.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5.
- IN ACCORDANCE WITH LDC 4.8.6.M EXISTING HEALTHY TREES AND VEGETATION WITHIN THE PROTECTED WATERWAY BUFFER AREA SHALL BE PRESERVED. ANY RESTORATION OCCURRING WITHIN THE BUFFER AREA SHOULD MEET THE GUIDANCE OF LDC 4.8.6.K.
- PEDESTRIAN CONNECTION TO ADJACENT SITES UPON THEIR REDEVELOPMENT FOR NON-RESIDENTIAL USE WILL BE REQUIRED.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 APPROX. FORM DISTRICT BOUNDARY

BY: *[Signature]*
 DATE: 3/1/18
 LOUISVILLE, JEFFERSON COUNTY
 METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:
 WAIVER REQUESTED (3)

[Signature] 3-7-18
 Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 1720081039
 APPROVAL DATE 3/1/18
 EXPIRATION DATE 3/1/20
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION



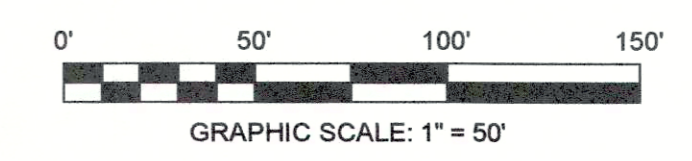
REVISIONS

NO.	DESCRIPTION

JR. FOOD STORES, INC.
 6201 FEGENBUSH LANE
 LOUISVILLE, KY 40228

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1398
 BOWLING GREEN, KY 42101
 PHONE (270) 760-9445

JOB NUMBER: L6398
 DATE: 2/23/2018
 SCALE: 1" = 50'
 DRAWN: K. CARDWELL
 CHECKED: B. SHIRLEY
 FILE PATH:



E0
 RE-ZONING EXHIBIT

