



STORMWATER MANAGEMENT INFORMATION

PREDEVELOPED CURVE NUMBER - 76
POSTDEVELOPED CURVE NUMBER - 52

STORAGE REQUIREMENTS
2 YEAR STORM = 7,568 FT³
10 YEAR STORM = 8,786 FT³
100 YEAR STORM = 9,471 FT³

STORAGE PROVIDED =
PERV. PAVEMENT BASIN #1: 2,618 FT³ (DEPTH - 5.5'; 40% VOIDS)
PERV. PAVEMENT BASIN #2: 5,246 FT³ (DEPTH - 6'; 40% VOIDS)
PERV. PAVEMENT BASIN #3: 1,661 FT³ (DEPTH - 4'; 40% VOIDS)

TOTAL: 9,525 FT³
SURFACE AREA = 9,101 FT²

CURVE NUMBER

PREDEVELOPED	POSTDEVELOPED
SOIL TYPE 4% LAWRENCE SILT LOAM (SOIL TYPE C) 24% ROBERTSVILLE SILT LOAM (SOIL TYPE D) 72% URBAN LAND - URBAN OPEN SPACE (SOIL TYPE C)	COVER 72% IMPERVIOUS - CN: 98 28% URBAN OPEN SPACE (GOOD) - CN: 75
COVER 36% WOODS (FAIR) - CN: 77 5% IMPERVIOUS - CN: 98 59% MEADOW - CN: 73	COMPOSITE CN - 92
COMPOSITE CN - 76	

- 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 FUGITIVE 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 DOWNSIDE DRAINAGE 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 MS4 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	BBSL BUILDING SET BACK LINE
ANCHOR	ESOL EACH SIDE OF LINE
UTILITY POLE	PUE PUBLIC UTILITY EASEMENT
SIGNAL POLE	FFE 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 PEDESTAL	OH OVERHEAD UTILITIES
STORM SEWER MANHOLE	T BURIED TELEPHONE
DROP BOX INLET	SS SANITARY SEWER LINE
CURB BOX INLET	W WATER LINE
PIPE BOLLARD	ST STORM SEWER LINE
	X 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	4
WEST	225 LF	5	5
TOTAL VUA PROPOSED	46,012 SF		
ILA REQUIRED	3,450 SF (7.5%)		
ILA PROVIDED	4,009 (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 +/- 89,138 SF +/-
AREA TO REZONE	N/A	0.205 AC +/- 8,943 SF +/-
EXISTING USE	N/A	VACANT
PROPOSED USE	N/A	NEIGHBORHOOD MARKET WITH FUEL SALES, DRIVE THRU RESTAURANT AND HARDWARE STORE
GROSS BUILDING	N/A	16,809+/- 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 BLDGS.)
BUILDING HEIGHT	30'	29'+/-
BUILDING SETBACKS	FRONT 10' MIN (LOVERS LANE) FRONT 80' MAX. FRONT 10' (BILLTOWN ROAD) REAR 80' MAX. SIDE 10' (WEST) SIDE 80' MAX. SIDE 10' (SOUTH) SIDE 80' MAX.	FRONT 118.1' (LOVERS LANE) FRONT 79.9' (BILLTOWN ROAD) REAR 62.9' (WEST) SIDE 38.8' (SOUTH)
TOTAL PARKING	58 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.

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelley 4-7-16 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY DEVELOPMENT PLAN

BY: *[Signature]*
DATE: *09/07/16*
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- THE APPROVED EROSION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'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 SEED, 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 220

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 (GGD) 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
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 9338
BOWLING GREEN, KY 42101
PHONE (270) 786-9445

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

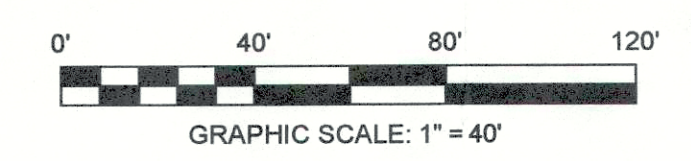
BENCHMARK DATA:

BENCHMARK 1
MAG SPIKE SET APPROXIMATELY 5.7' FROM THE NORTH EDGE OF PVMT. OF LOVERS 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 LOVERS LANE AND 20.9' FROM THE NORTH EDGE OF PVMT. OF OLD LOVERS LANE.
ELEV: 739.82

GEOTECHNICAL ENGINEERING INVESTIGATION

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



PROPOSED 8' HT. 165' LONG WHITE VINYL FENCE

VARIANCE REQUEST #1

VARIANCE REQUEST #2

15ZONE1059, WM# 11300

15ZONE1059