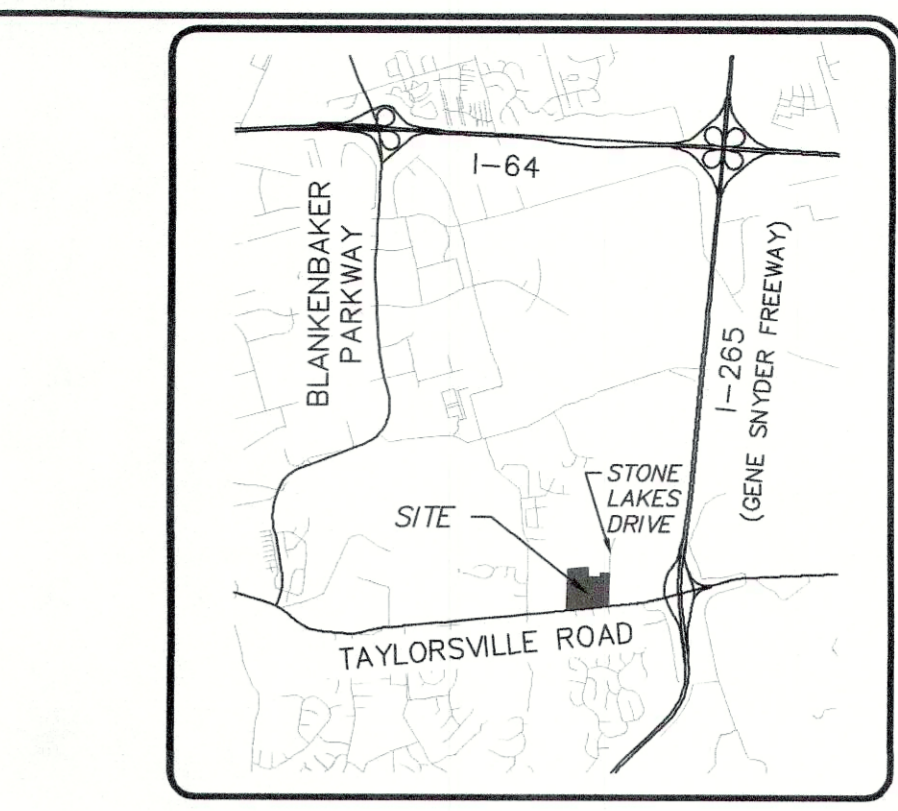
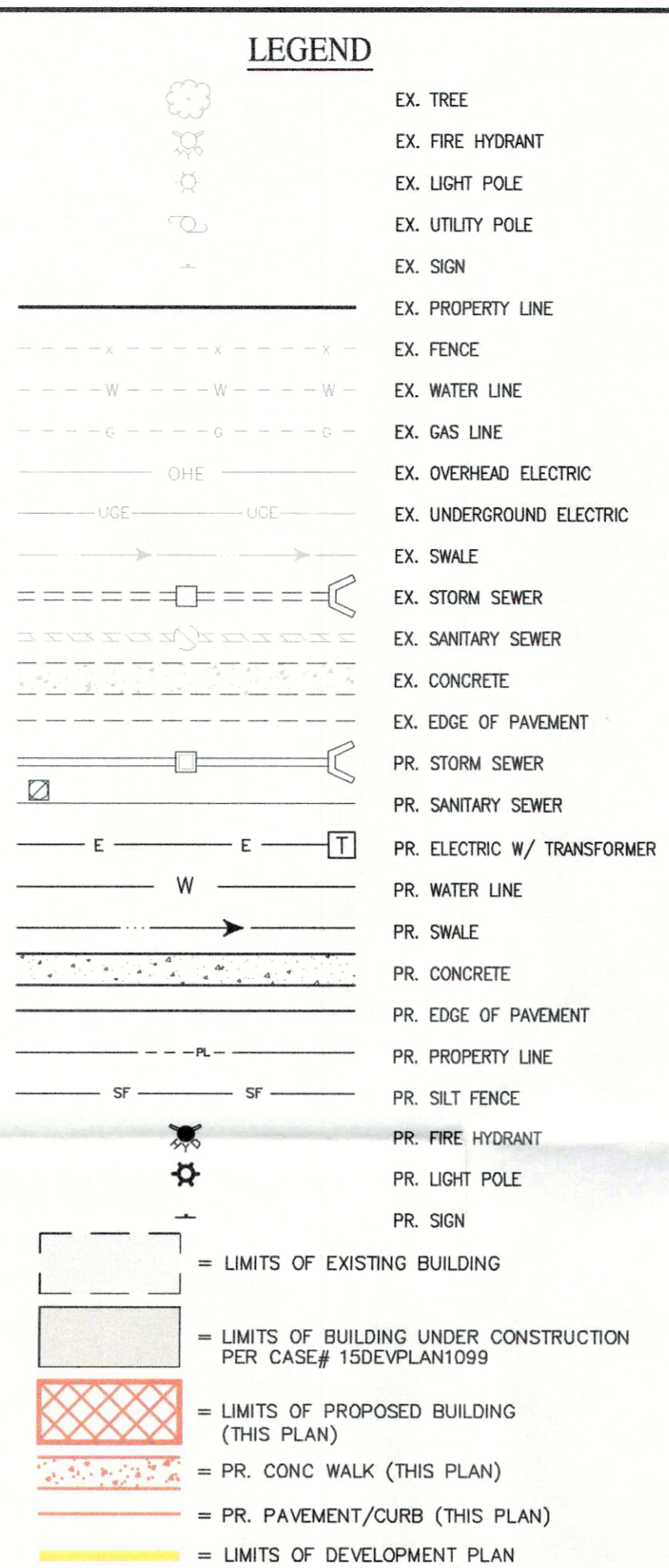
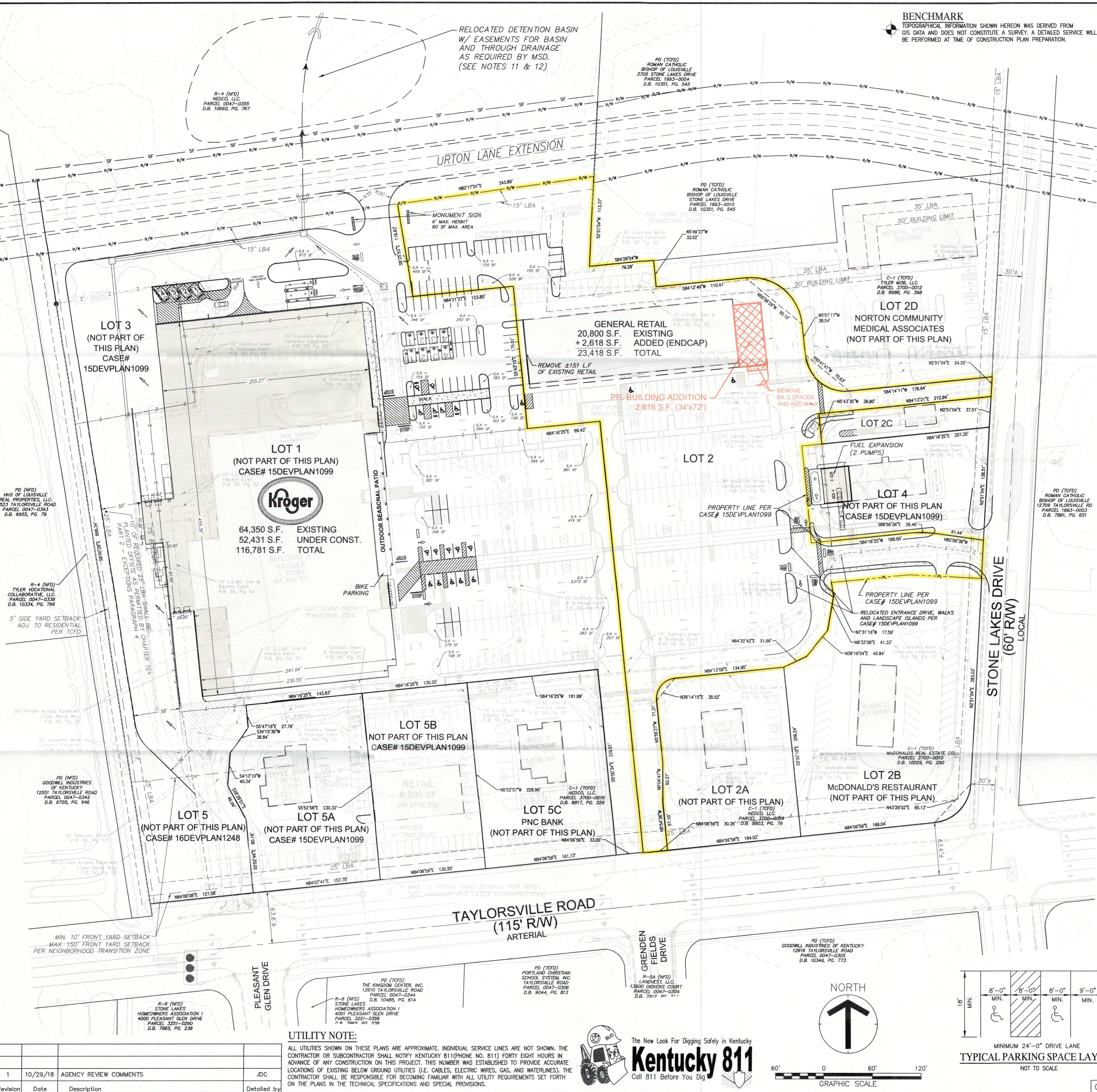


X:\Projects\2013\13064 - Nicklies - Tyler Retail Kroger Expansion\Preliminary\13064 - C36 - Tyler Center Retail Addition - Revised Development Planning - PLOT DATE October 29, 2018 - 3:17pm



OWNER
NEDCO, LLC
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40226
LOT 2: 12613 TAYLORSVILLE ROAD
PARCEL 3700-0008
D.B. 10916, PG. 761

SETBACK DATA
LOT 2 - TCFD
MIN. FRONT YARD: 0'
MAX. FRONT YARD: 15'
SIDE YARD: 0'
REAR YARD: 0'
MAX. BUILDING HEIGHT: 60'
MIN. FRONT & STREET SIDE YARD: 10'
MAX. FRONT & STREET SIDE YARD: 80'
MAX. SIDE YARD: N/A
MAX. REAR (NO LOADING): 50'
MAX. BUILDING HEIGHT: 45'

SITE DATA
TOTAL SITE AREA: ±14.79 ACRES
FORM DISTRICT: TOWN CENTER
EX. ZONING: C-1
EX. LAND USE: COMMERCIAL
PR. LAND USE: COMMERCIAL
EX. BUILDING: 108,587 SF
PR. BUILDING (REMOVED): -12,345 SF
PR. BUILDING (ADDITION): +55,671 SF
TOTAL BUILDING: 151,913 SF
FLOOR AREA RATIO: 0.24 F.A.R.

BICYCLE SUMMARY
SHORT TERM REQUIRED (2 SP OR 1/25,000 SF): 6 SPACES
LONG TERM REQUIRED (2 SP OR 1/50,000 SF): 3 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 9 SPACES

- NOTES**
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
 - 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 JEFFERSON TOWN FIRM DISTRICT.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100656 REV. DECEMBER 5, 2006).
 - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING 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.
 - ENFORCEMENT 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.
 - ON-SITE 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.
 - COMPARABLE 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.
 - MSD NOTE: CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - TARC NOTE: IF A BUS STOP, BENCH OR SHELTER ARE EVER ADDED ALONG THE TYLER CENTER ROAD FRONTAGE, THE OWNER/DEVELOPER (OF DESIGN) SHALL KEEP THE BUS STOP CLEAN ON A DAILY OR AS NEEDED BASIS.

LOT 2 IMPERVIOUS AREA

PRE	158,433 SF
POST	159,170 SF
PERCENTAGE OF CHANGE	0.46%

DISTURBANCE AREA

PROPOSED	±3,650 SF
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BUILDING AND PARKING SUMMARY

USE	EXISTING BUILDING AREA	BUILDING ADDITIONS	TOTAL BUILDING AREA	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	PARKING PROVIDED
LOT 1 KROGER	64,005 SF	+53,053 SF	117,058 SF	234 SPACES (159/200 SF)	585 SPACES (159/200 SF)	224 SPACES
LOT 2 RETAIL	32,800 SF	+2,618 SF	23,418 SF	47 SPACES (159/200 SF)	156 SPACES (159/150 SF)	247 SPACES
LOT 2C CARWASH	910 SF	N/A	910 SF	1 SPACE (259/WASH BAY)	2 SPACES (259/WASH BAY)	N/A
LOT 4 FUEL	200 SF	4 PUMPS	200 SF	1 SPACES (159/200 SF)	2 SPACES (159/100 SF)	14 SPACES
LOT 5A RETAIL	3,727 SF	N/A	3,727 SF	7 SPACES (159/200 SF)	25 SPACES (159/150 SF)	28 SPACES
LOT 5B RETAIL	6,600 SF	N/A	6,600 SF	13 SPACES (159/200 SF)	44 SPACES (159/150 SF)	38 SPACES
TOTAL	108,587 SF	+53,053 SF	149,295 SF	303 SPACES	814 SPACES	551 SPACES

(NCL 21 ADA PARKING SPACES)

TREE CANOPY CALCULATIONS

PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.2.2.3: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

LANDSCAPE DATA

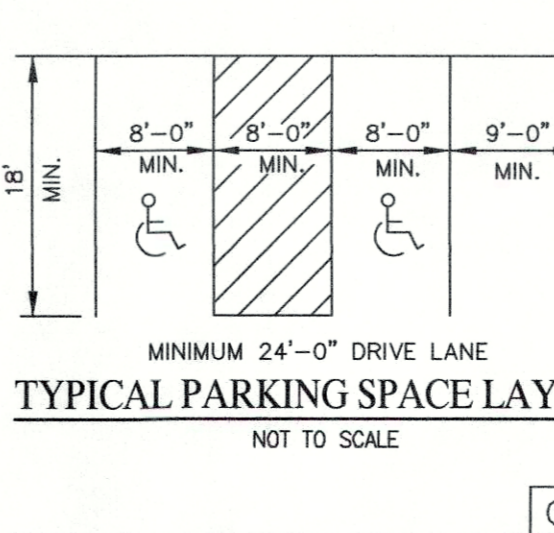
PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.1, 2.2.3: EXPANSION OF BUILDING, VIA OR ANY COMBINATION OF BUILDING AND VIA AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE INTERIOR LANDSCAPE AREA REQUIRED BY THIS PART.

CODE REQUIREMENT CALCULATION:

(LOT 2)	EXISTING TOTAL BUILDING AREA	32,800 S.F.
	EXISTING TOTAL BUILDING AREA (POST DEMO)	12,000 S.F.
	PROPOSED TOTAL BUILDING AREA	2,618 S.F.
	PERCENT OF INCREASE	12.6%

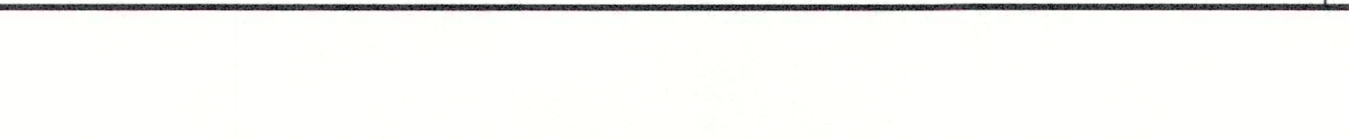
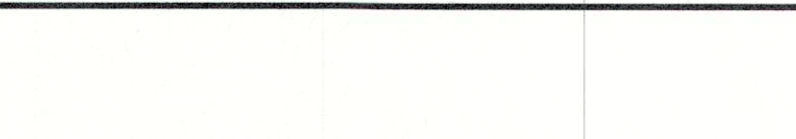
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	PROPOSED TOTAL BUILDING AREA	2,618 S.F.
	PERCENT OF INCREASE	12.6%



Revision	Date	Description	Detailled by
1	10/29/18	AGENCY REVIEW COMMENTS	JDC

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.



CASE# 18DEVPLAN1170 | RELATED# 9-12-04, 15DEVPLAN1099 & 15VARIANCE1049 | SUB# 1113

HERITAGE ENGINEERING, LLC
642 South 10th Street
Suite 100
Louisville, KY 40202
(502) 562-1417
(502) 562-1413 Fax

603 North Street Drive
Louisville, IN 47130
(502) 258-0107
(812) 289-9281 Fax

NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40226

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR TYLER CENTER RETAIL EXPANSION (ENDCAP) 12613 TAYLORSVILLE ROAD LOUISVILLE, KY 40299

RECEIVED NOV 08 2018 DESIGN SERVICES

JOB NO: 13064/14004
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: OCTOBER 4, 2018

SHEET **C36**

18Devplan1170