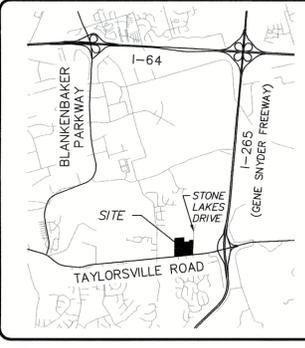


**BENCHMARK**  
 TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM  
 QCS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SERVICE WILL  
 BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

**LEGEND**

- EX. TREE
  - EX. FIRE HYDRANT
  - EX. LIGHT POLE
  - EX. UTILITY POLE
  - EX. SIGN
  - EX. PROPERTY LINE
  - EX. FENCE
  - EX. WATER LINE
  - EX. GAS LINE
  - EX. OVERHEAD ELECTRIC
  - EX. UNDERGROUND ELECTRIC
  - EX. SWALE
  - EX. STORM SEWER
  - EX. SANITARY SEWER
  - EX. CONCRETE
  - EX. EDGE OF PAVEMENT
  - PR. STORM SEWER
  - PR. SANITARY SEWER
  - PR. ELECTRIC W/ TRANSFORMER
  - PR. WATER LINE
  - PR. SWALE
  - PR. CONCRETE
  - PR. EDGE OF PAVEMENT
  - PR. PROPERTY LINE
  - PR. SILT FENCE
  - PR. FIRE HYDRANT
  - PR. LIGHT POLE
  - PR. SIGN
- = LIMITS OF EXISTING BUILDING  
 = DEMO OF EXISTING BUILDING  
 = LIMITS OF PROPOSED BUILDING  
 = LIMITS OF DEVELOPMENT PLAN



**OWNERS**

- NECO, LLC**  
 6060 DUTCHMANS LANE, SUITE 110  
 LOUISVILLE, KY 40205
- KROGER LIMITED PARTNERSHIP I**  
 WOOD CRIMSBY STATION COURT  
 LOUISVILLE, KY 40223
- LOT 1:** 12611 TAYLORSVILLE ROAD  
 PARCEL 3700-0001  
 D.B. 8803, PG. 79
- LOT 2:** 12613 TAYLORSVILLE ROAD  
 PARCEL 3700-0008  
 D.B. 8803, PG. 79
- LOT 3:** 3901 TYLER RETAIL WAY  
 PARCEL 3700-0003  
 D.B. 10272, PG. 124
- LOT 4:** 12623 STONE LAKES DRIVE  
 PARCEL 3700-0004  
 D.B. 8803, PG. 950
- LOT 5:** TYLER RETAIL WAY  
 PARCEL 3700-0013  
 D.B. 8817, PG. 229
- LOT 5A:** 12605 TAYLORSVILLE ROAD  
 PARCEL 3700-0014  
 D.B. 8817, PG. 229
- LOT 5B:** 12607 TAYLORSVILLE ROAD  
 PARCEL 3700-0015  
 D.B. 8817, PG. 229

**NOTES**

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE 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, 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.
- 4) THE DEVELOPMENT LIES IN THE JEFFERSONVILLE FIRE DISTRICT. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100068E REV. DECEMBER 5, 2006).
- 5) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 6) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 7) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 9) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 10) ONSITE DETENTION WILL BE RELOCATED TO MSD FOR APPROVAL PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 11) 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 12) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 13) UPDATED CROSSOVER AGREEMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**WAIVERS**

- 1) A WAIVER IS REQUESTED FROM SECTION 5.5.1.A.3 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING IN FRONT OF THE STRUCTURE.
- 2) A WAIVER IS REQUESTED FROM SECTION 5.12.1.B.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIREMENT THAT 40% BUILDING AREA BE LOCATED ON A SECOND OR ABOVE FLOOR.
- 3) A WAIVER IS REQUESTED FROM SECTION 5.9.2.A.1.B.1 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE A DIRECT WALK CONNECTION TO THE PUBLIC SIDEWALK.
- 4) A WAIVER IS REQUESTED FROM SECTION 10.2.12.B OF THE LAND DEVELOPMENT CODE TO ALLOW MORE THAN 120- FEET BETWEEN LANDSCAPE ISLANDS WITHIN THE EXISTING PARKING LOT.

**VARIANCE**

- 1) A VARIANCE IS REQUESTED FROM SECTION 5.2.4.C.3.a OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM 15' SETBACK WITHIN A TOWN CENTER FORM DISTRICT.

**SETBACK DATA**

**LOT 5B - TCFD**

MIN. FRONT YARD	0'
MAX. FRONT YARD	15'
STREET SIDE YARD	0'
SIDE YARD	0' OR 5' IF ADJ. TO RESIDENTIAL
REAR YARD	5' OR ADJ. FORM DISTRICT
MAX. BUILDING HEIGHT	60'

**CONSOLIDATED LOT 1 - TRANSITION ZONE**

PER SECTION 5.7.1 OF THE LAND DEVELOPMENT CODE. TRANSITION ZONE SETBACKS SHALL BE APPLIED TO THE FRONT, STREET SIDE AND COMMON REAR PROPERTY LINE.

MIN. FRONT & STREET SIDE YARD	10'
MAX. FRONT & STREET SIDE YARD	80'
SIDE YARD	N/A
REAR YARD (NO LOADING)	50'
MAX. BUILDING HEIGHT	45'

**BUILDING AND PARKING SUMMARY**

USE	EXISTING BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	TOTAL BUILDING AREA	MIN. PARKING REQUIRED (2 SP OR 1/25,000 SF)	MAX. PARKING ALLOWED (199/200 SF)	PARKING PROVIDED
LOT 1 KROGER	64,350 SF	-345 SF	+53,053 SF	117,058 SF	234 SPACES (199/200 SF)	585 SPACES (199/200 SF)	224 SPACES
LOT 2 RETAIL	32,800 SF	-12,000 SF	N/A	20,800 SF	42 SPACES (199/200 SF)	139 SPACES (199/150 SF)	252 SPACES
LOT 2C CARWASH	910 SF	N/A	N/A	910 SF	1 SPACE (199/200 SF)	2 SPACES (199/200 SF)	N/A
LOT 4 FUEL	200 SF	N/A	4 PUMPS	200 SF	1 SPACES (199/200 SF)	2 SPACES (199/100 SF)	14 SPACES
LOT 5A RETAIL	3,727 SF	N/A	N/A	3,727 SF	7 SPACES (199/200 SF)	25 SPACES (199/150 SF)	28 SPACES
LOT 5B RETAIL	6,600 SF	N/A	N/A	6,600 SF	13 SPACES (199/200 SF)	44 SPACES (199/150 SF)	38 SPACES
TOTAL	108,587 SF	-12,345 SF	+53,053 SF	149,295 SF	298 SPACES	797 SPACES	356 SPACES

**TREE CANOPY CALCULATIONS**

**CONSOLIDATED LOT 1**

GROSS SITE AREA	355,352 SF (8.16 Ac)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0%-40%
TREE CANOPY REQUIRED	67,517 SF (19%)
TREE CANOPY PRESERVED (PRESERVED WITHIN L.A.S.)	10,650 SF (3%)
TREE CANOPY PLANTED	56,857 SF (16%)
TOTAL TREE CANOPY PROVIDED	67,517 SF (19%)

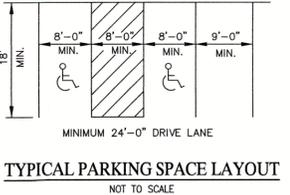
**LANDSCAPE DATA**

**CONSOLIDATED LOT 1**

EXISTING V.I.A.	158,703 SF
PROPOSED V.I.A.	+12,597 SF
TOTAL V.I.A.	171,300 SF
V.I.A. AREA REQUIRING I.L.A.	0%-40%
I.L.A. PROVIDED (7.5%)	12,848 SF
I.L.A. REQUIRED	13,141 SF

**LOT 5B**

GROSS SITE AREA	29,965 SF (0.69 Ac)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0%-40%
TREE CANOPY REQUIRED	5,993 SF (20%)
TREE CANOPY PRESERVED	N/A
TREE CANOPY PLANTED	5,993 SF (20%)
TOTAL TREE CANOPY PROVIDED	5,993 SF (20%)



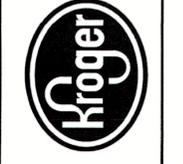
**UTILITY NOTE:**  
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE 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	Detailer
2	8/6/15	ROADWAY ALIGNMENT CHANGES/CLIENT CHANGES	JDC
1	7/22/15	AGENCY COMMENTS/CLIENT CHANGES	JDC

**HERITAGE ENGINEERING, LLC**  
 642 South 4th Street  
 Suite 100  
 Louisville, KY 40202  
 (502) 562-1412  
 (502) 262-1413 Fax

**KROGER LOUISVILLE DIVISION**  
 1600 CRIMSBY STATION CT.  
 LOUISVILLE, KY 40223-4039  
 (502) 423-4929



**NICKLIES DEVELOPMENT**  
 6060 Dutchmans Lane Suite 110  
 Louisville, KY 40205

PROJECT: REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR TYLER RETAIL CENTER KROGER L-743 EXPANSION 12611 TAYLORSVILLE ROAD LOUISVILLE, KY 40299

PLANNING & DESIGN SERVICES  
 AUG 10 2015  
 JOB NO: 13064/14004  
 HORIZ. SCALE: 1"=60'  
 VERT. SCALE: N/A  
 DESIGNED BY: JDC  
 CHECKED BY: JDC  
 DATE: JUNE 17, 2015

SHEET  
**C30**

15DEVPLAN1099