

**LEGEND**

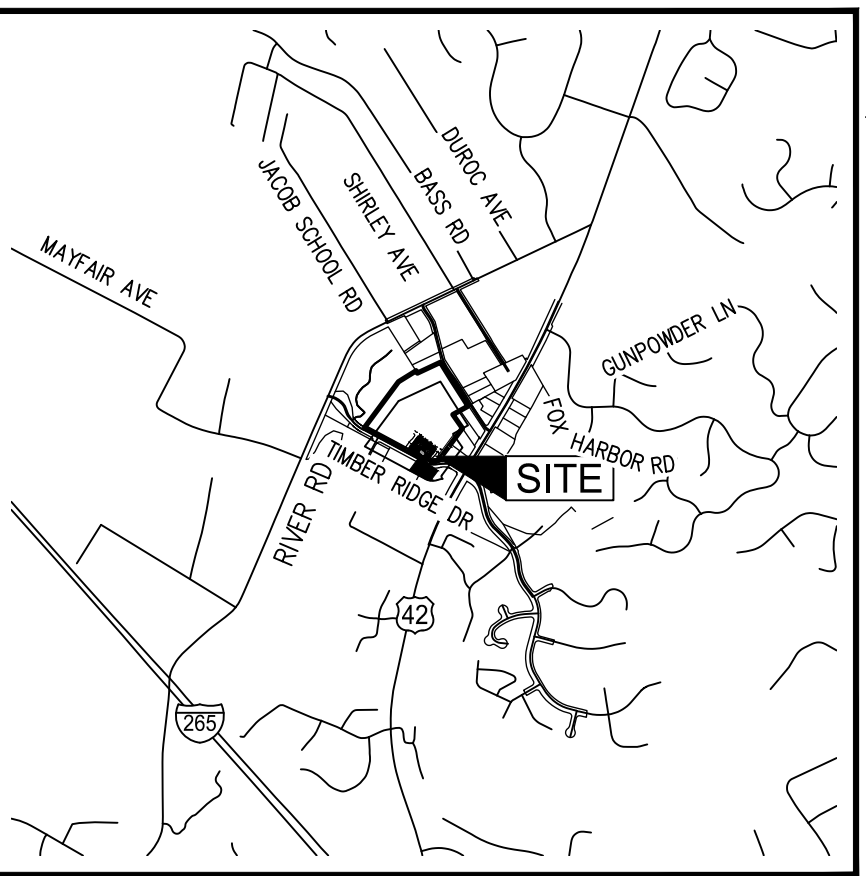
- P — PROPERTY LINE
- R/W — RIGHT OF WAY
- CL — ROAD CENTERLINE
- - - 7.35 - - - EXISTING CONTOUR
- - - G - - - EXISTING GAS
- - - UE - - - EXISTING UNDERGROUND ELECTRIC
- - - W - - - EXISTING WATER MAIN
- - - SA - - - EXISTING SANITARY SEWER
- - - ST - - - EXISTING STORM SEWER
- S — EXISTING SIGN
- L — EXISTING LIGHT POLE
- E — EXISTING ELECTRIC MANHOLE
- F — EXISTING FIRE HYDRANT
- S — EXISTING SANITARY MANHOLE
- S — EXISTING STORM MANHOLE
- C — EXISTING CATCH BASIN
- I — EXISTING CURB INLET
- W — PROPOSED WATER SERVICE
- SS — PROPOSED SANITARY SERVICE
- ST — PROPOSED STORM SEWER
- S — PROPOSED STORM CATCH BASIN
- P — PROPOSED PARKING COUNT
- A — CONCEPTUAL DRAINAGE FLOW ARROW
- S — PROPOSED CONCRETE SIDEWALK
- A — PROPOSED ASPHALT PAVEMENT

**CODED NOTES**

- ① PROPOSED ADA PARKING SPACE
- ② PROPOSED ADA PARKING SIGN
- ③ PROPOSED PARKING BLOCK
- ④ PROPOSED BICYCLE PARKING RACK
- ⑤ PROPOSED DRIVE-THRU ATM
- ⑥ PROPOSED TRASH CONTAINER ENCLOSURE
- ⑦ PROPOSED SIDEWALK
- ⑧ PROPOSED 1 1/2" WATER SERVICE
- ⑨ PROPOSED 6" SANITARY SERVICE

**SITE PLAN NOTES**

1. DIMENSIONS ARE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
2. ALL CURB RADII ARE 4', UNLESS OTHERWISE NOTED.



**VICINITY MAP**

NOT TO SCALE

**OWNER**

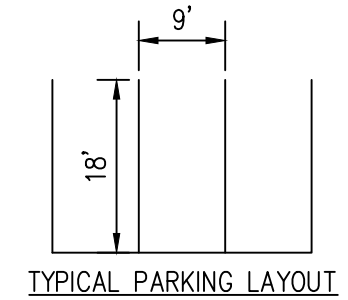
KROGER LIMITED PARTNERSHIP I  
1014 VINE STREET  
CINCINNATI, OHIO 45202

**DEVELOPER**

FMS ARCHITECTS  
RHONDA HILLIS  
995 WEST THIRD AVENUE  
COLUMBUS, OHIO 43212  
(614) 869-2144  
RHILLIS@FMSARCHITECTS.COM

**ENGINEER**

THE MANNIK & SMITH GROUP, INC.  
AMEEN BAKARE  
10200 ALLIANCE ROAD, SUITE 135  
CINCINNATI, OHIO 45242  
(513) 437-3222  
ABAKARE@MANNIKSMITHGROUP.COM



PARKING DATA		
PARKING SPACES REQUIRED:	MINIMUM	MAXIMUM
EXISTING USE (PER 16336):	609 SPACES	845 SPACES
PROPOSED BANK:	11 SPACES	17 SPACES
	(1 PER 300 SF)	(1 PER 200 SF)
TOTAL:	620 SPACES	862 SPACES
PARKING SPACES PROVIDED (INCLUDING ADA PARKING):		
EXISTING USE (PER L-18291):	623 SPACES	
PARKING TO BE REMOVED:	56 SPACES	
PROPOSED BANK:	19 SPACES	
TOTAL:	586 SPACES	
EXISTING ADA SPACES:	24 SPACES	
PROPOSED ADA SPACES:	2 SPACES	
TOTAL ADA SPACES:	26 SPACES	
STACKING SPACES REQUIRED:	2 SPACES	
STACKING SPACES PROVIDED:	2 SPACES	
BANK BIKE PARKING REQUIRED:	2 SHORT-TERM, 2 LONG-TERM	
BANK BIKE PARKING PROVIDED:	4 SPACES	
BANK LOADING SPACES REQUIRED:	0 SPACES	
BANK LOADING SPACES PROVIDED:	0 SPACES	

SITE DATA			
TAX BLOCK/PARCEL ID:	330400010000		
DEED BOOK/PAGES:	9996/683-689		
SITE ADDRESS:	5907 TIMBER RIDGE DRIVE		
PROPERTY ACREAGE:	14.785 AC		
LEASED AREA:	31,101 SF (0.71 AC)		
EXISTING USE:	PROSPECT VILLAGE SHOPPING CENTER		
PROPOSED USE:	BANK WITH DRIVE-THROUGH ATM		
ZONING:	C-1 COMMERCIAL DISTRICT		
SPECIAL ZONING:	NONE		
FORM DISTRICT:	VILLAGE CENTER		
ADJACENT ZONING:	R-4, C-1 (NORTH), OR-1, C-1 (EAST), R-4, R-5A, OR-3, C-1, C-N (SOUTH), R-5A (WEST)		
ADJACENT FORM DISTRICT:	VILLAGE CENTER (NORTH, EAST, WEST) VILLAGE, VILLAGE CENTER (SOUTH)		
SETBACKS REQUIRED:			
FRONT	STREET-SIDE		
SIDE	REAR		
BUILDING 15'	3'	NONE	15'

LANDSCAPE DATA	
LANDSCAPE BUFFER AREA:	15'
PROPOSED VJA (LEASED AREA):	15,506 SF
VJA BUFFER:	10'
ILA REQUIRED:	1,163 SF (7.5%)
ILA PROPOSED:	1,827 SF
TREE CANOPY REQUIRED:	2,791 SF (18%)

BUILDING DATA	
EXISTING BUILDING AREA (PER 16336):	159,900 SF
PROPOSED BUILDING AREA:	3,319 SF
TOTAL BUILDING AREA:	163,219 SF
PERCENT OF INCREASE:	2.08%
MAX FLOOR AREA RATIO:	1.0
PROPOSED FLOOR AREA RATIO:	0.25
MAX BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	21.5'

IMPERVIOUS DATA	
TOTAL DISTURBED AREA (INCL. R/W):	0.67 AC
DISTURBED IMPERVIOUS AREA:	0.57 AC (24,716 SF)
PRE-DEVELOPED IMPERVIOUS AREA:	11.59 AC (504,809 SF)
POST-DEVELOPED IMPERVIOUS AREA:	11.51 AC (501,367 SF)
NET DECREASE IN IMPERVIOUS AREA:	3,442 SF (0.68%)

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**LAND DEVELOPMENT CODE (LDC) GENERAL NOTES**

1. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA FIRM PANEL 21111C0007F, EFFECTIVE DATE FEBRUARY 26, 2021.
2. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
3. ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
4. REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
5. LOT PROPERTY LINES ARE LOCATED VIA TOPOGRAPHIC SURVEY.
6. LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED AS SHOWN ON THIS PLAN.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING THE ROADS AND NEIGHBORING PROPERTIES.
8. A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.9.
9. THE DEVELOPMENT LIES WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
10. WHEEL STOPS AND PROTECTIVE CURBING SHALL BE PROVIDED TO MEET THE REQUIREMENTS OF 5.9.2.a.b.v.

**HEALTH DEPARTMENT NOTES**

1. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
3. DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL CURRENT LOUISVILLE METRO SMOKING ORDINANCES.
4. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.

**METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES**

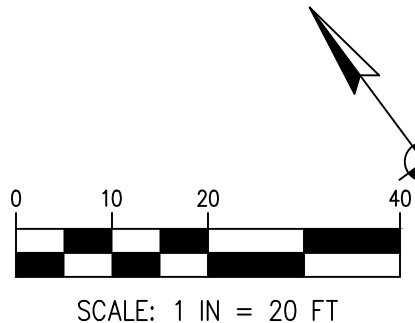
1. TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
5. KYTC WILL NOT PERMIT AN INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
7. ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

**WAIVERS REQUESTED**

1. A WAIVER IS BEING REQUESTED OF LDC 5.5.1.A.1.a TO ALLOW THE PROPOSED BUILDING TO NOT FACE THE PRIMARY STREET SERVING THE DEVELOPMENT.
2. A WAIVER IS BEING REQUEST OF LDC 5.5.1.A.5 TO ALLOW A DRIVE LANE BETWEEN THE PRINCIPAL STRUCTURE AND THE STREET.
3. A WAIVER IS BEING REQUESTED OF LDC 5.6.1.C.1 TO PROVIDE LESS THAN 50% CLEAR GLAZING ALONG THE FRONT FACADE OF THE PROPOSED BUILDING FACING TIMBER RIDGE DRIVE.
4. A WAIVER IS BEING REQUESTED OF LDC 9.1.3 TO DECREASE THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FROM 620 SPACES TO 586 SPACES.

**MSD/EPSC/UTILITY NOTES**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
3. 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.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. 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.
6. WHERE CONSTRUCTION OR LAND DISTURBING 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 AS CEASED.
7. THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 29,181, S.F.
8. SANITARY SEWER SERVICE PROVIDED BY NEW PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
9. MSD WATER QUALITY AND WATER QUANTITY REQUIREMENTS WILL BE REQUIRED TO BE MET.
10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN/APPROVAL.
11. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.



23-DDP-0066  
WM# 1929

**PRELIMINARY NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION

10200 ALLIANCE ROAD  
SUITE 135  
CINCINNATI, OH 45242-4754  
TEL: 513.437.3222  
FAX: 513.719.0027

PROJECT NO: 8/22/2023  
DRAWN BY: F1638072  
CHECKED BY: A4B

OWNER: KROGER, LIMITED PARTNERSHIP I  
DEVELOPER: FMS ARCHITECTS  
ENGINEER: THE MANNIK & SMITH GROUP, INC.

PREPARED FOR: FMS ARCHITECTS  
OWNER: KROGER, LIMITED PARTNERSHIP I  
DETAILED DISTRICT DEVELOPMENT PLAN: JPMORGAN CHASE  
SITE PLAN

5907 TIMBER RIDGE DRIVE  
PROSPECT, KY 40069

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