



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 HIGHVIEW FIRE PROTECTION DISTRICT
 7308 FEGENBUSH LANE
 LOUISVILLE, KY 40291
 DEED BOOK 9919 PAGE 599
 PARCEL ID: 06540025000

DEVELOPER
 JR. FOODS, INC.
 700 CHURCH STREET
 BOWLING GREEN, KY 42101

CLASS "A" SURVEY
 URBAN OR SUBURBAN
 DATE OF FIELD SURVEY
 JULY 15, 2015

TOTAL AREA OF SURVEY
 161,947 +/- SQ. FT.
 3.72 +/- ACRES

SEWAGE TREATMENT PLANT
 METROPOLITAN SEWER DISTRICT

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 #2111100095E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

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 (GSD) 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 HEIGHTS OF 0.02" OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

BENCHMARK DATA:
 BENCHMARK 1
 EXISTING SANITARY MANHOLE NEAR THE SOUTHERN PORTION OF THE PROPERTY LOCATED APPROXIMATELY 9' FROM THE EXISTING BUILDING.
 ELEV: 627.73
 BENCHMARK 2
 IRON PIPE W/ PLASTIC CAP STAMPED "A, WILLET PLS 791" NEAR THE NORTH-WESTERN PORTION OF PROPERTY LOCATED 19.4' FROM EDGE OF PAVEMENT.
 ELEV: 639.80

PRELIMINARY APPROVAL
 Conditions of Approval:
 Tom Kelly 7/21/16
 Louisville, Jefferson County District
Kentucky 811
 Know what's below. Call before you dig.

- *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 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 WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - 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.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
 - 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 BEST MGMT. PRACTICES.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
 - 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.

TREE CANOPY REQUIREMENTS

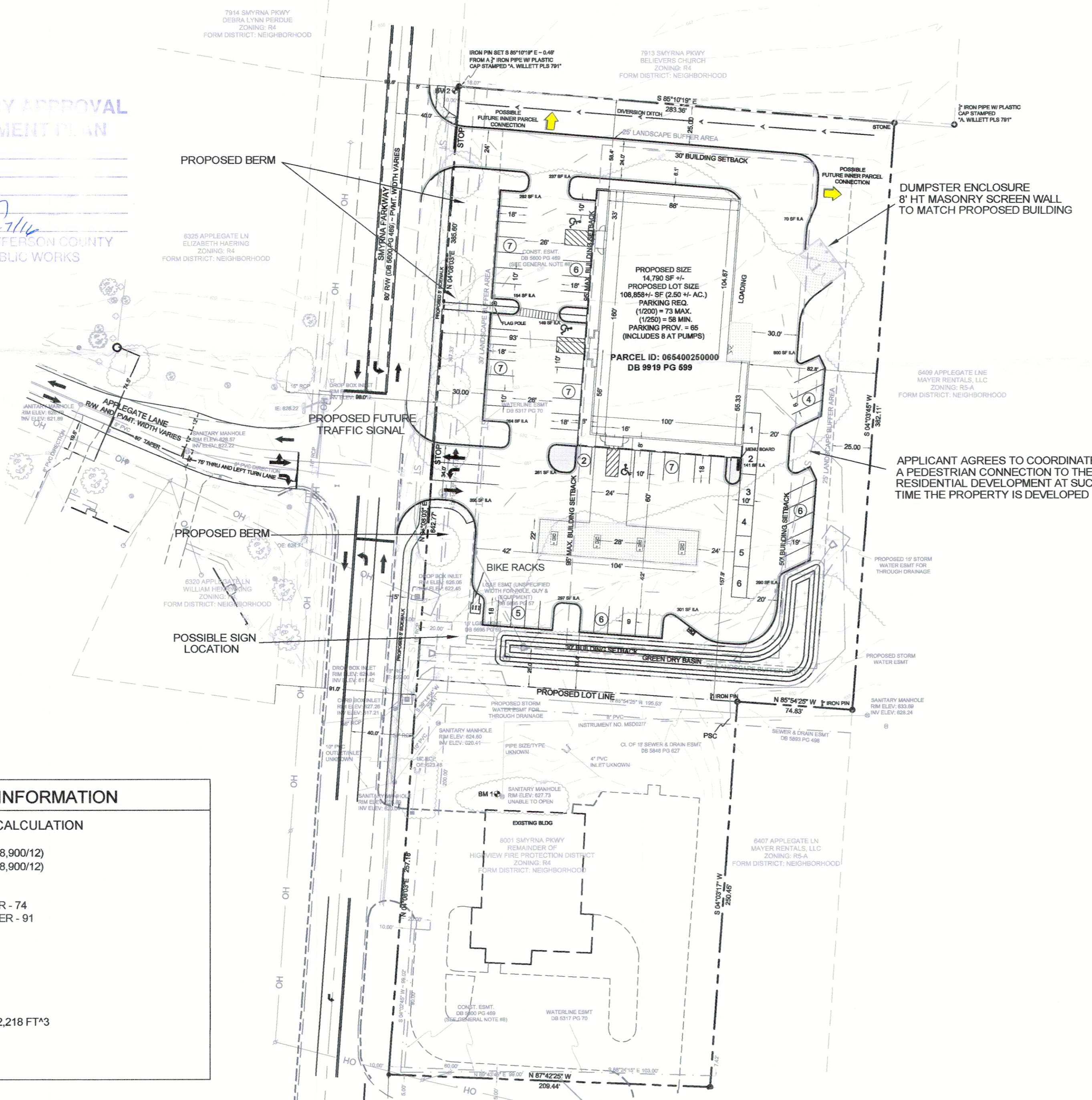
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED/PROPOSED	
GROSS SITE AREA	2,504 AC (108,858 SF.)	2,504 AC (108,858 SF.)	
REQUIRED CANOPY FOR DEVELOPMENT	21,771 SF (20.2%)	21,771 SF (20.2%)	
EXISTING TREE CANOPY (BASED ON FIELD SURVEY 2015)	38,214 SF (36.0%)	38,214 SF (36.0%)	
PERCENT OF TREE CANOPY PRESERVED	0 SF (0.0%)	0 SF (0.0%)	
PERCENT OF TREE CANOPY REDUCTION	100%	100%	
TREE CANOPY TO BE PLANTED	38,190 SF (35.0%)	38,190 SF (35.0%)	
140 TYPE A DECIDUOUS TREES @ 1-3/4" CAL (720 SF CREDIT EACH)	28,800 SF	28,800 SF	
13 TYPE A EVERGREEN TREES @ 6" HT. (720 SF CREDIT EACH)	9,360 SF	9,360 SF	
SCENIC CORRIDOR TREES: 385' OF FRONTAGE / 40'	10 TREES REQUIRED	10 TREES PROVIDED	
10 TREES PROVIDED			
BUFFER SCREENING			
LOCATION	DISTANCE/WIDTH	TREES REQ.	TREES PROV.
NORTH	283 LF 25' X 1.5	13	13
EAST	382 LF 25' X 1.5	17	19
SOUTH	284 LF 25' X 1.5	13	13
TOTAL VUA PROPOSED			48,938 SF
ILA PROVIDED			3,670 SF (7.5%)
TREES REQUIRED			4,193 SF (8.5%)
TREES PROVIDED			13 TREES

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
	BUILDING SET BACK LINE		EASEMENTS
	EACH SIDE OF LINE		LOT LINE TO BE ABANDONED
	PUBLIC UTILITY EASEMENT		CENTERLINE
	FINISHED FLOOR ELEVATION		UNDERGROUND ELECTRIC
	BENCHMARK		GAS LINE
	IRON PIN FOUND		OVERHEAD UTILITIES
	IRON PIN SET		BURIED TELEPHONE
	CONCRETE R/W MONUMENT		SANITARY SEWER LINE
	SANITARY SEWER MANHOLE		WATER LINE
	SANITARY SEWER CLEAN OUT		STORM SEWER LINE
			FENCE LINE
			DRAINAGE ESMT.
			FLOW AREA

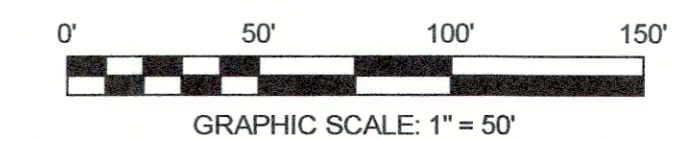
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Tom Kelly*
 DATE: 7/21/16
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED/PROPOSED
CURRENT ZONING	R-4 RESIDENTIAL SINGLE FAMILY	C1 - COMMERCIAL
FORM DISTRICT	N (NEIGHBORHOOD)	N (NEIGHBORHOOD)
TOTAL SITE AREA	N/A	2,504 AC +/-
AREA TO REZONE	N/A	108,858 SQ. FT. +/-
EXISTING USE	N/A	2,504 AC +/-
PROPOSED USE	N/A	NEIGHBORHOOD MARKET WITH FUEL SALES, DRIVE THRU RESTAURANT AND HARDWARE STORE
GROSS BUILDING	N/A	16,675 +/- SF
GROSS FLOOR AREA	N/A	14,790 +/- SF
FLOOR AREA RATIO	1.0	0.163
PORCH AREA	N/A	1,885 +/- SF
GAS CANOPY	N/A	3,463 +/- SF
BUILDING HEIGHT	30'	29' +/-
BUILDING SETBACKS	FRONT 10' MIN (SMYRNA PKWY) SIDE 30' (NORTH) REAR 50' (EAST) SIDE 30' (SOUTH)	FRONT 93' (SMYRNA PKWY) SIDE 58.4' (NORTH) REAR 82.8' (WEST) SIDE 157.9' (SOUTH)
TOTAL PARKING	58 SPACES (MIN.) 72 SPACES (MAX.) 4 BICYCLE SPACES	65 SPACES PROVIDED (6 AT PUMPS) 3 ADA SPACES 4 BICYCLE SPACES
SITE ACCESS	PER CITY OF LOUISVILLE AND KYTC	2 ACCESS POINTS ON SMYRNA PARKWAY



- GENERAL NOTES**
- THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 9919 PAGE 599 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 2934".
 - 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 SMYRNA PARKWAY AS SHOWN HEREON WAS DETERMINED BY A COMBINATION OF FOUND MONUMENTS AND RECORDED PLATS ON ADJOINING PROPERTIES. NO SOURCE OF TITLE WAS FOUND FOR THE PURCHASE OF SAID RIGHT OF WAY. DESIGN PLANS WERE UNABLE TO BE FOUND ON FILE OR PROVIDED BY LOUISVILLE METRO PUBLIC WORKS. SAID RIGHT OF WAY IS CLAIMED AND MAINTAINED BY THE LOUISVILLE METRO GOVERNMENT, HOWEVER, METRO GOVERNMENT OFFICIALS WERE UNABLE TO PROVIDE ANY DOCUMENTATION PERTAINING TO SAID RIGHT OF WAY.

REVISIONS

NO.	DESCRIPTION

HOUCHENS INDUSTRIES
 8001 SMYRNA PARKWAY
 LOUISVILLE, KY

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER:
 DATE: 7/01/2016
 SCALE: 1" = 50'
 DRAWN: J. BEGLEY
 CHECKED: J. ARNOLD
 FILE PATH:
 Z:\SITE\PRE-APP



E-1
 DISTRICT DEVELOPMENT PLAN

WM# 11316 15ZONE1065
 RECEIVED
 JUL 21 2016
 PLANNING & DESIGN SERVICES