

**EROSION CONTROL NOTES**

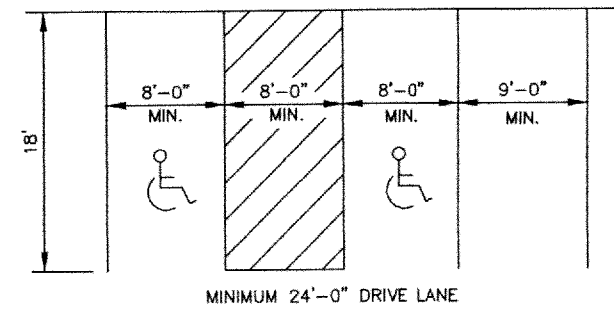
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



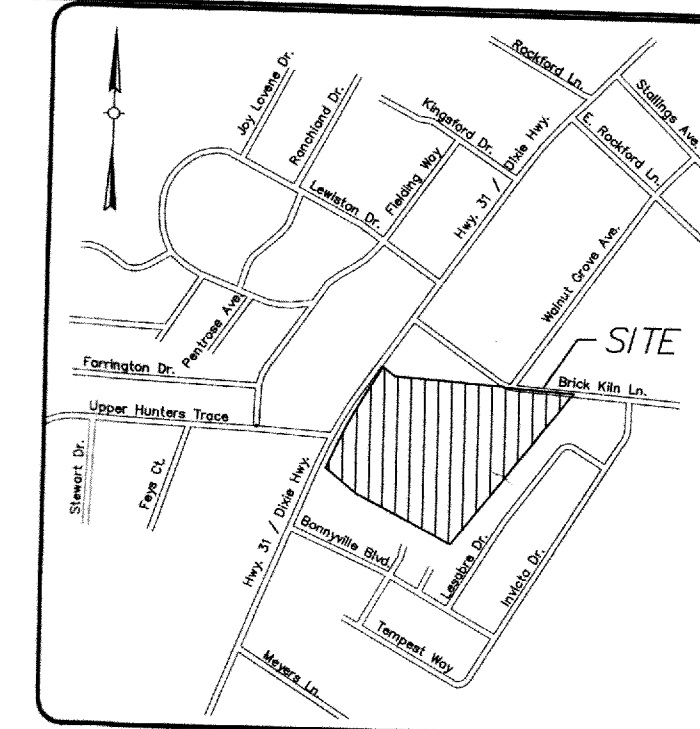
**TYPICAL PARKING SPACE LAYOUT**  
NOT TO SCALE

**Benchmark and Bearing Datum**

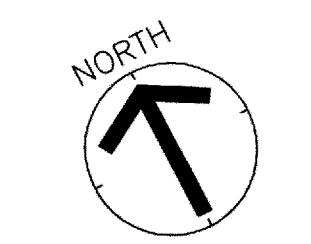
Temporary Benchmark  
Vertical - GPS Static Observation NAVD 88  
Horizontal - Bearing based on survey done by H.E. Rudy Engineers, Surveyor Bruce Snook, Dated 11-21-1994. S 87°02'01" E held.

**LEGEND**

- EX. TREE
  - EX. FIRE HYDRANT
  - EX. LIGHT POLE
  - EX. UTILITY POLE
  - EX. SIGN
  - EX. PROPERTY LINE
  - EX. FENCE
  - EX. WATER LIN
  - EX. GAS LINE
  - EX. OVERHEAD ELECTRIC
  - EX. UNDERGROUND ELECTRIC
  - EX. SWALE
  - EX. STORM SEER
  - EX. SANITARY EMER
  - EX. CONCRETE
  - EX. EDGE OF MEMENT
  - PR. STORM SEER
  - PR. SANITARY EMER PSC
  - PR. ELECTRIC I/ TRANSFORMER
  - PR. WATER LIN
  - PR. SWALE
  - PR. CONCRETE
  - PR. EDGE OF MEMENT
  - PR. FENCE
  - PR. SILT FENCE
  - PR. FIRE HYDRANT
  - PR. LIGHT POL
  - PR. SIGN
- [Symbol] = LIMITS OF EXISTING BUILDING  
 [Symbol] = DEMO OF EXISTING BUILDING  
 [Symbol] = LIMITS OF PROPOSED BUILDING



**LOCATION MAP**  
NOT TO SCALE

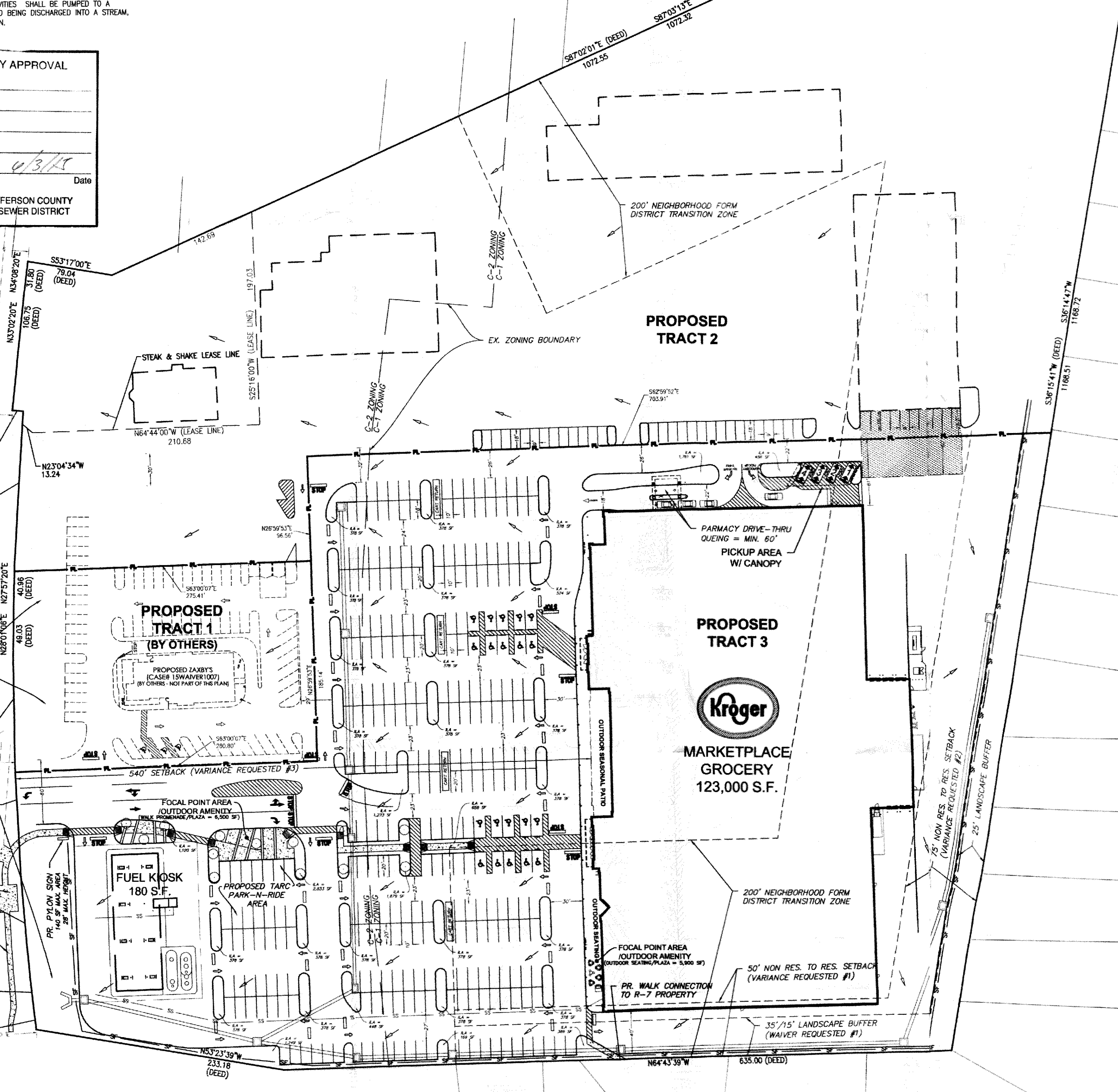


**PRELIMINARY APPROVAL**

Condition of Approval:

Development Review: *[Signature]* Date: *[Date]*

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**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 DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COM. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOP SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR COPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AN WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLANNING PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH A.
- 4) THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIDRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A PFD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110072E REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SITED IN COMPLIANCE WITH CHAPTER 10.
- 8) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WBE SUBMITTED TO MSD FOR APPROVAL.
- 9) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN RE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADW NEIGHBORING PROPERTIES.
- 10) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MFOR ANY WORK WITHIN RIGHT-OF-WAY.
- 11) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 12) MAXIMUM ATTACHED BUILDING SIGNAGE MUST CONFORM TOC REQUIREMENTS.
- 13) POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 14) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE USE PHASE DUE TO PROPER SIZING OF THE GREEN BEST MANAGEMENT PRACTICES.
- 15) OWNER WILL WORK WITH TARC TO DETERMINE A LOCATORCEPTABLE TO BOTH PARTIES AND REQUIRED NUMBER OF PARK-N-RIDE SPACES.
- 16) A CROSS ACCESS AGREEMENT TO RUM WITH THE LAND AN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED OR TO CONSTRUCTION APPROVAL.

**PARKING SUMMARY (TRACTS 2 & 3)**

EXISTING RETAIL AREA	81 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/250 S.F.)	3 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/700 S.F.)	3 SPACES
EXISTING RESTAURANT AREA	285 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/725 S.F.)	2 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/700 S.F.)	2 SPACES
GROCERY AREA	123,000 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/250 S.F.)	492 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/700 S.F.)	615 SPACES
FUEL KIOSK AREA	180 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/250 S.F.)	1 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/700 S.F.)	1 SPACES
TOTAL MINIMUM PARKING REQUIRED	764 SPACES
TOTAL MINIMUM PARKING REQUIRED (WITH 10% TARC REDUCTION)	688 SPACES
TOTAL MAXIMUM PARKING PERMITTED	991 SPACES
TOTAL PARKING PROVIDED (SHARED PARKING TRACTS 2 & 3) (INCLUDING 18 ADA S)	694 SPACES

**BICYCLE SUMMARY (TRACT 3)**

SHORT TERM REQUIRED (2 SPACES OR 1/200 DWP)	2 SPACES
LONG TERM REQUIRED (4 SPACES OR 1/500 SPACES)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES

**VARIANCE REQUEST**

- 1) VARIANCE REQUESTED FROM SECTION 5.3.1.B.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TOUCE THE 50'-FT NON RESIDENTIAL TO RESIDENTIAL (NO LOADING) SETBACK TO 25'-FT TO ALLOW THE PED BUILDING TO BE PLACED WITHIN 45'-FT OF THE EXISTING PROPERTY LINE AND THE PROPOSED PA TO BE PLACED WITHIN 5'-FT OF THE EXISTING PROPERTY LINE.
- 2) VARIANCE REQUESTED FROM SECTION 5.3.1.B.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TOUCE THE 75'-FT NON RESIDENTIAL TO RESIDENTIAL (WITH LOADING) SETBACK TO 25'-FT TO ALLOW THE PROPOSED VEHICLE USE AREA TO BE PLACED WITHIN 25'-FT OF THE EXISTING PROPERTY LINE.
- 3) VARIANCE REQUESTED FROM SECTION 5.3.2.C.2.a OF THE LAND DEVELOPMENT CODE TO ALLOW TH PROPOSED BUILDING TO HAVE A MAXIMUM SETBACK OF 540'-0".

**WAIVER REQUEST**

- 1) WAIVER REQUESTED FROM SECTION 10.2.4.A AND 10.2.10 OF THE LAND DEVELOPMENT CODE TO BTHE 35'-FT PROPERTY PERIMETER LANDSCAPE BUFFER AND 15'-FT VEHICLE USE AREA LANDSCAPE BUD 5'-FT.
- 2) WAIVER REQUESTED FROM SECTION 5.5.2.B.1.a OF THE LAND DEVELOPMENT CODE TO WAIVE THE P LOT CONNECTION TO THE SOUTH.

**OWNER**

DIXIE ASSOCIATES  
PO BOX 6706  
LOUISVILLE, KY 40206

**SITE DATA**

4915 DIXIE HIGHWAY  
LOUISVILLE, KY 40216  
D.B. 4030, PG. 517  
PARCEL ID 10260497

**SETBACK DATA**

MIN. FRONT YARD	65' FROM STREET &
MAX. FRONT YARD	275'
SIDE YARD	25' NEXT TO RES.
REAR YARD	25' NEXT TO RES.
MAX. BUILDING HEIGHT	60'
MIN. FRONT YARD	10'
MAX. FRONT YARD	150'
NON RES TO RES	50' NO LOADING/75' WITH LOADING
MAX. BUILDING HEIGHT	45'

**TREE CANOPY CALCULATIONS (TRACTS 1 & 2)**

NO TREE CANOPY REQUIRED PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2 APPLICABILITY.

**TREE CANOPY CALCULATIONS (TRACT 3)**

GROSS SITE AREA	440,455 S.F. (10.11 Ac)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	9,831 S.F. (2.2%)
TREE CANOPY REQUIRED	88,091 S.F. (20%)
TREE CANOPY PRESERVED	9,831 S.F. (2.2%)
TREE CANOPY PLANTED	78,260 S.F.
TOTAL TREE CANOPY PROVIDED	88,091 S.F. (20%)

**LANDSCAPE DATA (TRACT S 1 & 2)**

NO LANDSCAPE IMPROVEMENTS REQUIRED PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2 APPLICABILITY.

**LANDSCAPE DATA (TRACT 3)**

PROPOSED V.L.A.	253,170 S.F.
L.A. REQUIRED (7.8%)	18,988 S.F.
L.A. PROVIDED	19,671 S.F.

**OUTDOOR AMENITIES (TRACT 3)**

AREA REQUIRED (10% OF 123,000 S.F.)	12,300 S.F.
AREA PROVIDED (LANDSCAPE, MULCHING & SEATING AREAS)	12,400 S.F.

**HERITAGE ENGINEERING, LLC**

642 South 1st Street  
Louisville, KY 40202  
(502) 582-1412  
(502) 582-4115 Fax

**KROGER**

MID-SOUTH DIVISION  
HUBBARD STATION CT.  
LOUISVILLE, KY 40203  
(502) 422-4089

**RECEIVED**

JUN 02 2015

PLANNING & DESIGN SERVICES

**Kroger**

DEVELOPER

**CATEGORY 3 DEVELOPMENT PLAN**

FOR  
**KROGER L-785**  
4915 DIXIE HWY  
LOUISVILLE, KY 40216

**JOB NO:** 11015

**HORIZ. SCALE:** 1"=60'

**VERT. SCALE:** N/A

**DESIGNED BY:** JDC

**DETAILED BY:** JDC

**CHECKED BY:** SWH

**DATE:** MARCH 27, 2015

**SHEET**

**C10**

X:\A-Projects-2011\11015-Kroger L-785 Dixie Hwy\Preliminary\11015 - C10 - Kroger L-785 Dixie Hwy.dwg PLOT DATE: June 02, 2015 - 3:52pm

