

URBAN OR SUBURBAN DATE OF FIELD SURVEY JULY 15, 2015

CLASS "A" SURVEY

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

SEWAGE TREATEMENT 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 #21111C0095E, 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 (GGD) 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 HRMS OF 0.02' OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

## BENCHMARK DATA:

BENCHMARK 1

EXISTING SANITARY MANHOLE NEAR THE SQUTHERN PORTION OF THE PROPERTY LOCATED APPROXIMATELY 9' FROM THE EXISTING BUILDING. ELEV: 627.73

BENCHMARK 2

3' IRON PIPE W/ PLASTIC CAP STAMPED "A. WILLETT PLS 791" NEAR THE NORTHWESTERN PORTION OF PROPERTY LOCATED 19.4' FROM EDGE OF PAVEMENT. ELEV: 639.80

PRELIMINARY APPROVAL Condition of Approval:

2 YEAR STORM = 9,126 FT^3

SURFACE AREA = 6,208 FT^2

DEPTH = 4 FT

10 YEAR STORM = 10,784 FT^3 100 YEAR STORM = 12,050 FT^3

TOTAL STORAGE PROVIDED = 12,218 FT^3

CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF

2. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.

3. ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/5" 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6" 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.

4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING

5. 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.

6. MSD SANITARY SEWERS AVAILABLE BY NEW CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.

7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED. 8. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE

9. AN MSD DRAINAGE BOND WILL BE REQUIRED.

JEFFERSON COUNTY METRO ORDINANCE.

10. ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15' SEWER AND DRAINAGE EASEMENT.

11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

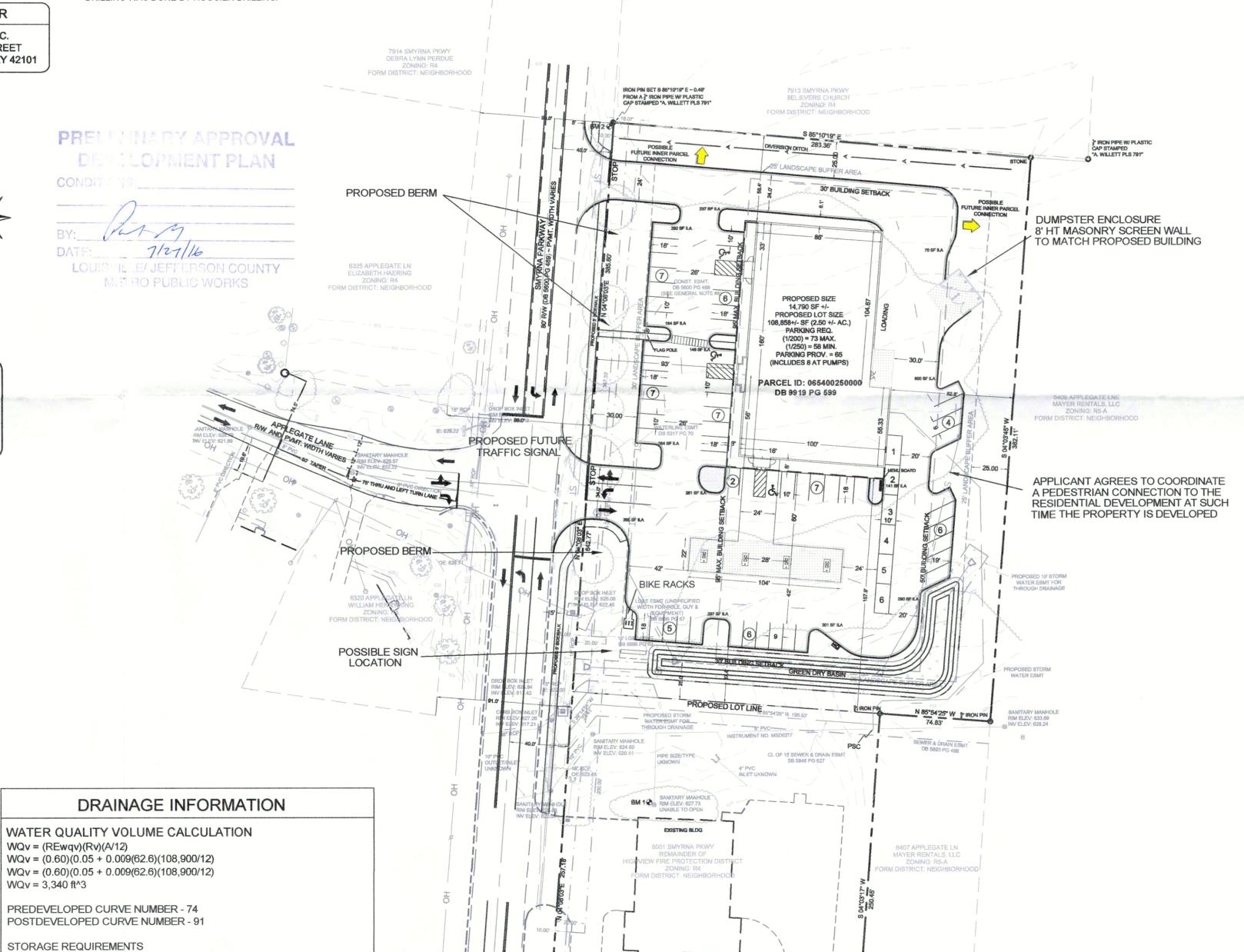
12. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN EST MANAGEMENT PRACTICES.

13. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

14. 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.

15. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

16 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 PERMITTED / REQUIREMENT

GROSS SITE AREA: 2.50+/- AC. (108,858 SF.) REQUIRED CANOPY FOR DEVELOPMENT 21,771 SF (20.0%) EXISTING TREE CANOPY 39,214 SF (36.0%) (BASED ON FIELD SUREVEY 2015) PERCENT OF TREE CANOPY PRESERVED 0 SF (0.0%) PERCENT OF TREE CANOPY REDUCTION 38,160 SF (35.0%) TREE CANOPY TO BE PLANTED 40 TYPE A DECIDUOUS TREES @ 1-3/4" CAL. 28,800 SF (720 SF CREDIT EACH) 13 TYPE A EVERGREEN TREES @ 6' HT. 9,360 SF (720 SF CREDIT EACH)

SCENIC CORRIDOR TREES: 10 TREES REQUIRED 385' OF FRONTAGE / 40' 10 TREES PROVIDED LOCATION DISTANCE/MIDTH TREES REQ. TREES PROV. 283 LF 25' X 1.5 382 LF 25' X 1.5 SOUTH 284 LF 25' X 1.5

TOTAL VUA PROPOSED ILA REQUIRED ILA PROVIDED TREES REQUIRED TREES PROVIDED

48,938 SF 3,670 SF (7.5%) 4,193 SF (8.5%)

13 TREES

13 TREES

LEGEND

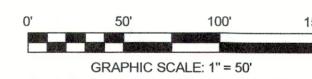
GAS METER **ANCHOR** UTILITY POLE TELEPHONE PEDESTAL STORM SEWER MANHOLE SIGNAL POLE ELECTRIC BOX DROP BOX INLET ELECTRIC METER **CURB BOX INLET** GAS VALVE PIPE BOLLARD **GUTTER OUTLET** WATER VALVE ROAD SIGN WATER METER TREE FIRE HYDRANT MB MAILBOX PROPERTY LINE LAMP POLE BUILDING SET BACK LINE EACH SIDE OF LINE LOT LINE TO BE ABANDONED PUBLIC UTILITY EASEMENT CENTERLINE FINISHED FLOOR ELEVATION UNDERGROUND ELECTRIC BENCHMARK IRON PIN FOUND OVERHEAD UTILITIES IRON PIN SET CONCRETE R/W MONUMENT SANITARY SEWER MANHOLE SANITARY SEWER CLEAN OUT \_\_\_\_\_ STORM SEWER LINE

#### DEVELOPMENT SUMMARY

DRAINAGE ESMT

FLOW AREA

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	2.50 AC. +/- 108,858 SQ. FT. +/-
AREA TO REZONE	N/A	2.50 AC. +/- 108,858 SQ. FT. +/-
EXISTING USE	N/A	VACANT
PROPOSED USE	N/A	NEIGHBORHOOD MARKET WITH FUEL SALES, DRIVE THRU RESTAURANT AND HARDWARE STOR
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 CONOPY	N/A	3,463+/- SF
BUILDING HEIGHT	30'	29'+/-
BUILDING SETBACKS	FRONT 10'MIN (SMYRNA PKWY) 95' MAX. SIDE 30' (NORTH) REAR 50' (EAST) SIDE 30' (SOUTH)	FRONT 93.0' (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 (8 AT PUMPS) 3 ADA SPACES 4 BICYCLE SPACES
SITE ACCESS	PER CITY OF LOUISVILLE AND KYTC	2 ACCESS POINTS ON SMYRNA PARKWAY



# **GENERAL NOTES**

1. 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.

2. 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 UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.

3. ALL IRON PINS SET ARE ½" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS

4. 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.

5. THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

6. 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

7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES, NORTH ZONE 1601.

8. 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

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JOB NUMBER: DATE: 7/01/2016

SCALE: 1" = 50'

DRAWN: J. BEGLEY CHECKED: J. ARNOLD

FILE PATH: Z:SITDEV/PRE-APP





WM# 11316 15ZONE1065