

PROJECT DATA	
TOTAL SITE AREA TRACT E	0.939 ACRES, 40,899.80 SQ. FT.
EXISTING BUILDING AREA	3,342 SQ. FT. FAR 8.2%
PARCEL ID	112803760376
ZONING	C2
FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
FEMA MAP & EFFECTIVE DATE	21111C0088E DECEMBER 5, 2006
FEMA CLASSIFICATION	ZONE X
EXISTING USE	GAS STATION
FRONT YARD SETBACK	N/A
REAR YARD SETBACK	N/A
SIDE YARD SETBACK	N/A
MAX. BLDG. HEIGHT ALLOWED	60'
FIRE PROTECTION DISTRICT	PLEASURE RIDGE PARK
DEED BOOK & PAGE	D.B. 9954, PG. 860
PROPERTY ADDRESS	8400 DIXIE HWY, LOUISVILLE, KY 40242

LINE TABLE

- ① S 29°29'15" W 61.81' (S)
- ② S 29°01'35" W 61.79' (D)
- ③ S 31°05'41" W 84.25' (S)
- ④ S 30°40'00" W 84.25' (D)
- ⑤ S 32°20'08" W 99.29' (S)
- ⑥ S 31°45'00" W 98.54' (D)
- ⑦ N 87°28'43" W 146.87' (S)
- ⑧ N 88°22'00" W 147.00' (D)
- ⑨ N 02°27'31" E 84.57' (S)
- ⑩ N 01°38'00" E 85.00' (D)
- ⑪ S 87°37'18" E 27.40' (S)
- ⑫ S 88°29'00" E 27.57' (D)
- ⑬ N 02°14'26" E 129.29' (S)
- ⑭ N 01°47'00" E 129.33' (D)
- ⑮ S 87°47'19" E 237.89' (S)
- ⑯ S 88°13'00" E 237.85' (D)

(D) = DEED BEARING & DISTANCE
(S) = SURVEYED BEARING & DISTANCE

SURVEYOR'S NOTES:

THE SUBJECT PROPERTY IS FULLY CONTAINED BY THE RECORDED LEGAL DESCRIPTION.
ALL OF THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON DECEMBER 23, 2014.
THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PERSONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
THIS PLAT IS SUBJECT TO EASEMENTS, AGREEMENTS AND OTHER RECORDED DOCUMENTS AS DESCRIBED & NOT SHOWN ON THIS SHEET.
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) NAD83, AS OBSERVED VIA RTK BASED OFF OF KYTC CORNERS VRS. DECEMBER, 2014.
ALL ELEVATIONS SHOWN HEREON WERE BASED ON NAVD83 (GEOID 12A), AS OBSERVED VIA RTK BASED OFF OF KYTC CORNERS VRS. DECEMBER, 2014.
PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE JEFFERSON COUNTY, KENTUCKY PVA OFFICE, COUNTY CLERK'S OFFICE, AND FURNISHED BY CLIENT.
THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.
ALL IPC, IRON PIN AND CAPS SET, ARE 1/2"x18" REBAR WITH A PLASTIC CAP STAMPED "MASTICOLA KY 3845". ALL MAGNAIL SET HAVE A WASHER STAMPED "AEM 3845". ALL OTHER PROPERTY CORNERS WILL BE DESCRIBED.
EXISTING FENCES SHOWN HEREON MEANDER ALONG PROPERTY LINES AND DO NOT REPRESENT BOUNDARY LINES.
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
NO RECORDS EASEMENT OR RIGHT-OF-WAYS FOR THE ADJOINING STREETS WERE PROVIDED TO THIS SURVEYOR. A PRESCRIPTIVE EASEMENT OF AN UNDETERMINED WIDTH OR PRESCRIPTIVE RIGHT OF OTHERS MAY EXIST ALONG THESE ROADWAYS.
THE SUBJECT PROPERTY IS LOCATED IN ZONE (X), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 21111C0088E, DATED DECEMBER 5, 2006. THIS SHOULD NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING.
ONLY VISIBLE ABOVE-GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. AMERICAN ENGINEERS, INC. HAVE NOT EXAMINED SUBSURFACE, WETLAND, OR ENVIRONMENTAL CONDITIONS AS THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.
NO VISIBLE ABOVE-GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR BURIAL GROUND AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR AN ARCHEOLOGICAL SENSITIVE AREAS.
BURIAL GROUNDS, CEMETERIES, WETLAND, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NEITHER EXAMINED NOR CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
PRIOR TO ANY SITE EXCAVATIONS, CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION OF UNDERGROUND LINES.

SURVEYOR'S CERTIFICATE

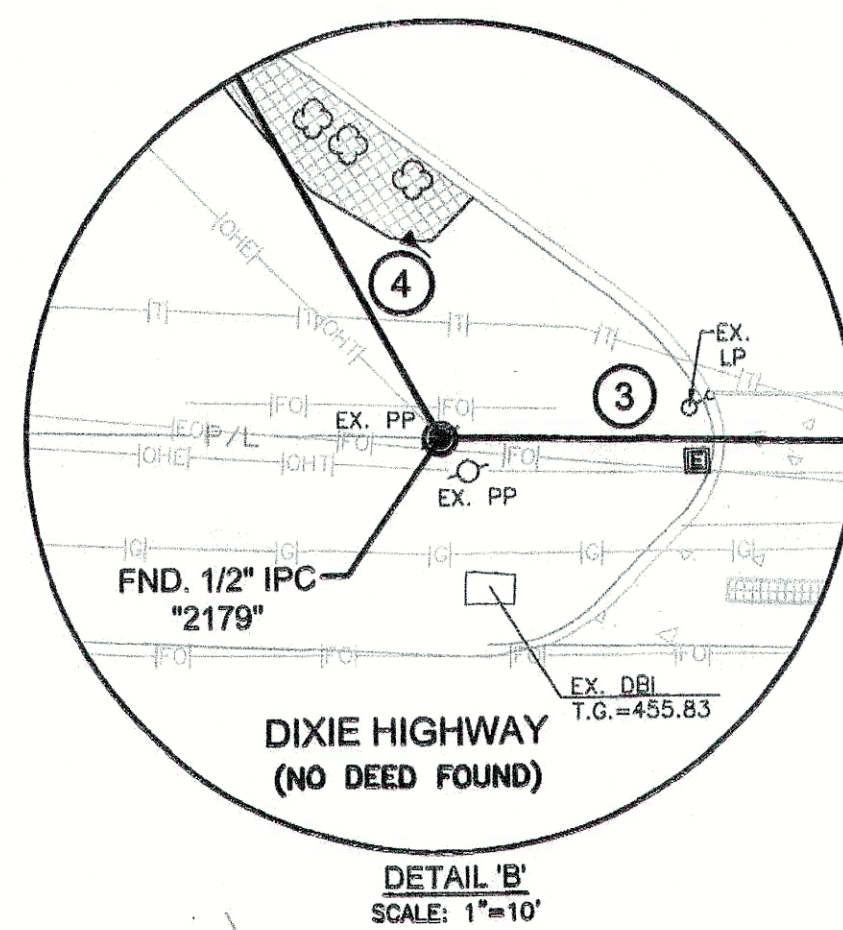
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH 201 KAR 18:150. ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF REAL-TIME KINEMATIC (RTK) SURVEYING WITH AN UNADJUSTED CLOSURE AT 1:74.857. 60% OF SURVEY WAS COMPLETED WITH TRIMBLE R10 GNSS RECEIVERS 40% WAS COMPLETED WITH CONVENTIONAL TOTAL STATION. THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY. THE BEARINGS AND DISTANCES SHOWN HEREON ARE NOT BASED ON AN ADJUSTED TRAVERSE. THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DECEMBER 23, 2014
COMPLETION DATE OF FIELD SURVEY

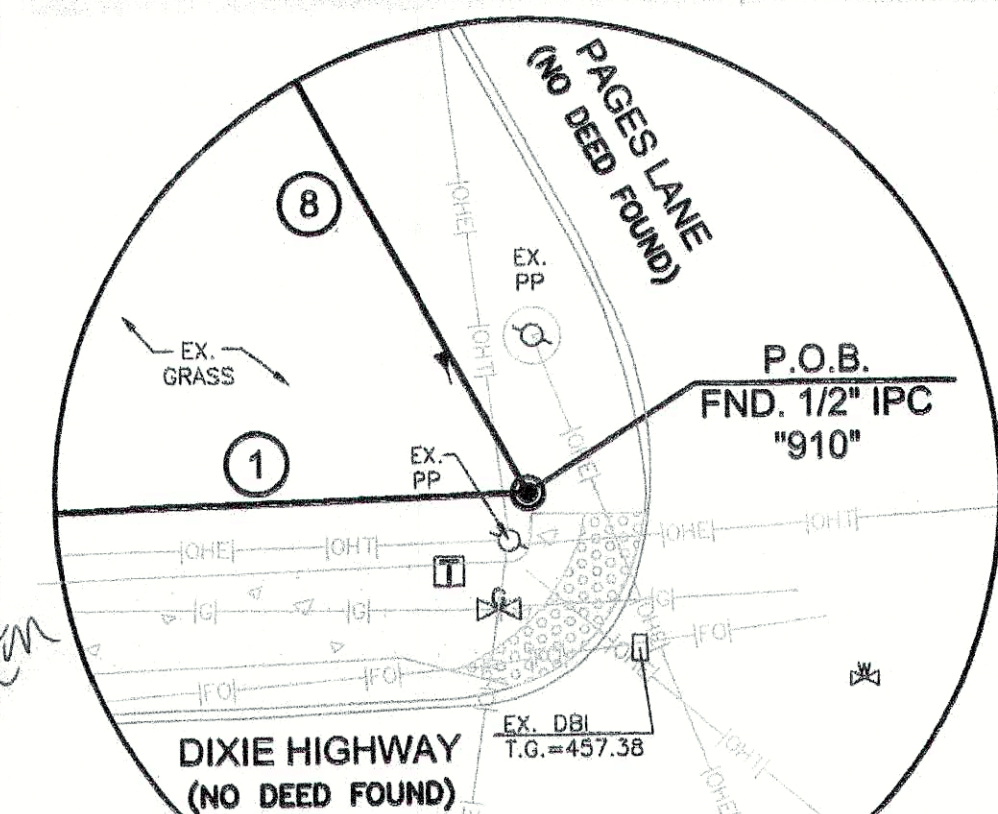
Jan 22 2015
DATE OF SIGNATURE

ALBERT MASTICOLA
KENTUCKY PROFESSIONAL LAND SURVEYOR #3845

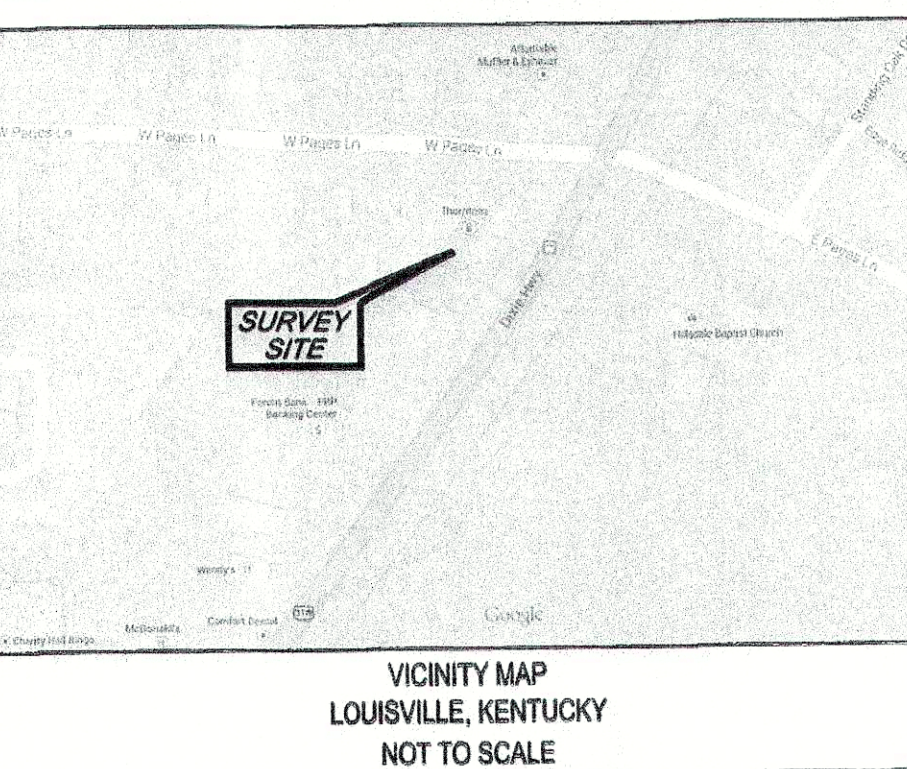
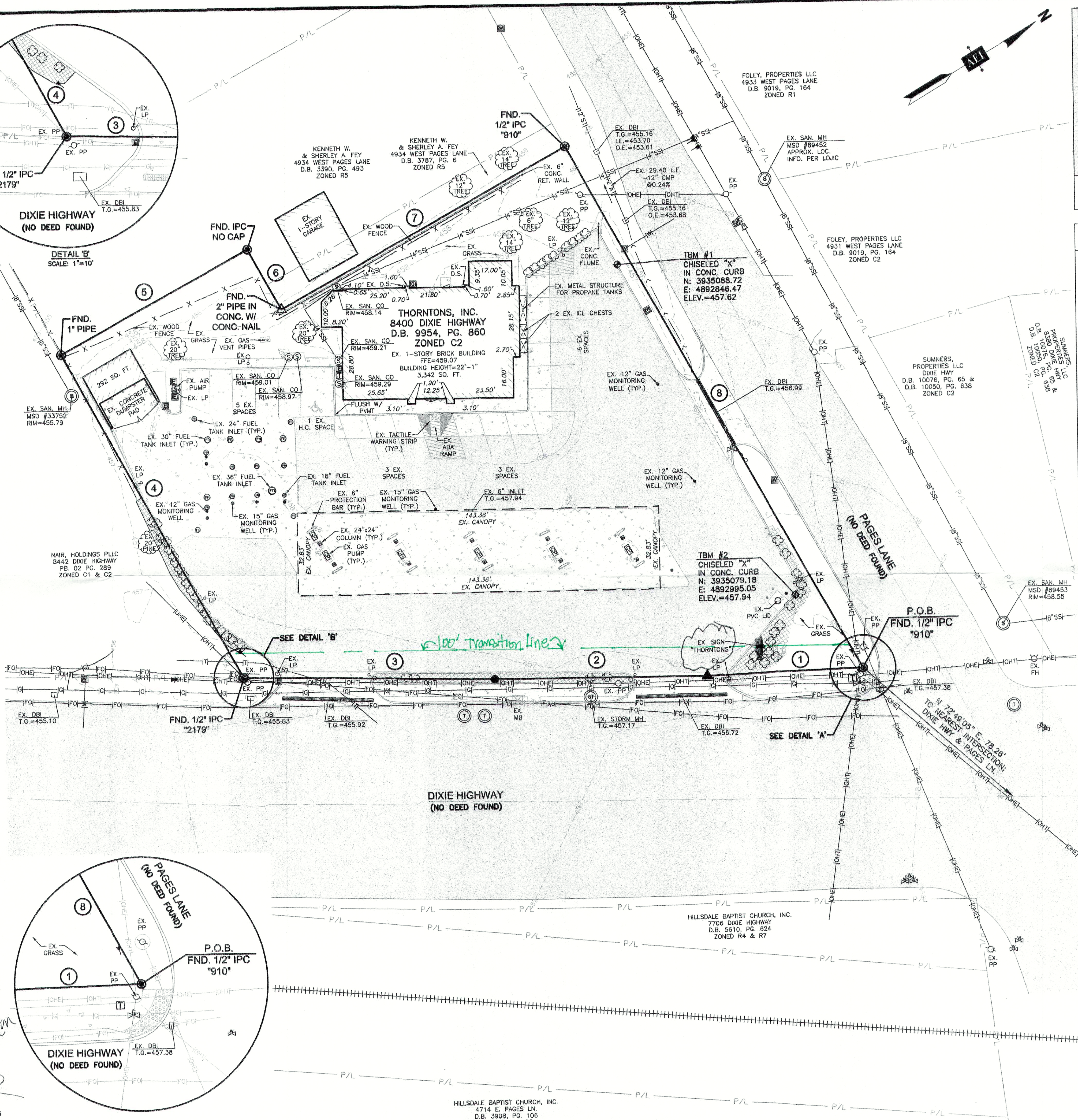
STATE OF KENTUCKY
ALBERT MASTICOLA
3845
LICENSED PROFESSIONAL
LAND SURVEYOR



DETAIL 'B'
SCALE: 1"=10'



DETAIL 'A'
SCALE: 1"=10'



LEGEND	
SYMBOLS THAT MAY APPEAR ON DRAWING	
— P/L —	BOUNDARY LINE
— S/S —	ADJACENT PROPERTY LINE
— S/S —	EXISTING MAJOR CONTOUR
— S/S —	EXISTING MINOR CONTOUR
— [OHE] — [OHT]	EXISTING OVERHEAD ELECTRIC & TELEPHONE
— [E] — [E]	EXISTING UNDERGROUND ELECTRIC
— X — X	EXISTING FENCE
— [R] — [R]	EXISTING RAIL ROAD TRACKS
— [R] — [R]	EXISTING 8\"/>

EXISTING STRUCTURE (AS NOTED)
EXISTING GRAVEL
EXISTING CONCRETE
EXISTING ASPHALT

EXISTING TACTILE WARNING STRIP
EXISTING MULCHED LANDSCAPE AREA

RECEIVED
JUN 19 2015
PLANNING & DESIGN SERVICES
0' 20' 40' 60'

REVISIONS

NO.	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY

THORNTONS, INC.

CLIENT/OWNER:

THORNTONS STORE #56
8400 DIXIE HIGHWAY
LOUISVILLE, KY
JEFFERSON COUNTY

PROJECT:

THORNTONS STORE #56
8400 DIXIE HIGHWAY
LOUISVILLE, KY
JEFFERSON COUNTY

AMERICAN ENGINEERS, INC.

2500 WILSON MILLER PARKWAY
LOUISVILLE, KY 40243
(502) 245-8811

SCALE:

1"=20'

DATE:

1-20-2015

DRAWN BY:

J. CAUDILL

CHECKED BY:

A. MASTICOLA

PROJECT:

THORNTONS STORE #56
8400 DIXIE HIGHWAY
LOUISVILLE, KY
JEFFERSON COUNTY

SHEET:

S-1

15WATER1019