

OWNER

CENTRAL STATION KY, LLC
11501 NORTHLAKE DRIVE - FL 1
CINCINNATI, OHIO 45249-1667

SITE DATA

LOT 2 - RETAIL	LOT 3 - KROGER
3151 S. 2ND STREET LOUISVILLE, KY 40208 D.B. 10246, PG. 288 PARCEL# 055C0054	3165 S. 2ND STREET LOUISVILLE, KY 40208 D.B. 10246, PG. 288 PARCEL# 055C0055
LOT 2 SITE AREA: 11.275 ACRES	LOT 3 SITE AREA: 5.386 ACRES
TOTAL SITE AREA: 11.275 ACRES	TOTAL SITE AREA: 5.386 ACRES
FORM DISTRICT: SUBURBAN WORKPLACE	FORM DISTRICT: SUBURBAN WORKPLACE
EX. ZONING: E2-1	EX. ZONING: E2-1
EX. LAND USE: COMMERCIAL	EX. LAND USE: COMMERCIAL
PR. LAND USE: COMMERCIAL	PR. LAND USE: COMMERCIAL
LOT 2 - RETAIL	LOT 3 - KROGER
EX. BUILDING: N/A	EX. BUILDING: 50,000 SF RETAIL
PR. BUILDING: 7,337 SF	PR. BUILDING: 42,624 SF
PR. BUILDING HEIGHT: 30' MAX	PR. BUILDING HEIGHT: 35' MAX
TOTAL BUILDING: 7,337 SF	TOTAL BUILDING: 92,624 SF
PERCENTAGE OF CHANGE: 100%	PERCENTAGE OF CHANGE: 85.3 %
F.A.R.: 0.13	F.A.R.: 0.39

LOT 3 - KROGER	ATHLETIC FACILITY
EX. BUILDING: 50,000 SF RETAIL	ATHLETIC FACILITY 3,253 S.F.
PR. BUILDING: 42,624 SF	PR. BUILDING: 10,747 S.F.
TOTAL BUILDING: 92,624 SF	TOTAL BUILDING: 14,000 S.F.
PR. BUILDING HEIGHT: 35' MAX	PR. BUILDING HEIGHT: 10' TARC REDUCTION
PERCENTAGE OF CHANGE: 85.3 %	PERCENTAGE OF CHANGE: 10%
F.A.R.: 0.39	F.A.R.: 1.051

SETBACK DATA

FRONT YARD	25'
STREET SIDE YARD	25'
SIDE YARD	NONE
REAR YARD	NONE
*25' IF ADJACENT TO RESIDENTIAL	
MAX. BUILDING HEIGHT	45'
PR. BUILDING HEIGHT	30'

TREE CANOPY CALCULATIONS

LOT 2 - RETAIL	LOT 3 - KROGER
GROSS SITE AREA: 11.275 AC.	GROSS SITE AREA: 5.386 AC.
CANOPY COVERAGE CLASS: CLASS C	CANOPY COVERAGE CLASS: CLASS C
AREA OF SITE WITH EX. TREE CANOPY: 4,800 S.F.	AREA OF SITE WITH EX. TREE CANOPY: 16,800 S.F.
TREE CANOPY REQUIRED: 11,105 S.F. (20%)	TREE CANOPY REQUIRED: 46,924 S.F. (20%)
TREE CANOPY PRESERVED: 4,800 S.F. (0%)	TREE CANOPY PRESERVED: 16,800 S.F. (0%)
TREE CANOPY PLANTED: 3,305 S.F. (20%)	TREE CANOPY PLANTED: 30,124 S.F. (20%)
TOTAL TREE CANOPY PROVIDED: 11,105 S.F. (20%)	TOTAL TREE CANOPY PROVIDED: 46,924 S.F. (20%)

LANDSCAPE DATA

LOT 2 - RETAIL	LOT 3 - KROGER
EXISTING V.I.A.: 22,190 S.F.	EXISTING V.I.A.: 160,149 S.F.
V.I.A. ADDED: 11,499 S.F.	V.I.A. REMOVED: 42,551 S.F.
TOTAL V.I.A.: 33,689 S.F.	TOTAL V.I.A.: 117,598 S.F.
TRUCK V.I.A. AREA (NOT REQUIRING I.L.A.): 0 S.F.	TRUCK V.I.A. AREA (NOT REQUIRING I.L.A.): 44,880 S.F.
AUTO V.I.A. AREA (REQUIRING I.L.A.): 33,689 S.F.	AUTO V.I.A. AREA (REQUIRING I.L.A.): 72,718 S.F.
I.L.A. REQUIRED (7.5% OF AUTO V.I.A.): 2,526 S.F.	I.L.A. REQUIRED (7.5% OF AUTO V.I.A.): 5,453 S.F.
I.L.A. PROVIDED: 3,305 S.F.	I.L.A. PROVIDED: 5,453 S.F.

IMPERVIOUS AREA

PRE: 236,884 S.F.	POST: 266,084 S.F.
PERCENTAGE OF CHANGE: 12.3%	

DISTURBANCE AREA

TOTAL DISTURBANCE: 113,093 S.F.	
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EROSION CONTROL NOTES

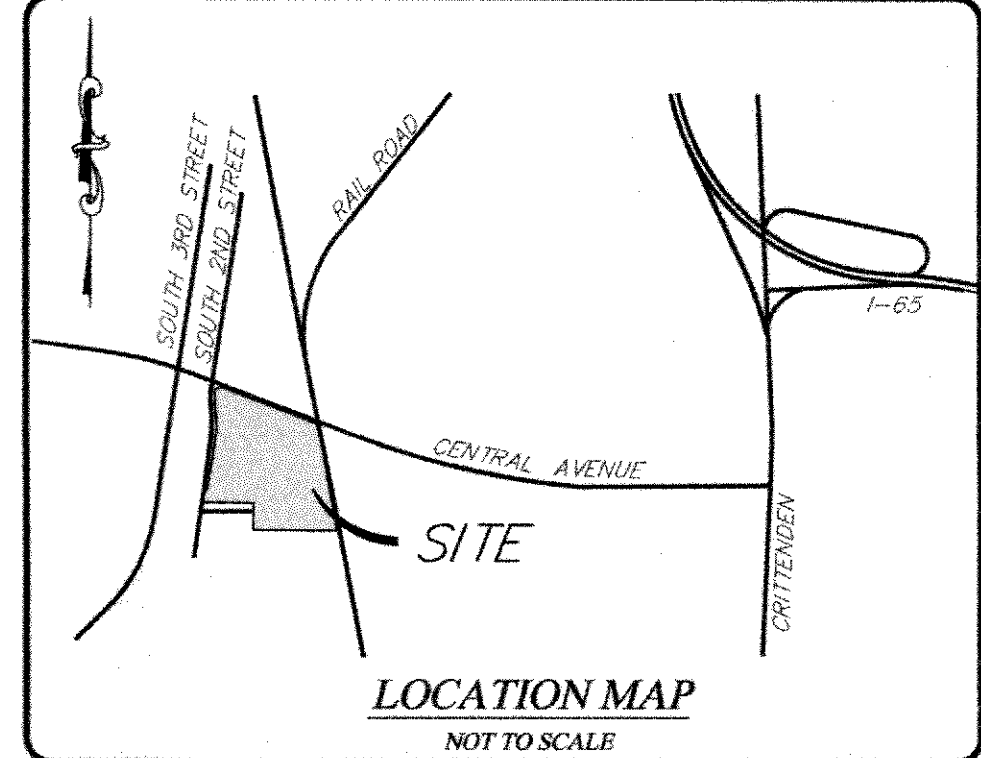
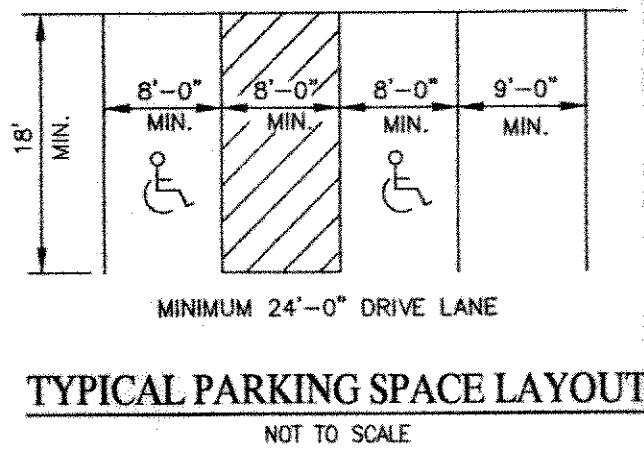
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWMP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER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



PARKING SUMMARY

USE	FLOOR AREA	MIN. PARKING	MAX. PARKING
LOT 1:			
RESTAURANT	13,650 S.F.	1/125 = 109	1/50 = 273
RETAIL	18,930 S.F.	1/250 = 76	1/150 = 126
LOT 2:			
RETAIL (PROP.)	±7,337 S.F.	1/250 = 29	1/150 = 49
LOT 3 KROGER:			
EX. GROCERY	50,000 S.F.	1/250 = 200	1/200 = 250
EXPANSION	42,624 S.F.	1/250 = 171	1/200 = 213
LOT 4:			
ATHLETIC FACILITY	14,000 S.F.	1/300 = 47	1/100 = 140

TOTAL: 149,830 S.F.	= 632	= 1,051
10,747 S.F.	10% TARC REDUCTION	= 63
		= 569
PARKING SPACES PROVIDED		599 SPACES

BICYCLE SUMMARY

LOT 2		
SHORT TERM REQUIRED (2 SPACES OR 1/25,000 SF)	2 SPACES	
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SF)	2 SPACES	
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES	
LOT 3		
SHORT TERM REQUIRED (2 SPACES OR 1/25,000 SF)	4 SPACES	
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SF)	2 SPACES	
TOTAL SHORT/LONG TERM PARKING PROVIDED	6 SPACES	

IMPERVIOUS AREA

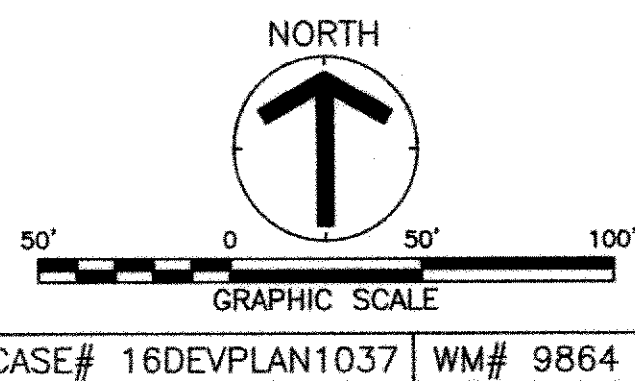
PRE: 236,884 S.F.	POST: 266,084 S.F.
PERCENTAGE OF CHANGE: 12.3%	

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 THE MORRIS FARMAN WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE METRO LOUISVILLE FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100057E 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 SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 10) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 11) SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 13) SHARED ACCESS AND CROSSEOVER PARKING AGREEMENT PER - D.B. 8326, PG. 21. NOTE: TRUCK MANEUVERING TO AND FROM SITE TO LOADING/UNLOADING AREAS WILL NOT CHANGE AS PART OF THIS PLAN.
- 14) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 15) SITE DISCHARGES INTO COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE FLOW OF POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 16) LOWEST FINISHED FLOOR SHALL BE AT OR ABOVE 457.93.

WAIVER REQUEST:

- 1) WAIVERS REQUESTED FROM CHAPTER 10 PART 2, SECTION 10.2.10, 10.2.11, AND 10.2.12 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE DUE TO EXISTING CONDITIONS ON SITE THE REQUIRED VIA LANDSCAPE BUFFER AREA, TREE PLANTINGS OR THE VIA INTERIOR LANDSCAPE AREAS AS SHOWN ON PLAN.



CASE# 16DEVPLAN1037 WM# 9864

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KROGER LOUISVILLE DIVISION
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LOUISVILLE, KY 40223-4039
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CATEGORY 2B DEVELOPMENT PLAN
FOR
KROGER L-752
CENTRAL STATION
KROGER EXPANSION
LOUISVILLE, KY 40208

RECEIVED
APR 04 2016
PLANNING & DESIGN SERVICES

JOB NO: 10032
HORIZ. SCALE: 1"=50'
VERT. SCALE: NA
DESIGNED BY: JDC
CHECKED BY: JDC
DATE: FEBRUARY 18, 2016

SHEET
C08