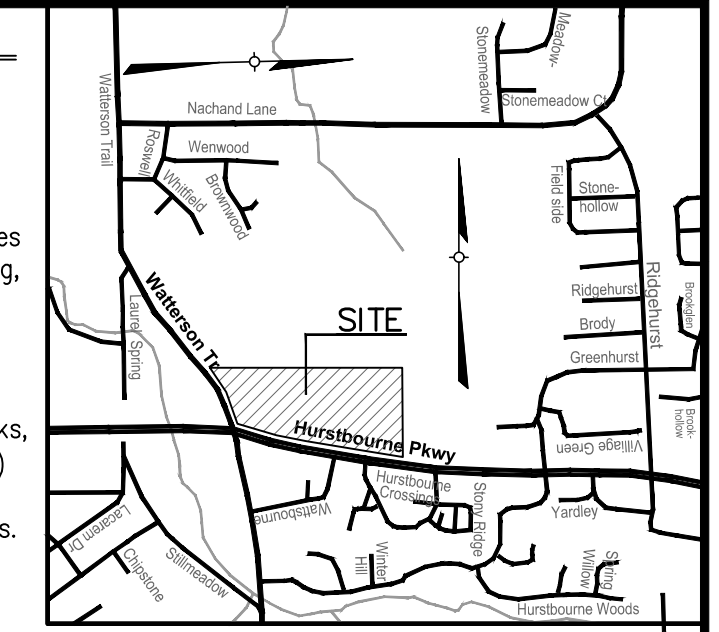


MSD NOTES:

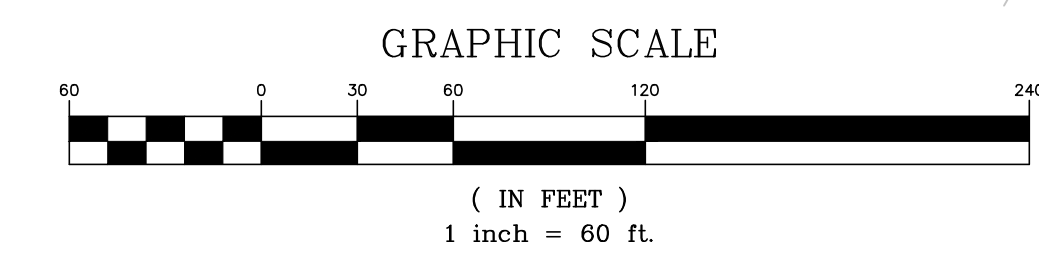
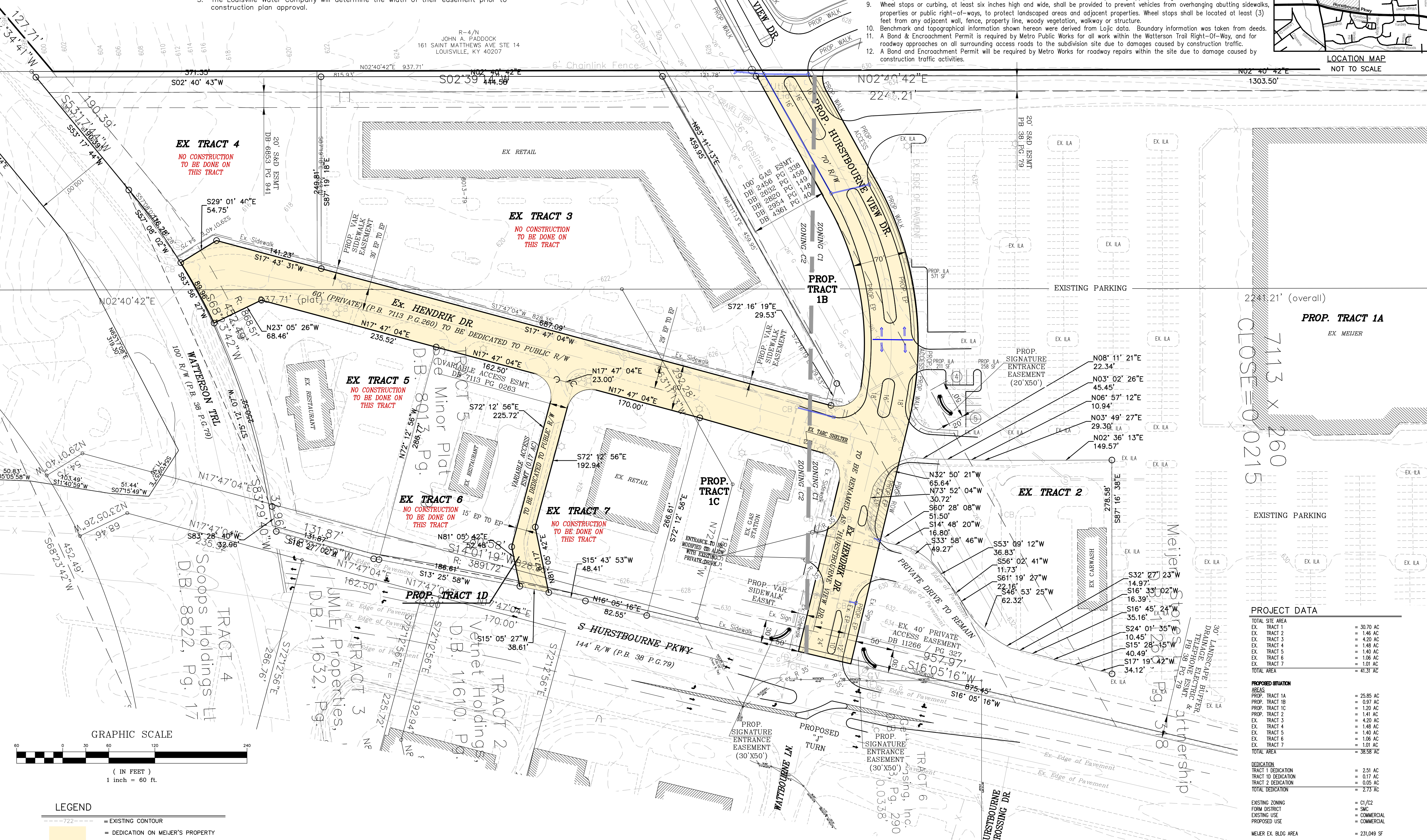
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C XXXX D dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown herein were derived from Loic data. Boundary information was taken from deeds.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Watterson Trail Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.



LOCATION MAP
NOT TO SCALE



LEGEND

- 722 = EXISTING CONTOUR
- [Hatched Box] = DEDICATION ON MEJER'S PROPERTY
- [Hatched Box] = DEDICATION ON OTHERS PROPERTY
- [Blue Line with Circle] = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- [Blue Line] = EXISTING STORM SEWER
- [Green Line with Circle] = EXISTING SEWER AND MANHOLE
- [Green Line] = PROPOSED SEWER AND MANHOLE
- [Green Line with Circle] = EXISTING LIGHT POLE
- [Green Line] = EXISTING CATCH BASIN
- [Green Line with Circle] = EXISTING FIRE HYDRANT
- [Red Line] = PROPOSED WATER LINES
- [Red Line] = EXISTING GAS LINES

SITE ADDRESSES

TRACT 1: 4500 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 477 D.B. 11266 , PG. 317	TRACT 3: 4600 HENDRIK DR LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 497 D.B. 10578 , PG. 297	TRACT 5: 4630 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 480 D.B. 8822 , PG. 178	TRACT 7: 4610 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 478 D.B. 11610 , PG. 179
TRACT 2: 4590 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 512 D.B. 11548 , PG. 290	TRACT 4: 4680 HENDRIK DR LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 498 D.B. , PG.	TRACT 6: 4620 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 479 D.B. 11632 , PG. 898	

OWNERS

TRACT 1: MEJER, STORES LTD PARTNERSHIP 2929 WALKER AVE NW GRAND RAPIDS, MI, 49544	TRACT 3: HENDRIK PROPERTIES LLC 333 E MAIN ST STE 200 LOUISVILLE, KY, 40202	OWNER TRACT 5: SCOOPS HOLDINGS LLC 4630 S HURSTBOURNE PKWY LOUISVILLE, KY 40299	OWNER TRACT 7: VETNET, HOLDINGS LLC 11401 OAKHURST RD LOUISVILLE, KY 40245
TRACT 2: GETTY, LEASING INC 1400 W MARKHAM ST STE 10 LITTLE ROCK, AR, 72201	OWNER TRACT 4: MEJER, STORES LTD PARTNERSHIP 2929 WALKER AVE NW GRAND RAPIDS, MI, 49544	OWNER TRACT 6: JMLE, PROPERTIES LLC 3420 FISHERVILLE WOODS CT FISHERVILLE, KY 40023	

PROJECT DATA

TOTAL SITE AREA	= 30.70 AC
EX. TRACT 1	= 1.46 AC
EX. TRACT 2	= 4.20 AC
EX. TRACT 3	= 1.48 AC
EX. TRACT 4	= 1.40 AC
EX. TRACT 5	= 1.06 AC
EX. TRACT 6	= 1.01 AC
EX. TRACT 7	= 1.01 AC
TOTAL AREA	= 41.31 AC

PROPOSED SITUATION AREAS:	
PROP. TRACT 1A	= 25.85 AC
PROP. TRACT 1B	= 0.97 AC
PROP. TRACT 1C	= 1.20 AC
PROP. TRACT 2	= 1.41 AC
EX. TRACT 3	= 4.20 AC
EX. TRACT 4	= 1.48 AC
EX. TRACT 5	= 1.40 AC
EX. TRACT 6	= 1.06 AC
EX. TRACT 7	= 1.01 AC
TOTAL AREA	= 38.58 AC

DEDICATION	
TRACT 1 DEDICATION	= 2.51 AC
TRACT 2 DEDICATION	= 0.17 AC
TRACT 3 DEDICATION	= 0.05 AC
TOTAL DEDICATION	= 2.73 AC

EXISTING ZONING	= C1/C2
FORM DISTRICT	= SMC
EXISTING USE	= COMMERCIAL
PROPOSED USE	= COMMERCIAL

MEJER EX. BLDG AREA	= 231,049 SF
MEJER PARKING REQUIRED	MIN. 462 SP MAX. 924 SP
MEJER VEHICULAR USE AREA	= 597,328 SF
MEJER LANDSCAPE AREA REQUIRED (7.5%)	= 35,549 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 34,564 SF
EXISTING IMPERVIOUS (+2.2105%)	= 883,719 SF
PROPOSED IMPERVIOUS (+2.2105%)	= 885,929 SF (0.25% INCREASE)

REVISED DET. DISTRICT DEV. PLAN AND PRELIMINARY SUBDIVISION PLAN

MEJER

OWNER:
MEJER, STORES LTD PARTNERSHIP
2929 WALKER AVE NW
GRAND RAPIDS, MI, 49544

PROJECT DATA
FILE NAME: 17043-1-DDDP
DATE: 9/28/20
SCALE: 1/80
DRAWN BY: BB
CHECKED BY: AR

REVISIONS
NO. DATE DESCRIPTION BY

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LOUISVILLE, KY
507 WATTEPERSON AVE. SUITE 100
LOUISVILLE, KY 40202
PHONE: 502.244.9314
FAX: 502.244.9314
WEB SITE: WWW.LD-D.COM

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
MUNICIPALITY - LOUISVILLE
WATER/SUB#

JOB NO. 17043-1
SHEET 1 OF 1