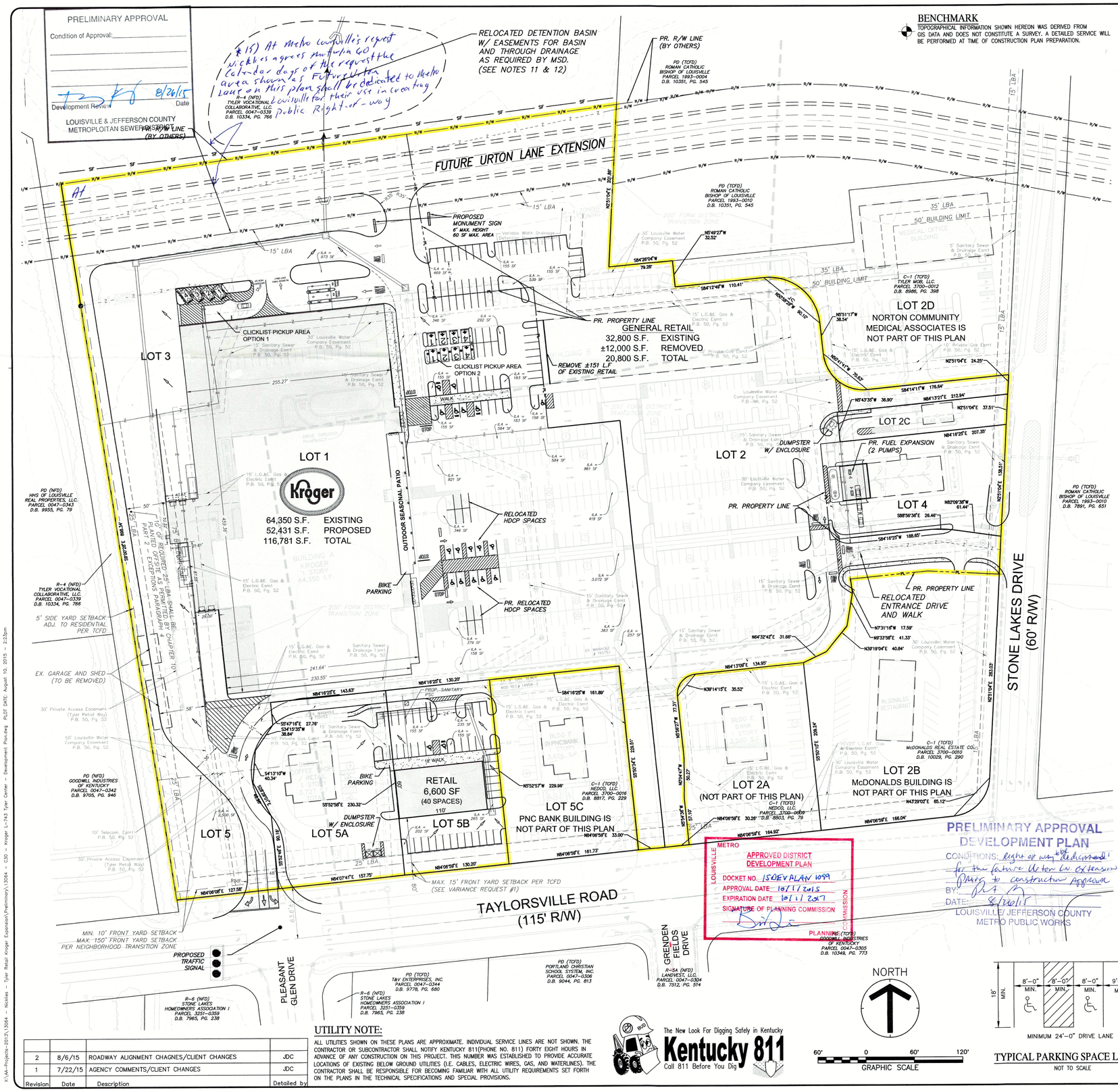
PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 8/26/15

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

*15) At Metro Louisville's request Nicklies agrees that in 60 calendar days of the request the area shown as Future Urton Lane on this plan shall be dedicated to Metro Louisville for their use in creating Public Right-of-Way



BENCHMARK

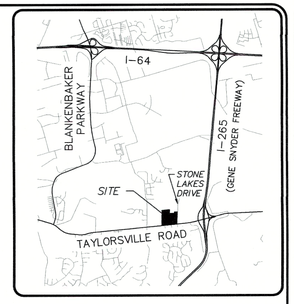
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SERVICE WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER
- PR. SANITARY SEWER
- PR. ELECTRIC W/ TRANSFORMER
- PR. WATER LINE
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. PROPERTY LINE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- = LIMITS OF EXISTING BUILDING
- = DEMO OF EXISTING BUILDING
- = LIMITS OF PROPOSED BUILDING
- = LIMITS OF DEVELOPMENT PLAN

LOCATION MAP

NOT TO SCALE



OWNERS

KROGER LIMITED PARTNERSHIP I
1600 ORMSBY STATION COURT
LOUISVILLE, KY 40223
LOT 1: 12611 TAYLORSVILLE ROAD PARCEL 3700-0001 D.B. 8583, PG. 950
LOT 3: 3901 TYLER RETAIL WAY PARCEL 3700-0003 D.B. 10272, PG. 124
LOT 4: 12623 STONE LAKES DRIVE PARCEL 3700-0004 D.B. 8583, PG. 950

NEDCO, LLC.
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205
LOT 2: 12613 TAYLORSVILLE ROAD PARCEL 3700-0008 D.B. 8803, PG. 79
LOT 2C: 12621 TAYLORSVILLE ROAD PARCEL 3700-0011 D.B. 8803, PG. 79
LOT 5: TYLER RETAIL WAY PARCEL 3700-0013 D.B. 8817, PG. 229
LOT 5A: 12605 TAYLORSVILLE ROAD PARCEL 3700-0014 D.B. 8817, PG. 229
LOT 5B: 12607 TAYLORSVILLE ROAD PARCEL 3700-0015 D.B. 8817, PG. 229

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 DEREK R. GUTHRIE 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 JEFFERSONTOWN FIRE DISTRICT.
5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0065E REV. DECEMBER 5, 2006).
6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING 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) ONSITE DETENTION WILL BE RELOCATED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS.
12) THE FINAL DESIGN OF THIS PROJECT EXPANSION AREAS 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) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14) UPDATED GROSSOVER AGREEMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

WAIVERS

1) A WAIVER IS REQUESTED FROM SECTION 5.5.1.A.3 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING IN FRONT OF THE STRUCTURE.
2) A WAIVER IS REQUESTED FROM SECTION 5.12.1.B.1.e.iv OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIREMENT THAT 40% BUILDING AREA BE LOCATED ON A SECOND OR ABOVE FLOOR.
3) A WAIVER IS REQUEST FROM SECTION 5.9.2.A.1.b.i OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE A DIRECT WALK CONNECTION TO THE PUBLIC SIDEWALK.
4) A WAIVER IS REQUESTED FROM SECTION 10.2.12.B OF THE LAND DEVELOPMENT CODE TO ALLOW MORE THAN 120-FEET BETWEEN LANDSCAPE ISLANDS WITHIN THE EXISTING PARKING LOT.

VARIANCE

1) A VARIANCE IS REQUESTED FROM SECTION 5.2.4.C.3.a OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM 15' SETBACK WITHIN A TOWN CENTER FORM DISTRICT.

SETBACK DATA

LOT 5B - TCFD

MIN. FRONT YARD 0'
MAX. FRONT YARD 15'
STREET SIDE YARD 0'
SIDE YARD 0' OR 5' IF ADJ. TO RESIDENTIAL
REAR YARD 5' OR ADJ. FORM DISTRICT
MAX. BUILDING HEIGHT 60'

CONSOLIDATED LOT 1 - TRANSITION ZONE

PER SECTION 5.7.1 OF THE LAND DEVELOPMENT CODE, TRANSITION ZONE SETBACKS SHALL BE APPLIED TO THE FRONT, STREET SIDE AND COMMON REAR PROPERTY LINE.

MIN. FRONT & STREET SIDE YARD 10'
MAX. FRONT & STREET SIDE YARD 80'
SIDE YARD N/A
REAR YARD (NO LOADING) 50'
MAX. BUILDING HEIGHT 45'

SITE DATA

TOTAL SITE AREA	±14.79 ACRES
FORM DISTRICT	TOWN CENTER
EX. ZONING	C-1
EX. LAND USE	COMMERCIAL
PR. LAND USE	COMMERCIAL
EX. BUILDING	108,587 SF
PR. BUILDING (REMOVED)	-12,345 SF
PR. BUILDING (ADDITION)	+53,053 SF
TOTAL BUILDING	149,295 SF
FLOOR AREA RATIO	0.23 F.A.R.

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SP OR 1/25,000 SF)	6 SPACES
LONG TERM REQUIRED (2 SP OR 1/50,000 SF)	3 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	9 SPACES

BUILDING AND PARKING SUMMARY

USE	EXISTING BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	TOTAL BUILDING AREA	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	PARKING PROVIDED
LOT 1 KROGER	64,350 SF	-345 SF	+53,053 SF	117,058 SF	234 SPACES (1SP/500 SF)	585 SPACES (1SP/200 SF)	224 SPACES
LOT 2 RETAIL	32,800 SF	-12,000 SF	N/A	20,800 SF	42 SPACES (1SP/500 SF)	139 SPACES (1SP/150 SF)	252 SPACES
LOT 2C CARWASH	910 SF 1 WASH BAY	N/A	N/A	910 SF 1 WASH BAY	1 SPACE (1SP/WASH BAY)	2 SPACES (2SP/WASH BAY)	N/A
LOT 4 FUEL	200 SF 10 PUMPS	N/A	4 PUMPS	200 SF 14 PUMPS	1 SPACES (1SP/500 SF)	2 SPACES (1SP/100 SF)	14 SPACES
LOT 5A RETAIL	3,727 SF	N/A	N/A	3,727 SF	7 SPACES (1SP/500 SF)	25 SPACES (1SP/150 SF)	28 SPACES
LOT 5B RETAIL	6,600 SF	N/A	N/A	6,600 SF	13 SPACES (1SP/500 SF)	44 SPACES (1SP/150 SF)	38 SPACES
TOTAL	108,587 SF	-12,345 SF	+53,053 SF	149,295 SF	298 SPACES	797 SPACES	556 SPACES

TREE CANOPY CALCULATIONS

CONSOLIDATED LOT 1

GROSS SITE AREA	355,352 SF (8.16 Ac)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0%-40%
TREE CANOPY REQUIRED	67,517 SF (19%)
TREE CANOPY PRESERVED (PRESERVED WITHIN ILA'S)	10,660 SF (3%)
TREE CANOPY PLANTED	56,857 SF (16%)
TOTAL TREE CANOPY PROVIDED	67,517 SF (19%)

LOT 5B

GROSS SITE AREA	29,965 SF (0.69 Ac)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0%-40%
TREE CANOPY REQUIRED	5,993 SF (20%)
TREE CANOPY PRESERVED	N/A
TREE CANOPY PLANTED	5,993 SF
TOTAL TREE CANOPY PROVIDED	5,993 SF (20%)

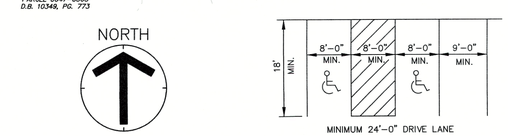
LANDSCAPE DATA

CONSOLIDATED LOT 1

EXISTING V.U.A.	158,705 SF
PROPOSED V.U.A.	+12,597 SF
TOTAL V.U.A.	171,300 SF
V.U.A. AREA REQUIRING I.L.A.	NONE
I.L.A. REQUIRED (7.5%)	12,848 SF
I.L.A. PROVIDED	13,141 SF

LOT 5B

PROPOSED V.U.A.	12,889 SF
I.L.A. REQUIRED (7.5%)	967 SF
I.L.A. PROVIDED	1,012 SF



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811(PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

The New Look For Digging Safety in Kentucky
Kentucky 811
Call 811 Before You Dig

Revision	Date	Description	Detailed by
2	8/6/15	ROADWAY ALIGNMENT CHAGNES/CLIENT CHANGES	JDC
1	7/22/15	AGENCY COMMENTS/CLIENT CHANGES	JDC

CASE# 15DEVPLAN1099 & 15VARIANCE104 | RELATED# 9-12-04 | WM# 1113

15DEVPLAN1099

ENGINEER:
HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax
603 North Shore Drive
Jeffersonville, IN 47130
(812) 280-8201
(812) 280-8281 Fax

OWNER/DEVELOPER:
KROGER
LOUISVILLE DIVISION
1600 ORMSBY STATION CT.
LOUISVILLE, KY 40223-4039
(502) 423-4029
NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

PROJECT:
REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR
TYLER RETAIL CENTER
KROGER L-743 EXPANSION
12611 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299

RECEIVED
AUG 10 2015
PLANNING & DESIGN SERVICES

JOB NO:	13064/14004
HORIZ. SCALE:	1"=60'
VERT SCALE:	
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	JUNE 17, 2015

SHEET
C30

X:\A4-Projects-2013\13064 - Nicklies - Tyler Retail Kroger Expansion\Preliminary\13064 - C30 - Kroger L-743 Tyler Center - Development Plan.dwg PLOT DATE: August 10, 2015 - 2:23pm