



CLASS "A" SURVEY
 URBAN OR SUBURBAN
 DATE OF FIELD SURVEY
 JULY 15, 2015

DEVELOPER
 JR. FOODS, INC.
 700 CHURCH STREET
 BOWLING GREEN, KY 42101

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 #2111C0095E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

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

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

JR. FOOD STORES, INC.
 700 CHURCH STREET
 BOWLING GREEN, KY 42107
 DEED BOOK 9919 PAGE 599
 PARCEL ID: 06540025000

SEWAGE TREATMENT PLANT
 METROPOLITAN SEWER DISTRICT

BENCHMARK DATA:

- BENCHMARK 1**
 EXISTING SANITARY MANHOLE NEAR THE SOUTHERN PORTION OF THE PROPERTY LOCATED APPROXIMATELY 9' FROM THE EXISTING BUILDING.
 ELEV: 627.73
- BENCHMARK 2**
 1" 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

DRAINAGE INFORMATION

PRE-DEVELOPED

FLOW RATE:
 Q(2YR) = 2.304 CFS
 Q(10YR) = 4.910 CFS
 Q(100YR) = 8.813 CFS

POST-DEVELOPED

UNMITIGATED FLOW RATE:
 Q(2YR) = 7.119 CFS
 Q(10YR) = 10.849 CFS
 Q(100YR) = 15.777 CFS

MITIGATED FLOW RATE (AT OUTLET PIPE DETENTION BASIN)
 Q(2YR) = 1.544 CFS
 Q(10YR) = 2.093 CFS
 Q(100YR) = 3.452 CFS

*MODELED USING HYDRAFLOW HYDROGRAPHS 2004

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.

TREE CANOPY REQUIREMENTS			
STATISTIC	PERMITTED / REQUIREMENT		
GROSS SITE AREA:	2.50 +/- AC (108,874 SF +/-)		
REQUIRED CANOPY FOR DEVELOPMENT:	17,420 SF (16.0%)		
EXISTING TREE CANOPY:	35,586 SF (32.6%)		
(BASED ON FIELD SURVEY 2015)			
PERCENT OF TREE CANOPY PRESERVED:	4,521 SF (12.7% OF EXISTING)		
PERCENT OF TREE CANOPY REDUCTION:	31,065 SF (87.3% OF EXISTING)		
TREE CANOPY TO BE PLANTED:	39,888 SF (36.6%)		
(44 TYPE A DECIDUOUS TREES @ 1-3/4" CAL. (720 SF CREDIT EACH)	31,680 SF		
(14 TYPE B DECIDUOUS TREES @ 1-3/4" CAL. (432 SF CREDIT EACH)	6,048 SF		
(3 TYPE A EVERGREEN TREES @ 6" HT. (720 SF CREDIT EACH)	2,160 SF		
TOTAL TREE CANOPY:	44,409 SF (40.8%)		
FRONTAGE / 40		PARKWAY BUFFER TREES	TREES PROV.
388 LF / 40		10	10
LOCATION		DISTANCE	BUFFER SCREENING MULTIPLIER
NORTH		284 LF	1.5
EAST		383 LF	1.0
SOUTH		209 LF	1.5
		TREES REQ.	TREES PROV.
		13	13
		12	12
		10	10
INTERIOR LANDSCAPING			
TOTAL PROPOSED VUA	42,945 SF		
ILA REQUIRED	3,221 SF (7.5%)		
ILA PROVIDED	3,419 SF (7.9%)		
TREES REQUIRED	11 TREES		
TREES PROVIDED	11 TREES		

LEGEND	
	GAS METER
	TELEPHONE PEDESTAL
	STORM SEWER MANHOLE
	DROP BOX INLET
	CURB BOX INLET
	PIPE BOLLARD
	GUTTER OUTLET
	ROAD SIGN
	TREE
	MAILBOX
	LAMP POLE
	BUILDING SET BACK LINE
	EASEMENTS
	PUBLIC UTILITY EASEMENT
	FINISHED FLOOR ELEVATION
	BENCHMARK
	IRON PIN FOUND
	IRON PIN SET
	CONCRETE R/W MONUMENT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	FLOW AREA
	ANCHOR
	UTILITY POLE
	SIGNAL POLE
	ELECTRIC BOX
	ELECTRIC METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	UNDERGROUND ELECTRIC
	GAS LINE
	OVERHEAD UTILITIES
	BURIED TELEPHONE
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER LINE
	FENCE LINE

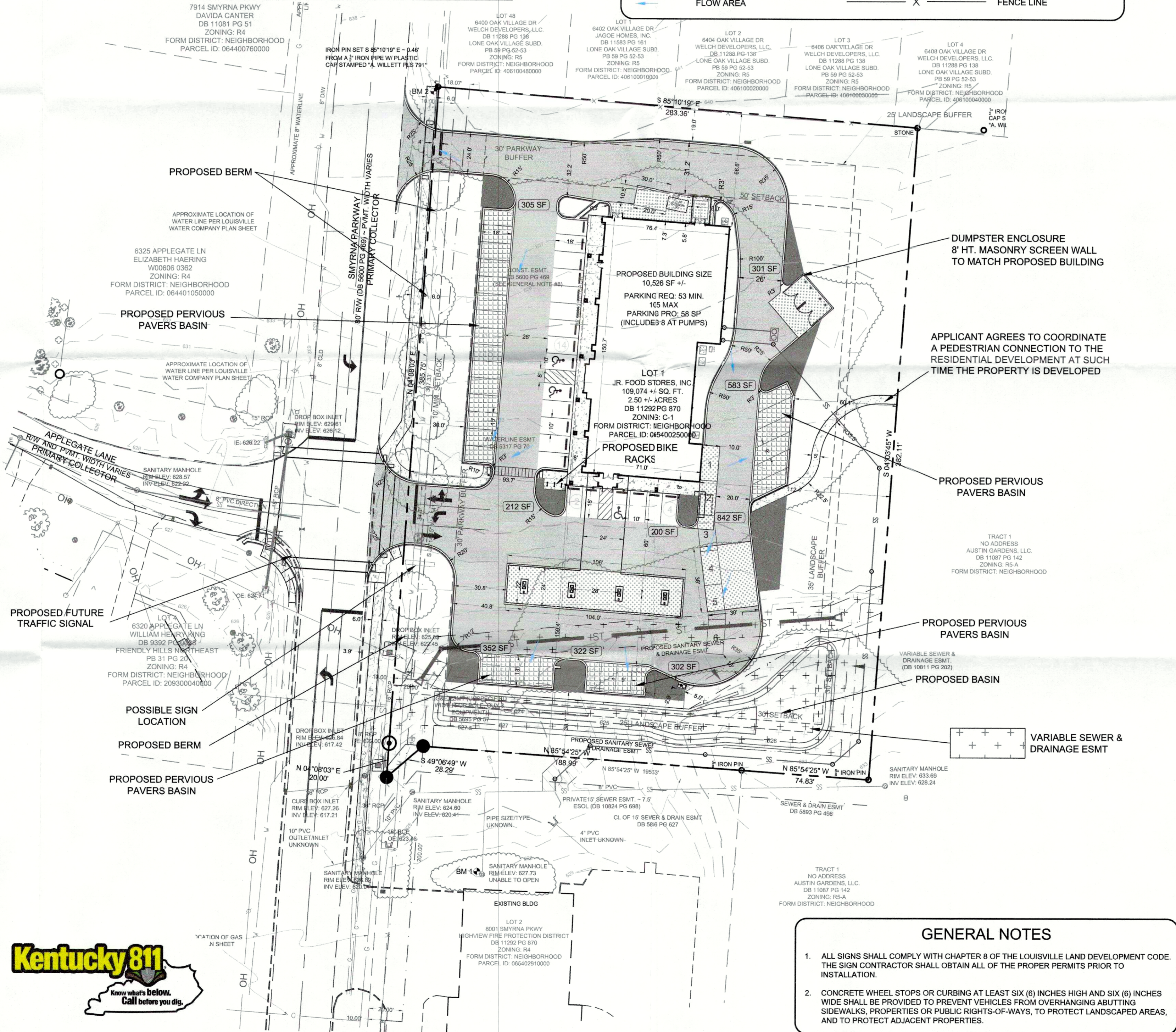
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED/PROPOSED
CURRENT ZONING	C1 - COMMERCIAL	C1 - COMMERCIAL
FORM DISTRICT	N (NEIGHBORHOOD)	N (NEIGHBORHOOD)
TAX BLOCK	N/A	0654
LOT NUMBER	N/A	0025
TOTAL SITE AREA	N/A	2.50 AC +/-
EXISTING USE	N/A	VACANT
PROPOSED USE	N/A	NEIGHBORHOOD MARKET WITH FUEL SALES & DRIVE-THRU RESTAURANT
BUILDING SQ. FT.	N/A	10,526 SQ. FT. +/-
FLOOR AREA RATIO	1.0	0.097
PORCH AREA	N/A	1,172 SQ. FT. +/-
GAS CANOPY	N/A	3,463 SQ. FT. +/-
BUILDING HEIGHT	45'	29' +/-
BUILDING SETBACKS	FRONT (SMYRNA PKWY):	10' MIN
	REAR (NORTH):	95' MAX
	REAR (WEST):	30'
TOTAL PARKING	53 SPACES (MIN)	58 SPACES
	105 SPACES (MAX)	8 AT PUMPS
	4 BICYCLE SPACES	3 ADA SPACES
SITE ACCESS	PER CITY OF LOUISVILLE & KYTC	2 ACCESS POINTS ON SMYRNA PARKWAY

SURVEY NOTES

- 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.
- 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 UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
- ALL IRON PINS SET ARE 1" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS 2934".
- 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.
- THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 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 HEREON.
- THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES, NORTH ZONE 1601.
- 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.

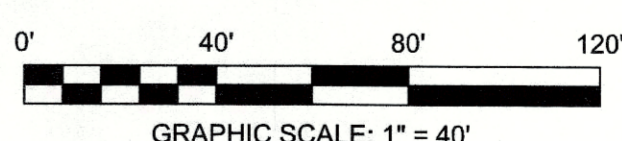
SITE & MUNICIPALITY NOTES

- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
- ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/ 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/ 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MSD SANITARY SEWERS AVAILABLE BY NEW CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15" SEWER AND DRAINAGE EASEMENT.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 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.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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.



GENERAL NOTES

- ALL SIGNS SHALL COMPLY WITH CHAPTER 8 OF THE LOUISVILLE LAND DEVELOPMENT CODE. THE SIGN CONTRACTOR SHALL OBTAIN ALL OF THE PROPER PERMITS PRIOR TO INSTALLATION.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAYS, TO PROTECT LANDSCAPED AREAS, AND TO PROTECT ADJACENT PROPERTIES.



REVISIONS	
02-27-2020:	REVISED PER COMMENTS
03-11-2020:	REVISED PER COMMENTS

HOUGHENS INDUSTRIES
STORE #788
 7941 SMYRNA PARKWAY
 LOUISVILLE, KY 40228



ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1938
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER: 5430
 DATE: 02-03-2020
 SCALE: 1" = 40'
 DRAWN: B. SHIRLEY
 CHECKED: J. ARNOLD
 FILE PATH: Z:\SITE\DDP



Digitally signed by Aaron T. Arnold
 Date: 2020.03.20 08:46:00 -05'00'

E-1
 REVISED DISTRICT DEVELOPMENT PLAN

WM 11316 15ZONE1065 17DEVPLAN1134 20-DDP-0010

RECEIVED

MAR 23 2020
 PLANNING & DESIGN SERVICES

20-DDP-0010