



VICINITY MAP
N.T.S.

ENGINEER/SURVEYOR
THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD
CINCINNATI, OHIO 45231
PH: (513) 521-4760

APPLICANT
MCBRIDE DALE CLARION
5721 DRAGON WAY SUITE 300
CINCINNATI, OHIO 45227
(513) 561-6232

DEVELOPMENT PLAN

KROGER - ALEXANDRIA

CITY OF ALEXANDRIA CAMPBELL COUNTY, KENTUCKY

SITE DATA

TOTAL PROPERTY ASSEMBLAGE = 43.557 ACRES

PARCEL NUMBER	OWNER	AREA
999-99-25-205.00	ALEXANDRIA LAND COMPANY II, LLC	39.5540 ACRES
999-99-24-366.00	THE MAY TWENTY TRUST	3.29 ACRES
999-99-25-205.15	THE MAY TWENTY TRUST	0.143 ACRES
999-99-25-205.10	MORGAN L FELDMAN	0.57 ACRES

EXISTING ZONING: HC, R-1D
ZONE CHANGE: R-1D TO HC, 18.714 ACRES (SEE SEPARATE ZONE CHANGE MAP)

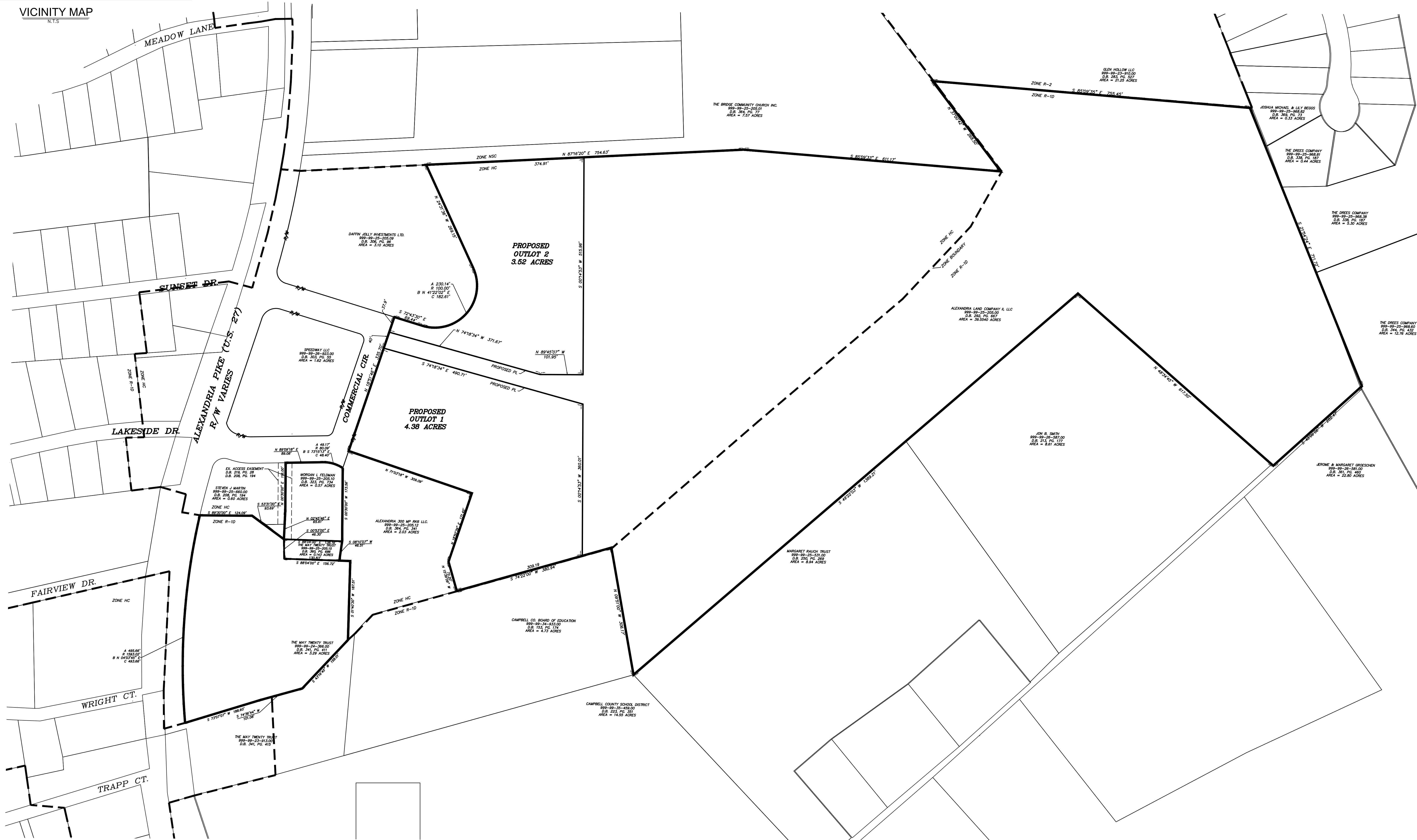
SURVEY: FIELD TOPOGRAPHIC/ALTA SURVEY COMPLETED BY THOMAS GRAHAM ASSOCIATES, NOVEMBER, 2024.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE. VERTICAL DATUM IS BASED ON NAVD '88

IMPROVEMENTS: A TRAFFIC IMPACT STUDY IS BEING PREPARED BY OTHERS IN ACCORDANCE
WITH KYTC GUIDELINES AND STANDARDS.

THE INSTALLATION AND PROVISION OF THE SANITARY SEWER SYSTEM
SHALL BE TO THE SATISFACTION OF SDI

THE INSTALLATION AND PROVISION OF WATER UTILITIES SHALL BE TO
THE SATISFACTION OF THE NORTHERN KENTUCKY WATER DISTRICT



SITE MAP
1" = 100'

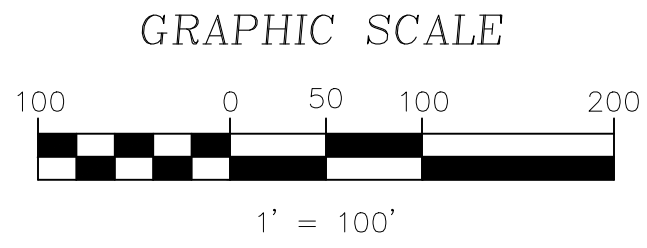
tga
THOMAS
GRAHAM
ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: MARCH 7, 2025
Scale: 1" = 100'
Job No: 8482

Revisions	
No.	Date

COVER SHEET

CITY OF ALEXANDRIA
CAMPBELL COUNTY, KENTUCKY



tga
THOMAS
GRAHAM
ASSOCIATES, INC.

- Engineers
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803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
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Date: MARCH 7, 2025

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No.	Date

EXISTING CONDITIONS

CITY OF ALEXANDRIA
CAMPBELL COUNTY, KENTUCKY

ACAD FILENAME: 8482_985_BASE_ZONING.DWG

Drawn By: R.J. TRENKAMP

Sheet

CO.1

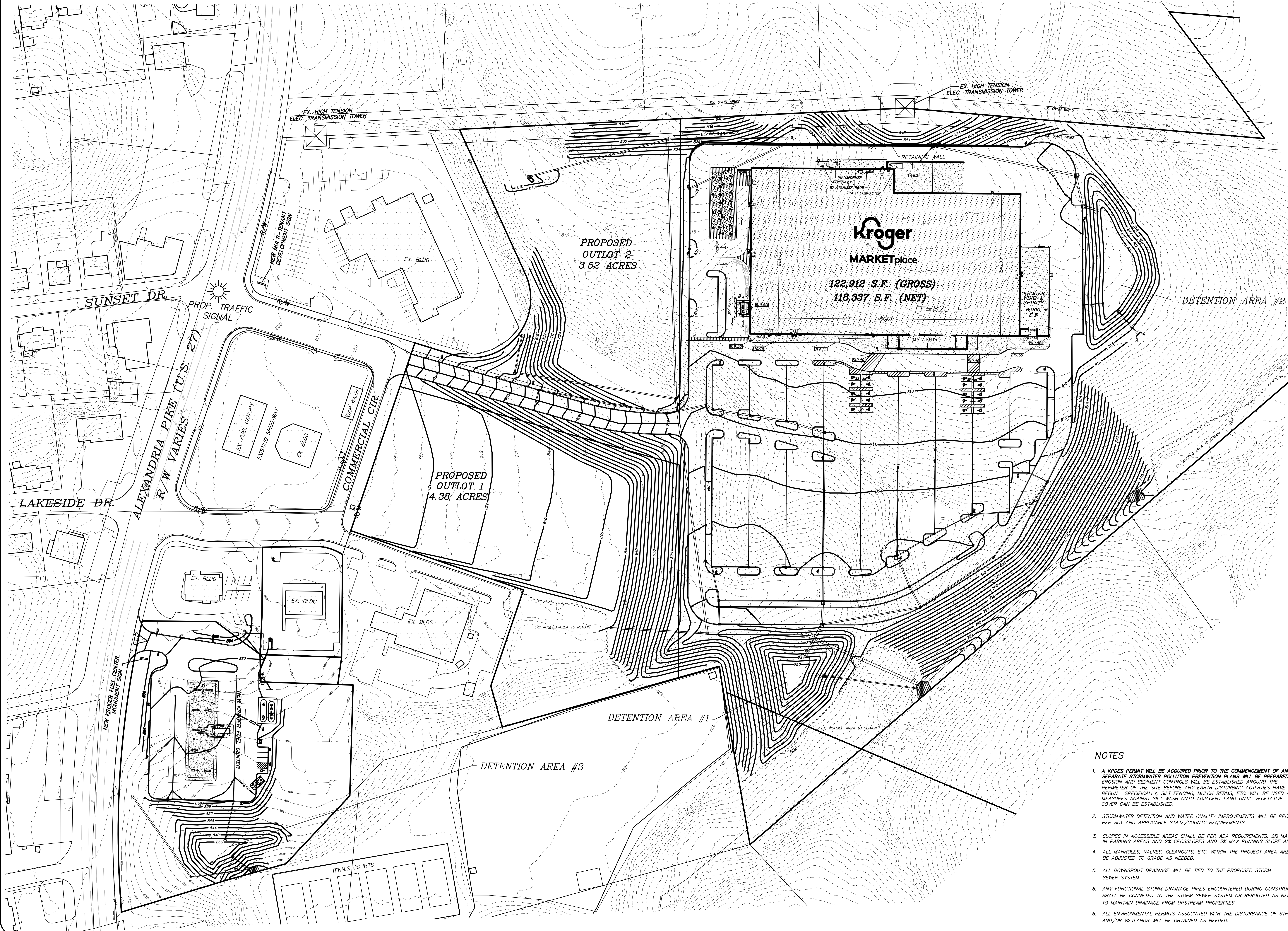
Job No: 8482-24



LEGEND

- | | |
|-------|--|
| R/W | INDICATES RIGHT OF WAY |
| ⊙ | INDICATES EX. LIGHT POLE |
| ⊕ | INDICATES UTILITY POLE |
| ⊙ | INDICATES GUY POLE |
| ⊕ | INDICATES EX. GUY WIRE |
| SGI | INDICATES EX. SINGLE GRATE INLET |
| CB | INDICATES EX. CATCH BASIN (STORM INLET) |
| F.HYD | INDICATES EX. FIRE HYDRANT |
| WBX | INDICATES EX. WATER VALVE BOX |
| WMBX | INDICATES EX. WATER METER BOX |
| FD | INDICATES EX. FIRE DEPARTMENT CONNECTION |
| P.V. | INDICATES EX. POST INDICATOR VALVE |
| MH | INDICATES EX. MANHOLE |
| W | INDICATES EX. UNDERGROUND WATER |
| G | INDICATES EX. UNDERGROUND GAS |
| E | INDICATES EX. OVERHEAD ELECTRIC WIRE |
| OHU | INDICATES EX. OVERHEAD UTILITIES |
| 880 | INDICATES EX. CONTOUR |
| ~~~~~ | INDICATES EX. WOODED AREA |

The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.



LEGEND

R/W ——— INDICATES RIGHT OF WAY

—820— INDICATES EX. CONTOUR

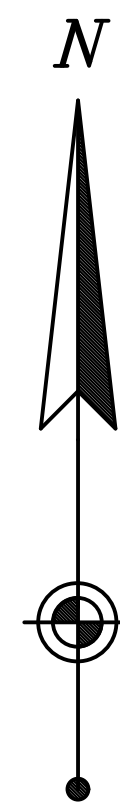
—820— INDICATES PROPOSED CONTOUR

~~~~~ INDICATES EX. WOODED AREA

**GRAPHIC SCALE**

60 0 30 60 120

1" = 60'



**tga**  
THOMAS  
GRAHAM  
ASSOCIATES, INC.

• Engineers  
• Surveyors

803 Compton Road  
Cincinnati, Ohio 45231  
513-521-4760  
Fax # 521-2439

|           |               |
|-----------|---------------|
| Date:     | MARCH 7, 2025 |
| Scale:    | 1" = 60'      |
| Job No:   | 8482          |
| Revisions |               |
| No.       | Date          |

**SITE GRADING PLAN**

CITY OF ALEXANDRIA  
CAMPBELL COUNTY, KENTUCKY

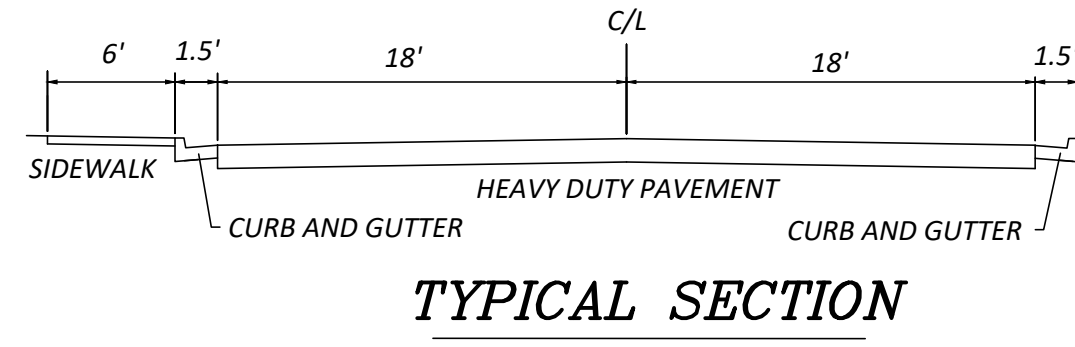
- NOTES**
1. A NPDES PERMIT WILL BE ACQUIRED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. SEPARATE STORMWATER POLLUTION PREVENTION PLANS WILL BE PREPARED AS NEEDED. EROSION AND SEDIMENT CONTROLS WILL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SPECIFICALLY, SILT FENCING, MULCH BERM, ETC. WILL BE USED AS TEMPORARY MEASURES AGAINST SILT WASH ONTO ADJACENT LAND UNTIL VEGETATIVE COVER CAN BE ESTABLISHED.
  2. STORMWATER DETENTION AND WATER QUALITY IMPROVEMENTS WILL BE PROVIDED PER SD1 AND APPLICABLE STATE/COUNTY REQUIREMENTS.
  3. SLOPES IN ACCESSIBLE AREAS SHALL BE PER ADA REQUIREMENTS, 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSS-SLOPES AND 5% MAX RUNNING SLOPE ALONG ROUTES.
  4. ALL MANHOLES, VALVES, CLEANOUTS, ETC. WITHIN THE PROJECT AREA ARE TO BE ADJUSTED TO GRADE AS NEEDED.
  5. ALL DOWNSPOUT DRAINAGE WILL BE TIED TO THE PROPOSED STORM SEWER SYSTEM.
  6. ANY FUNCTIONAL STORM DRAINAGE PIPES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORM SEWER SYSTEM OR REROUTED AS NEEDED TO MAINTAIN DRAINAGE FROM UPSTREAM PROPERTIES.
  6. ALL ENVIRONMENTAL PERMITS ASSOCIATED WITH THE DISTURBANCE OF STREAMS AND/OR WETLANDS WILL BE OBTAINED AS NEEDED.

ACAD FILENAME: 8482\_985\_BASE\_ZONING.DWG



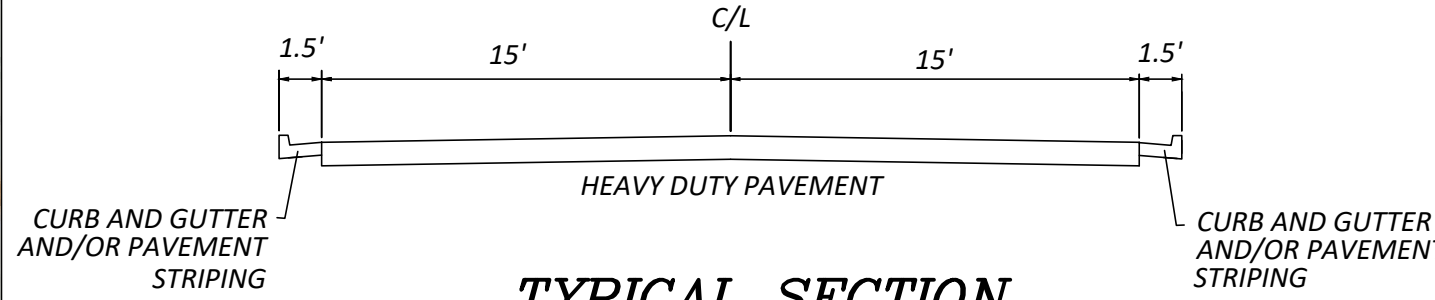


VICINITY MAP  
N.T.S.



TYPICAL SECTION

PRIVATE ENTRANCE DRIVE  
(FROM COMMERCIAL CIRCLE TO KROGER)



TYPICAL SECTION

PRIVATE ACCESS DRIVE  
(FROM COMMERCIAL CIRCLE TO FUEL CENTER)

- KEYNOTES**
- SEE SEPARATE LIGHTING PLAN FOR DETAILS OF LIGHT POLES, FIXTURES, AND PHOTOMETRICS. (TYP.)
  - SEE SEPARATE LANDSCAPE PLAN FOR DETAILS OF LANDSCAPED AREAS. (TYP.)
  - NEW GROCERY PICKUP INFORMATIONAL SIGN. SEE DETAIL CSD-62A ON THIS SHEET
  - NEW GROCERY PICKUP DIRECTIONAL SIGN TO BE LOCATED AT EVERY OTHER SPACE (TYP.). SEE DETAIL CSD-63A ON THIS SHEET
  - ACCESS TO FUEL CENTER FROM COMMERCIAL CIRCLE TO COME VIA EXISTING ACCESS EASEMENT AS SHOWN
  - A TRAFFIC IMPACT STUDY IS BEING PREPARED BY OTHERS IN ACCORDANCE WITH KYTC GUIDELINES AND STANDARDS. SITE ACCESS WILL MEET THE RECOMMENDATIONS OF THE APPROVED TRAFFIC IMPACT STUDY

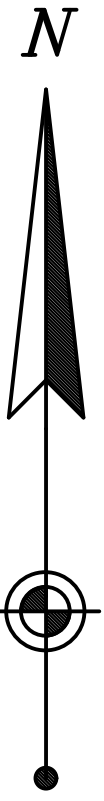
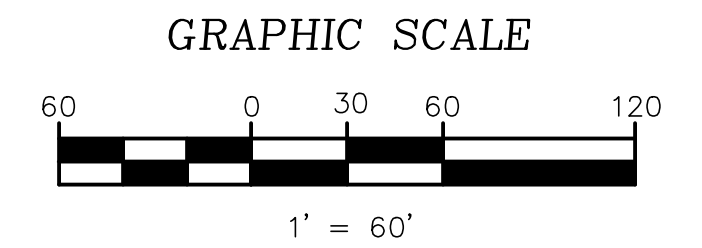
**LEGEND**

- INDICATES CONCRETE PAVEMENT
- INDICATES PAVEMENT STRIPING
- INDICATES PROPOSED CURB AND GUTTER  
SEE DETAIL ON THIS SHEET
- INDICATES PROPOSED LIGHT POLE

**KROGER MARKETPLACE SUMMARY TABLE**

**SITE AREA**  
EXISTING PARCEL 999-99-25-205.00 = 39.55 ACRES  
PROPOSED OUTLOT 1 = 4.38 ACRES  
PROPOSED OUTLOT 2 = 3.52 ACRES  
PROPOSED KROGER LOT = 31.65 ACRES

**PARKING INFORMATION**  
PARKING SPACES = 570  
GROCERY PICKUP = 15



**tga**  
THOMAS  
GRAHAM  
ASSOCIATES, INC.  
• Engineers  
• Surveyors

Date: **MARCH 7, 2025**

Scale: **1" = 60'**

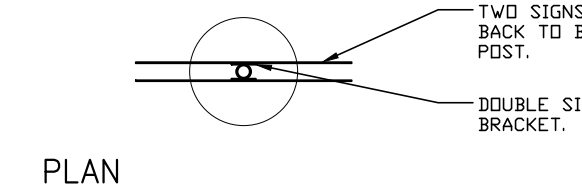
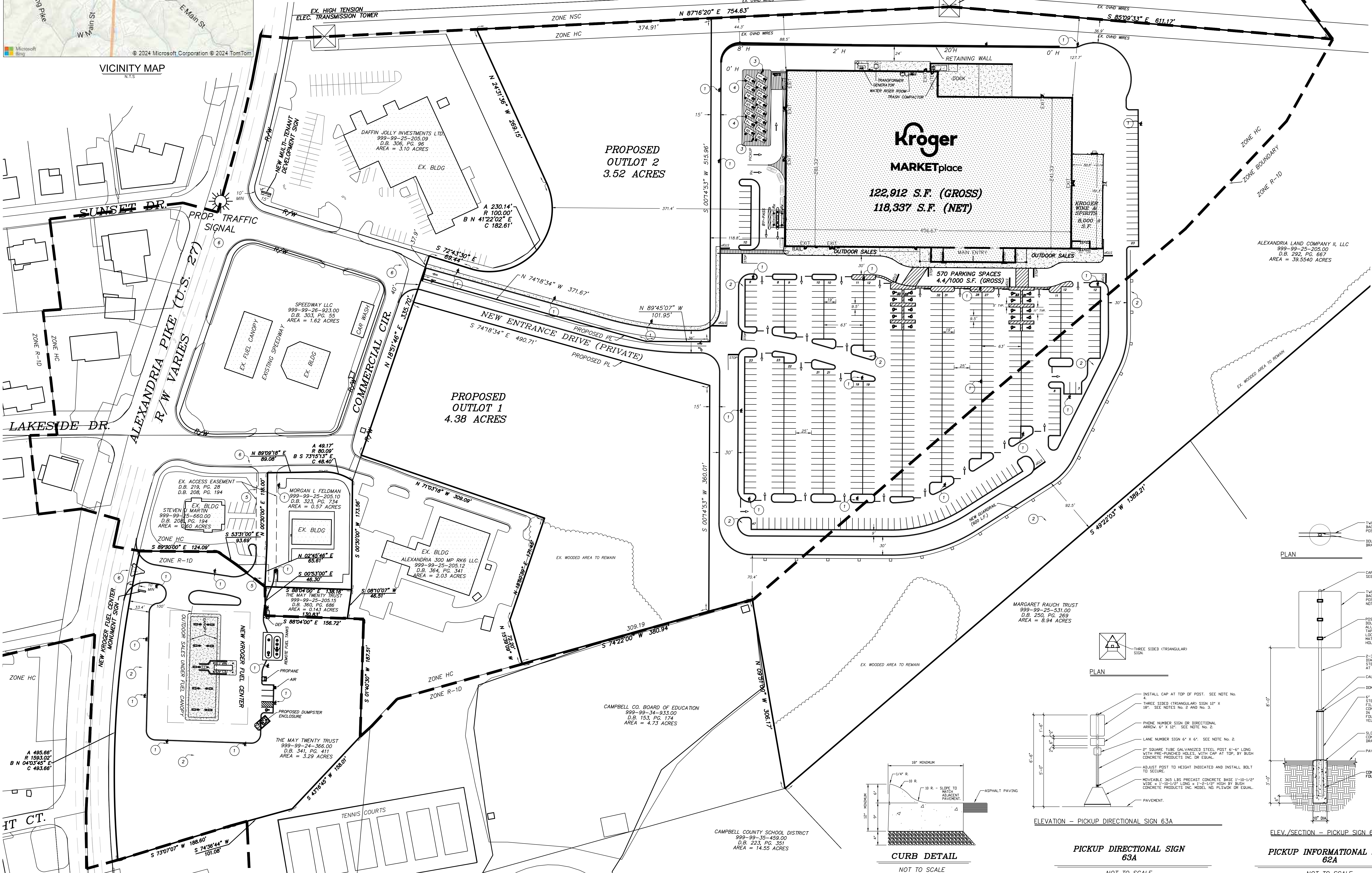
Job No: **8482**

Revisions

No. Date

**SITE LAYOUT PLAN**

CITY OF ALEXANDRIA  
CAMPBELL COUNTY, KENTUCKY



PLAN

CAP AT TOP OF PIPE. SEE NOTE NO. 4.

TWO SIGNS MOUNTED BACK TO BACK ON POST. 36" X 48". SEE NOTE NO. 5.

POST MOUNTED 2-3/8" DOUBLE SIDED SIGN ALUMINUM BRACKET BY TOPIC OR EQUAL. LOCATE BRACKETS TO MATCH MOUNTING HOLES ON SIGNS.

2-3/8" OUTSIDE DIAMETER GALVANIZED STEEL PIPE WITH CAP AT TOP.

CAULK.

DOMED TOP.

6" DIAMETER X 6'-0" STEEL PIPE BOLLARD FILLED WITH CONCRETE, CENTERED IN CONCRETE FOUNDATION. PAINTED YELLOW. SEE SPECS.

SLOPE TOP OF CONCRETE FOR DRAINAGE.

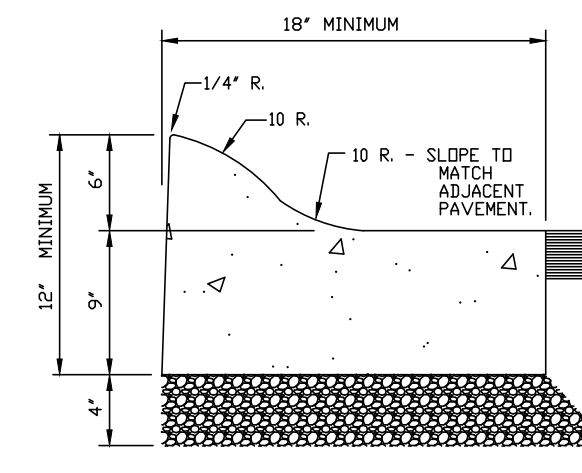
PAVEMENT.

CONCRETE FOUNDATION.

30" DIA.

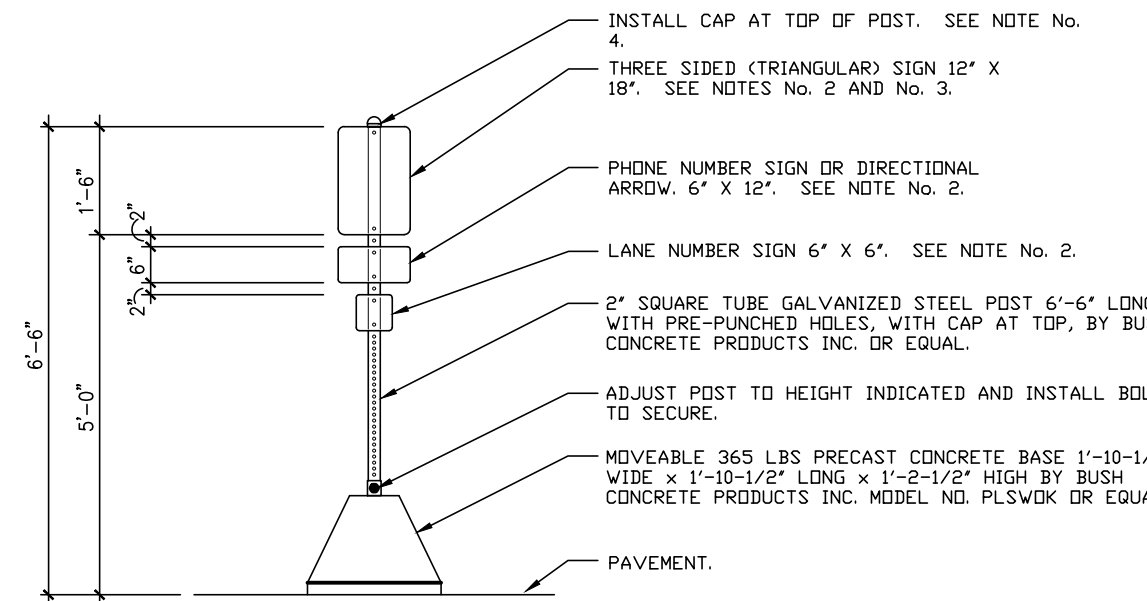
ELEV./SECTION - PICKUP SIGN 62A

NOT TO SCALE



CURB DETAIL

NOT TO SCALE



PICKUP DIRECTIONAL SIGN 63A

NOT TO SCALE

PICKUP INFORMATIONAL SIGN 62A

NOT TO SCALE

Drawn By: **R.J. TRENKAMP**

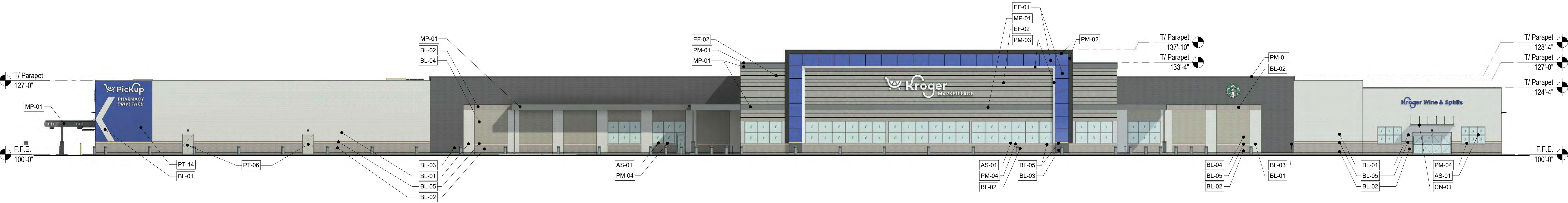
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**C1.0**

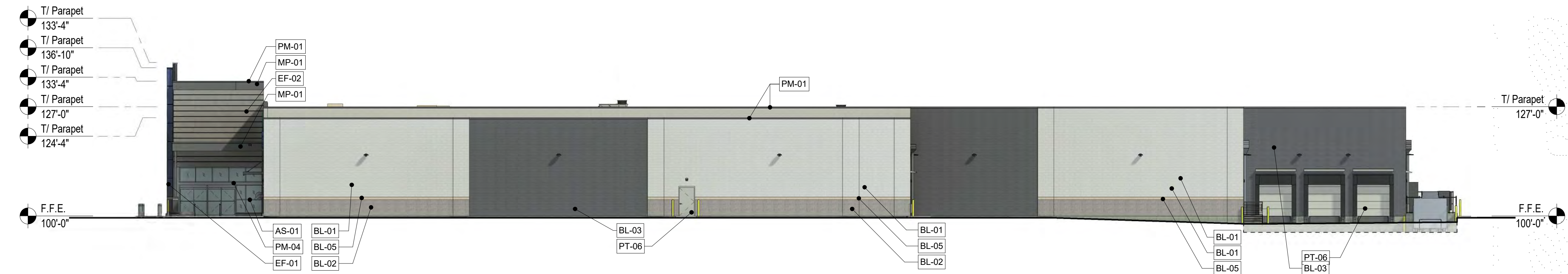
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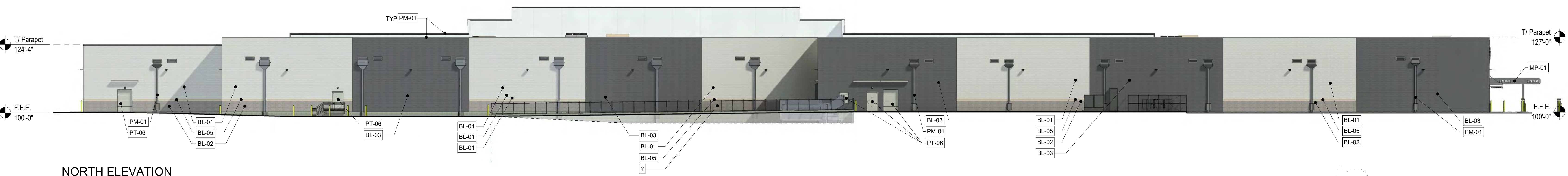




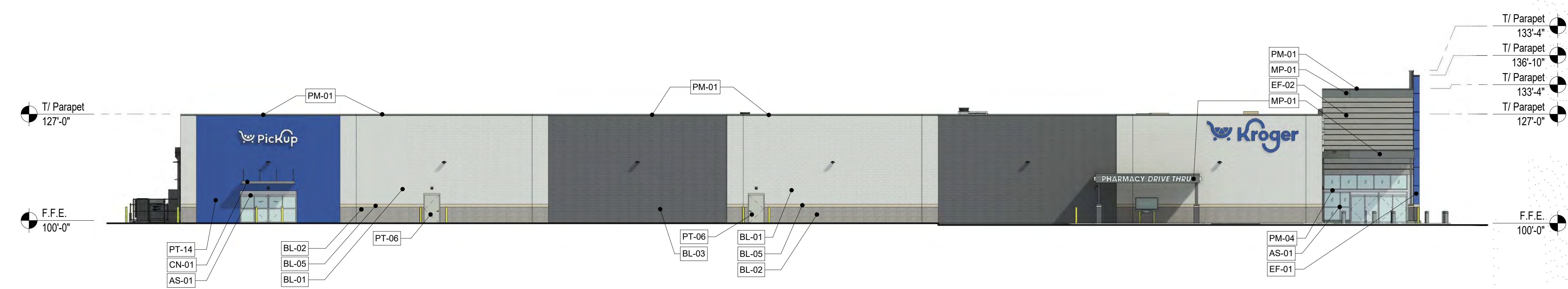
SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



EAST ELEVATION  
Scale: 1/16" = 1'-0"



NORTH ELEVATION  
Scale: 1/16" = 1'-0"



WEST ELEVATION  
Scale: 1/16" = 1'-0"

| EXTERIOR MATERIAL LEGEND |                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------|
| MARK                     | DESCRIPTION                                                                                          |
| AS-01                    | CLEAR ANODIZED ALUMINUM STOREFRONT W/ GLAZING                                                        |
| BL-01                    | 8x16 SMOOTH FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, ASPEN CREAM  |
| BL-02                    | 8x16 SPLIT-FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - SPLIT-FACE, WINTER SEA |
| BL-03                    | 8x16 SMOOTH FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, BRECKENRIDGE |
| BL-04                    | 8x16 INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, ASPEN CREAM              |
| BL-05                    | 8x16 SMOOTH FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, IVORY        |
| CN-01                    | MANUFACTURED CANOPY, PREFINISHED METAL, SLATE GRAY                                                   |
| EF-01                    | EIFS - PAINTED TO MATCH PT-14                                                                        |
| EF-02                    | EIFS - PAINTED TO MATCH PT-06                                                                        |
| MP-01                    | CONCEALED FASTENER, SMOOTH METAL WALL PANEL - BERRIDGE - ZINC GREY                                   |
| PM-01                    | PREFINISHED METAL - BERRIDGE - ZINC GREY                                                             |
| PM-02                    | PREFINISHED METAL - BERRIDGE - MATTIE BLACK                                                          |
| PM-03                    | PREFINISHED METAL - BERRIDGE - NATURAL WHITE                                                         |
| PM-04                    | PREFINISHED METAL - MATCH AS-01                                                                      |
| PT-06                    | PAINT - SHERWIN-WILLIAMS SW7016 "MINDFUL GRAY"                                                       |
| PT-07                    | PAINT - SHERWIN-WILLIAMS SW7019 "GAUNTLET GRAY"                                                      |
| PT-14                    | PAINTED MASONRY - SHERWIN-WILLIAMS CUSTOM COLOR "KROGER BLUE"                                        |



# KROGER A985 - NEW STORE

ALEXANDRIA, KY



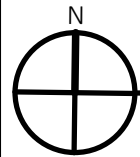
Project number: 765894

EXTERIOR ELEVATIONS

A001

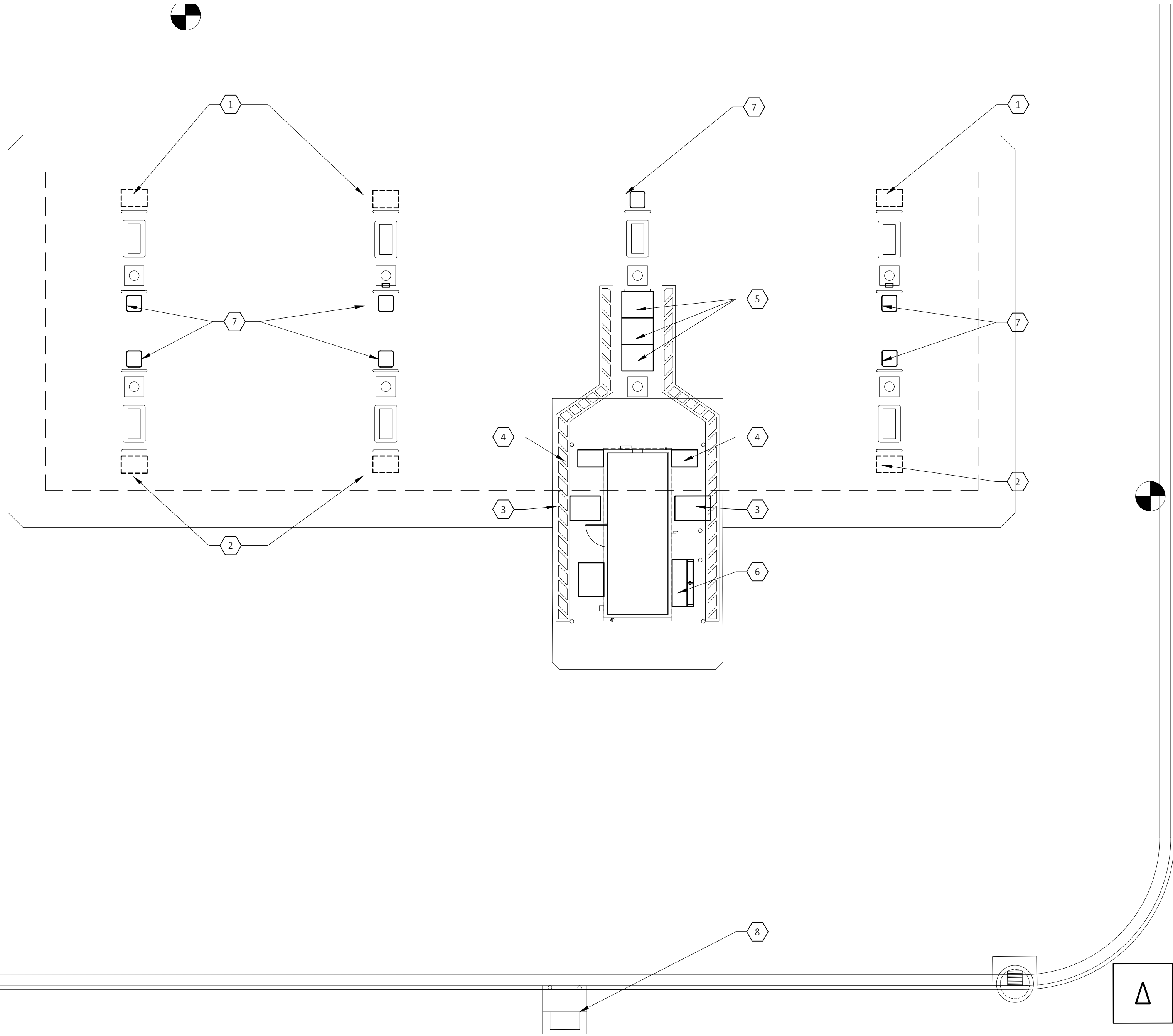


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PLOT: 1/16/2023 2:48 PM BY: Vanderbeek, Michael



## OUTDOOR SALES PLAN

SCALE: 1" = 10'-0"



NOTE:  
OUTDOOR SALES ITEMS TO INCLUDE:  
-KROGER BOTTLED WATER  
-FIREWOOD  
-5.0 GALLON GAS CANS (EMPTY)  
-WINDSHIELD WASHING SOLVENT  
-ROCK SALT



1 SHELF CABINET WITH 2 SHELVES - SEASONAL SALES  
45"H X 42"W X 28"D



2 PALLET CAGE  
41"H X 42"W X 27"D



3 COOLER SHROUD, SODA POP - COKE/PEPSI  
98"H X 50"W X 41"D



4 SHORT BEVERAGE COOLER, ENERGY DRINK/ JUICE  
40"H X 36"W X 22"D ON GAS ISLAND STAND



5 REACH-IN MERCHANDISER - 1 UNIT  
97"H X 43"W X 51"D



6 ICE MERCHANDISER  
97"H X 43"W X 51"D



7 WASTE RECEPTACLE / WINDSHIELD SERVICE CENTER - BLACK  
97"H X 43"W X 51"D



8 PROPANE SALES CAGE PLAN DETAIL

Low Profile

## OUTDOOR SALES ITEMS

**sevan**  
ENGINEERING, P.C.

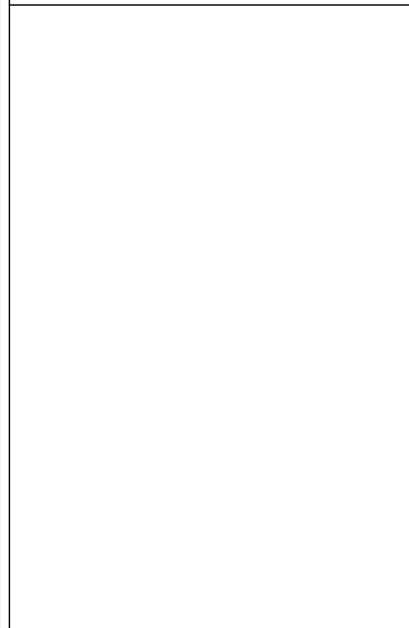
Corporate Office:  
3025 Highland Parkway | Suite 850  
Downers Grove, IL 60515  
info@sevanengineering.com www.sevanengineering.com

INTEGRITY | RESPECT | TEAMWORK  
EXCELLENCE | CHARITY

### CLIENT



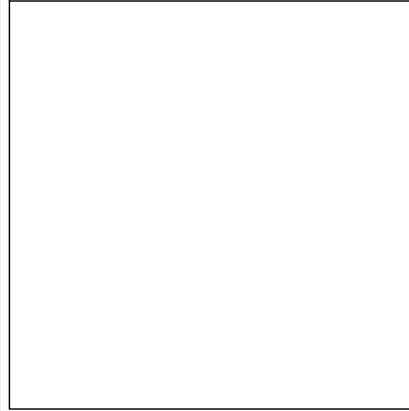
### SEAL



### REVISIONS

| REV. | DATE       | DESCRIPTION               |
|------|------------|---------------------------|
| 0    | 10-10-2023 | CLIENT REVIEW             |
| 1    | 11-15-2023 | DETAILED DEVELOPMENT PLAN |
|      |            |                           |
|      |            |                           |
|      |            |                           |
|      |            |                           |
|      |            |                           |
|      |            |                           |
|      |            |                           |
|      |            |                           |

### CONSULTANTS



### PROJECT INFORMATION

#### OUTDOOR SALES PLAN

KROGER J-980 RETAIL FUEL CENTER  
HAZEL DELL CROSSING  
NOBLESVILLE, IN 46062  
HAMILTON COUNTY

### SHEET MANAGEMENT

|                                                                                                                                                                                                                                                                                                   |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| PROJECT NUMBER:                                                                                                                                                                                                                                                                                   | J980       |
| ISSUED DATE:                                                                                                                                                                                                                                                                                      | 10.09.2023 |
| DRAWN BY:                                                                                                                                                                                                                                                                                         | --         |
| CHECKED BY:                                                                                                                                                                                                                                                                                       | TK         |
| PROJ. MGR:                                                                                                                                                                                                                                                                                        | TK         |
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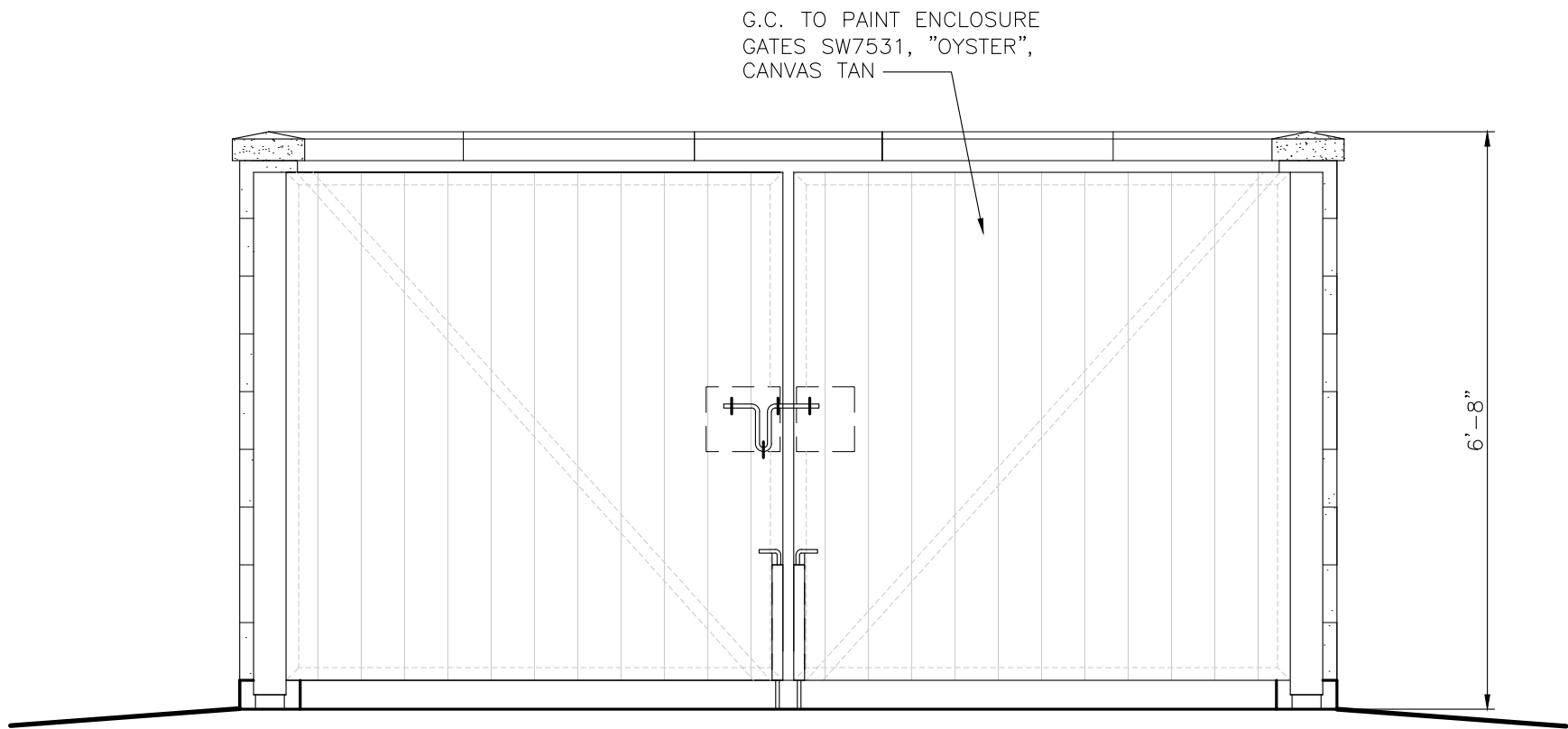
### SHEET NUMBER

C1.22

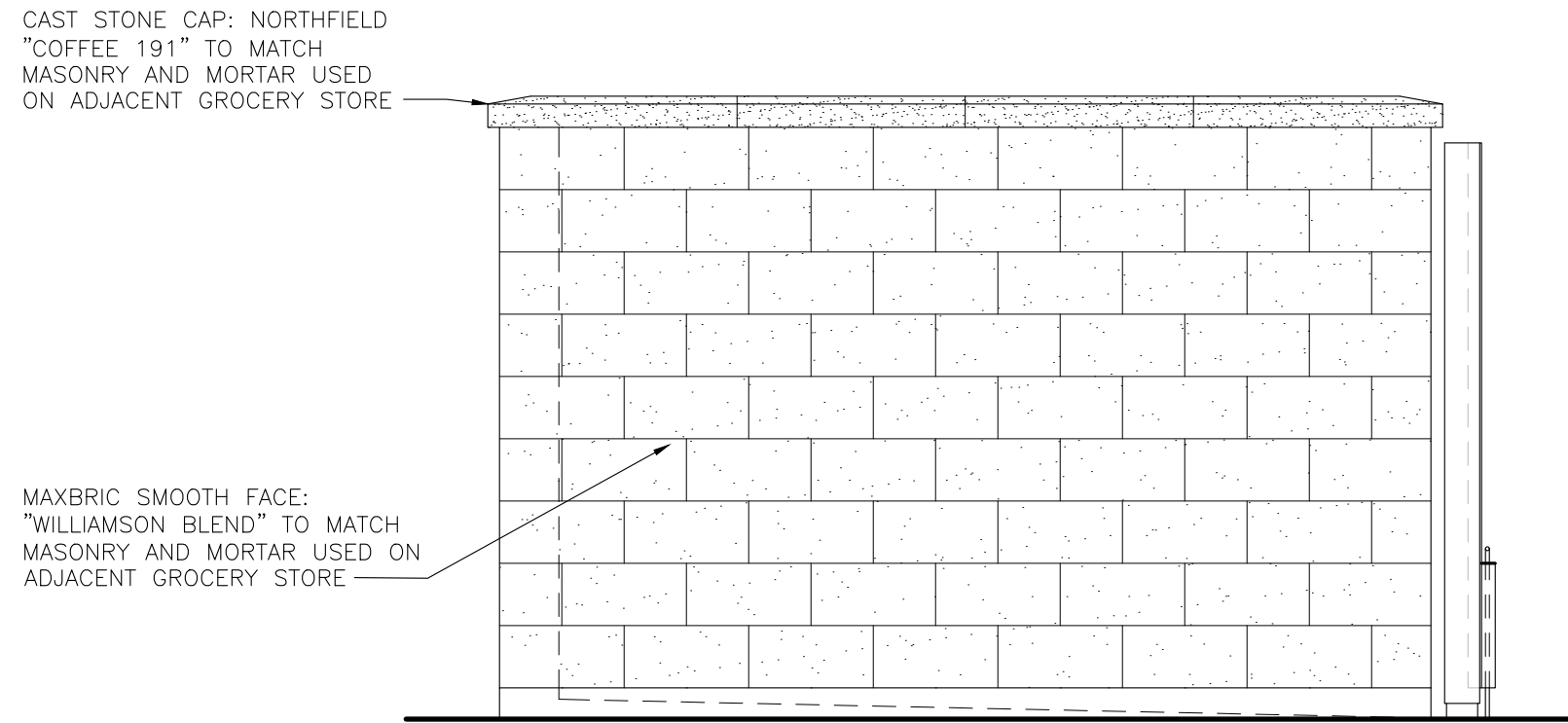




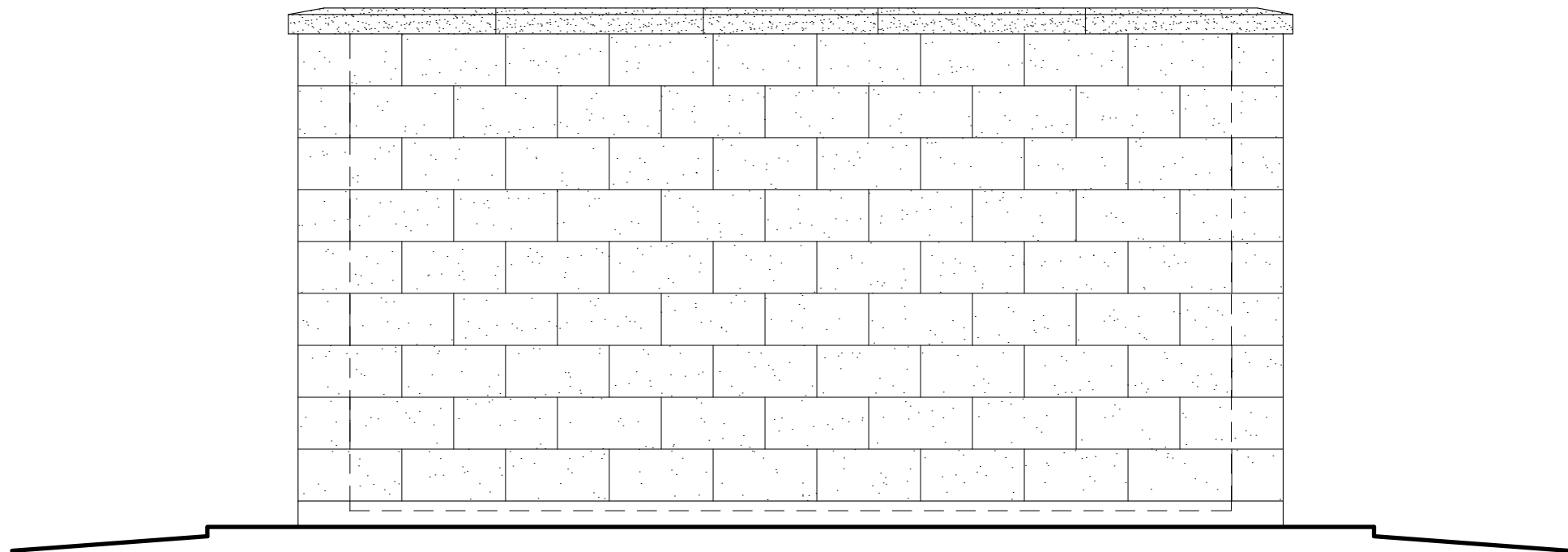




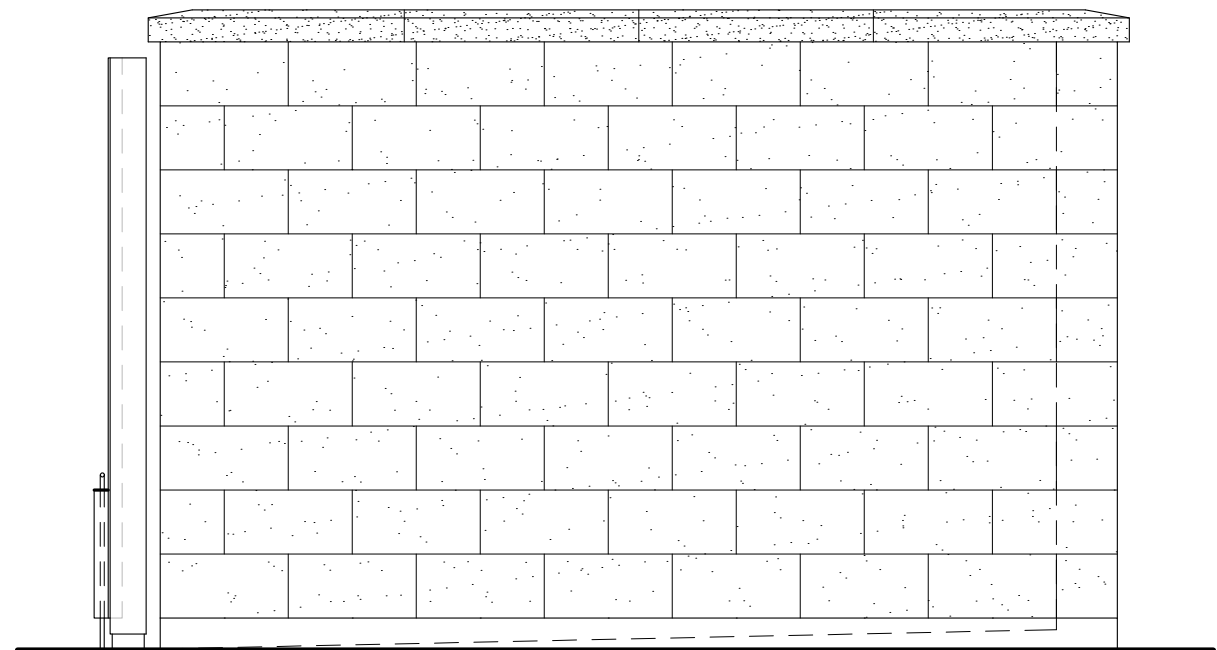
1 FRONT (WEST) ELEVATION  
SCALE: 1/2"=1'-0"



2 LEFT (NORTH) ELEVATION  
SCALE: 1/2"=1'-0"



3 REAR (EAST) ELEVATION  
SCALE: 1/2"=1'-0"



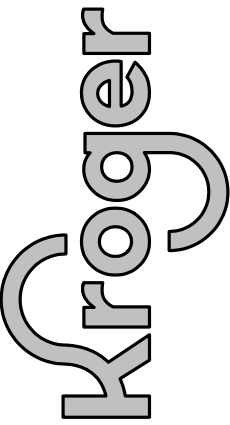
4 RIGHT (SOUTH) ELEVATION  
SCALE: 1/2"=1'-0"

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NOTE TO CONTRACTOR:  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

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The Kroger Co. Supermarket Petroleum Group  
Project: 00000000000000000000  
Phone: (303) 715-5901  
Fax: (303) 715-5905



REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Project #: A-975  
Date: JUNE, 2023  
Scale: FULL  
Disk File: KroA975\_ELEV  
Model: 9(GD) 1RR

Address: 7855 Tylersville Rd  
West Chester Township, OH

DUMPSTER ELEVATIONS

Sheet: A2.1