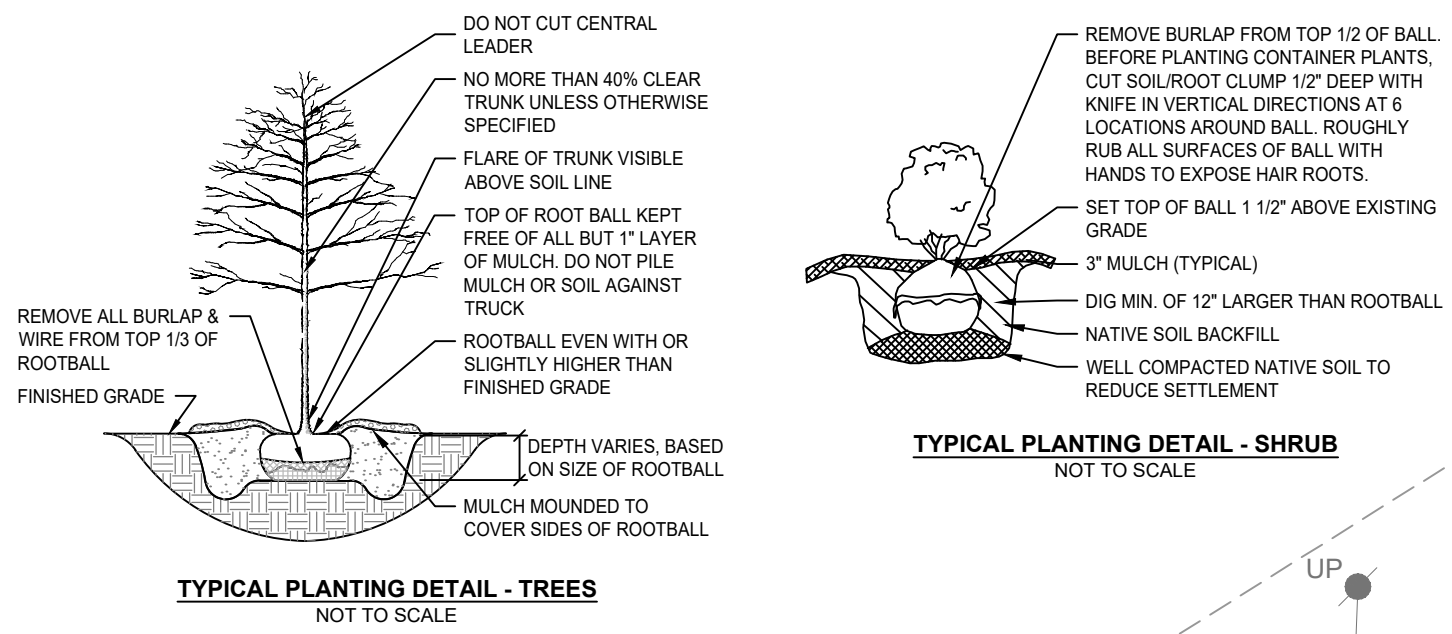


THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 MONTEZ MALONE
 5923 GRANDEL MEADOW COURT
 LOUISVILLE, KY 40258
 DEED BOOK 11759 PAGE 361

DEVELOPER'S NAME & ADDRESS
 SUSAN COX DEVELOPMENT, LLC
 2788 N HIGHLAND AVE
 JACKSON, TN 38305



TREE CANOPY CALCULATIONS

STATISTIC	PERMITTED / REQUIRED
GROSS SITE AREA:	1.97 +/- AC (85,669 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT:	29,984 SF (35.0% OF SITE)
EXISTING TREE CANOPY:	1,800 SF (2.1% OF SITE)
1 TYPE A TREE @ 12" TO LESS THAN 24" CALIPER (1,800 SF CREDIT EACH)	
TREE CANOPY TO BE PRESERVED:	0 SF (0.0% OF SITE)
1 TYPE A TREE @ 12" TO LESS THAN 24" CALIPER TO BE REMOVED (LOSS OF 1,800 SF CREDIT)	
INTERIOR LANDSCAPING	
TOTAL VEHICLE USE AREA:	21,588 SF
INTERIOR LANDSCAPING REQUIRED:	1,619 SF (7.5%)
INTERIOR LANDSCAPING PROVIDED:	1,670 SF (7.8%)

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	R6 - MULTI-FAMILY RESIDENTIAL	CN - COMMERCIAL NEIGHBORHOOD
PARCEL NUMBER		103301290000 & 103301040000
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	VACANT	N/A
PROPOSED USE	RETAIL	RETAIL
TOTAL SITE AREA	N/A	1.97 +/- AC (85,669 +/- SF)
BUILDING SETBACKS	MIN. FRONT: 10' MAX. FRONT: 80' SIDE: 30' REAR: 50'	FRONT (ST. ANDREWS CHURCH RD): 75.91' FRONT (CARDINAL OAKS DR): 52.16' SIDE (EAST): 180.50' SIDE (EAST): 100.27' REAR (SOUTH): 89.50'
TOTAL PARKING	MINIMUM: 21 SPACES 1 SPACE PER 500 SF OF BUILDING MAXIMUM: 53 SPACES 1 SPACE PER 200 SF OF BUILDING 3 BICYCLE PARKING SPACES	32 TOTAL PARKING SPACES 30 STANDARD SPACES 2 ADA SPACES 3 BICYCLE PARKING SPACES
BUILDING SUMMARY		
F.A.R.	MAXIMUM: 1.0	0.124
BUILDING AREA	N/A	BUILDING FOOT PRINT AREA: 10,640 SF GROSS FLOOR AREA OF SALES FLOOR: 8,490 SF
BUILDING HEIGHT	30'	18'-0" (1 STORY)



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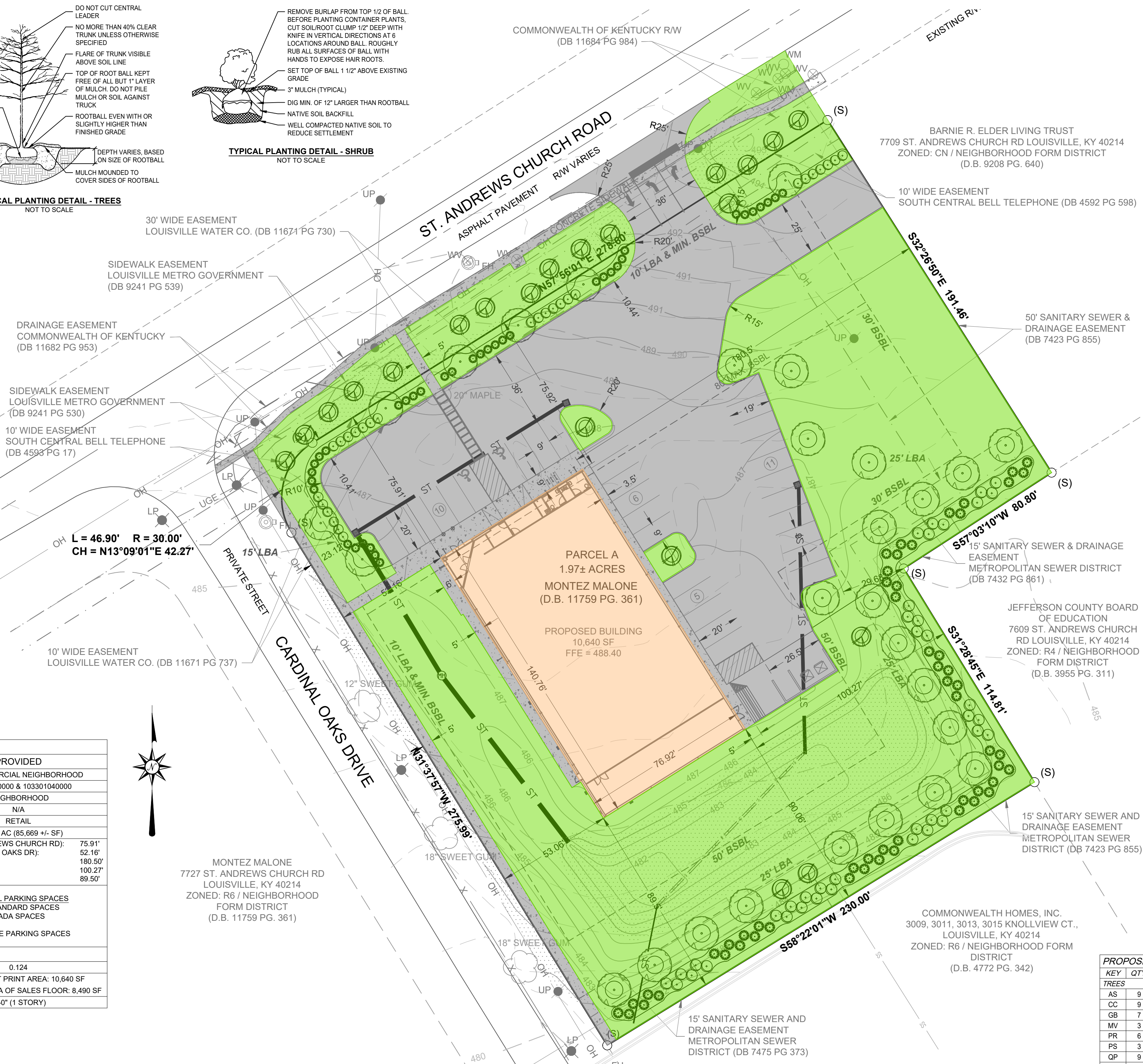
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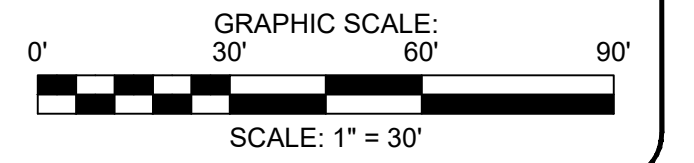
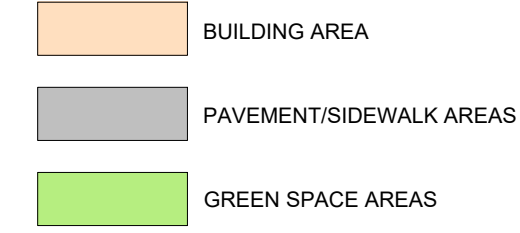
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- LANDSCAPE NOTES**
- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
 - PLANTS & TREES
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATIONS.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
 - MULCHING
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
 - PLANT MAINTENANCE
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
 - ACCEPTANCE AND GUARANTEE
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
 - DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
 - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED.
 - ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
 - GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AND ILA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
 - THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
 - ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
 - ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10 REQUIREMENTS.
 - DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND VIA CONSTRUCTION) A COPY OF THE APPROVED LANDSCAPE PLAN SHALL BE ON SITE.
 - SERVICE STRUCTURES MUST BE SCREENED. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
 - VEHICLE OVERHANG PROVISIONS ARE BEING MET BY THE USE OF 6" HT. CURB AND GUTTER THROUGH THE AREA. SHRUB PLANTINGS SHOULD BE CENTERED 4 FEET FROM THE BACK OF CURB.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
 - LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
 - AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN OR REPORTED AS A PUBLIC HAZARD.
 - PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, A LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.

PROPOSED PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	TYPE
TREES							
AS	9	ACER SACCHARUM	SUGAR MAPLE	1 1/2" CAL.	CONT. / B & B	WELL BRANCHED	A
CC	9	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	6" HT.	CONT. / B & B	WELL BRANCHED	C
GB	7	GINKGO BILOBA	GINKGO (MALE ONLY)	1 1/2" CAL.	CONT. / B & B	WELL BRANCHED	A
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2" CAL.	CONT. / B & B	WELL BRANCHED	B
PR	6	PRUNUS SERRULATA	FLOWERING CHERRY	6" HT.	CONT. / B & B	WELL BRANCHED	C
PS	3	PRUNUS ARGENTEA	SARGENT CHERRY	1 1/2" CAL.	CONT. / B & B	WELL BRANCHED	B
QP	9	QUERCUS PHELLOS	WILLOW OAK	1 1/2" CAL.	CONT. / B & B	WELL BRANCHED	A
ZS	3	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	1 1/2" CAL.	CONT. / B & B	WELL BRANCHED	A
SHRUBS							
BM	18	BUXUS MICROPHYLLA 'WINTERGREEN'	LITTLELEAF BOXWOOD	18" HT.	CONT. / B & B	48" O.C.	
BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	18" HT.	CONT. / B & B	48" O.C.	
FG	6	FOTHERGILLA GARDENII 'LANE PLATT'	DWARF FOTHERGILLA	18" HT.	CONT. / B & B	48" O.C.	
HQ	19	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	36" HT.	CONT. / B & B	60" O.C.	
HV	20	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	36" HT.	CONT. / B & B	60" O.C.	
IC	27	ILEX CRENATA	JAPANESE HOLLY	36" HT.	CONT. / B & B	60" O.C.	
IV	20	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	18" HT.	CONT. / B & B	48" O.C.	
JC	7	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	CHINESE JUNIPER	36" HT.	CONT. / B & B	60" O.C.	
PL	20	PRUNUS LAUROCARPUS 'SCHIPKAENSIS'	CHERRY LAUREL	36" HT.	CONT. / B & B	60" O.C.	



REVISIONS

NO.	DESCRIPTION

DOLLAR GENERAL
 7717 & 7721 ST. ANDREWS CHURCH ROAD
 LOUISVILLE, KY 40214

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 786-9445

JOB NUMBER: 22-3437-L
 DATE: 01-25-23
 SCALE: 1" = 30'
 DRAWN: K. CARDWELL
 CHECKED: B. SHIRLEY
 APPROVED: B. ZACKERY

L1
 LANDSCAPE
 EXHIBIT