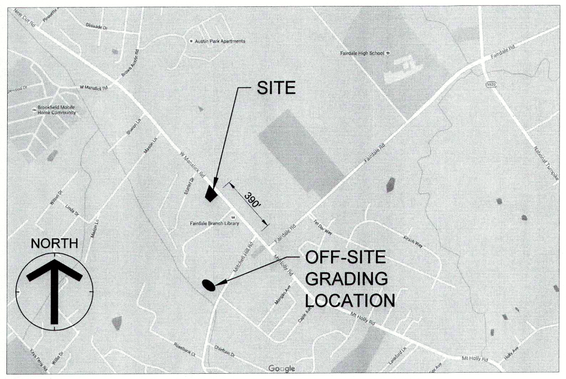


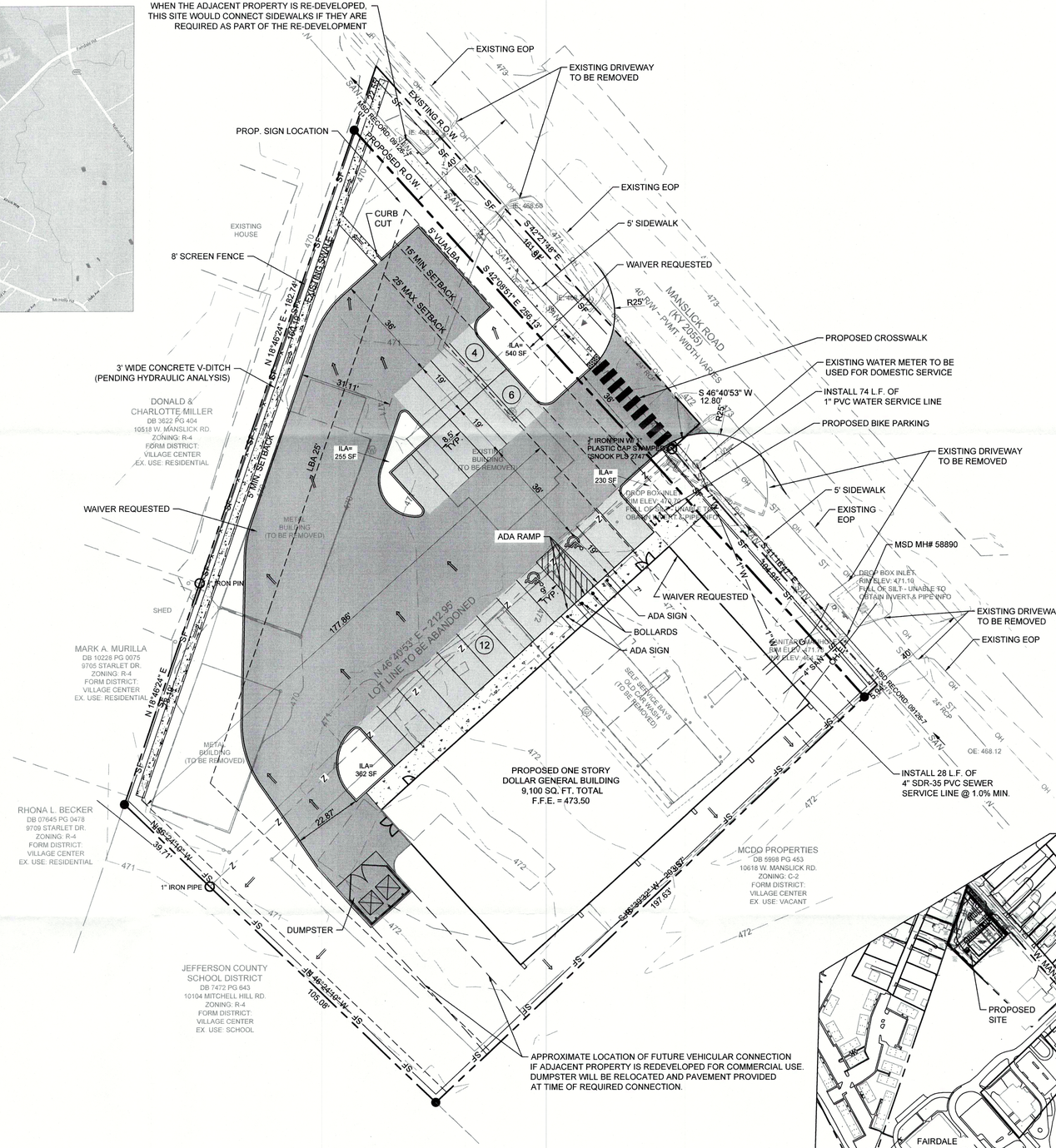
VICINITY MAP
NOT TO SCALE

DEVELOPER:
SUSAN COX
2768 NORTH HIGHLAND AVENUE
JACKSON, TN. 38305
CONTACT: SUSAN COX
(731) 660-2391

TOTAL SITE DISTURBANCE IS LESS THAN AN ACRE AND MSD MS4 REGULATIONS DO NOT APPLY.
TOTAL SITE DISTURBANCE IS .911 AC.

LEGEND

- 4" SAN = CONCEPTUAL SEWER (WITH EASEMENTS AS REQUIRED)
- 1" W = CONCEPTUAL WATER
- G = CONCEPTUAL GAS LINE
- SF = CONCEPTUAL SILT FENCE
- = PROPERTY LINE
- = PROPOSED R/W LINE
- = SETBACKL LINE
- = CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- = SANITARY SEWER AND STORM PIPE FLOW DIRECTION
- ILA = CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- = CONCRETE SIDEWALK
- = LIGHT DUTY PAVEMENT
- = HEAVY DUTY PAVEMENT



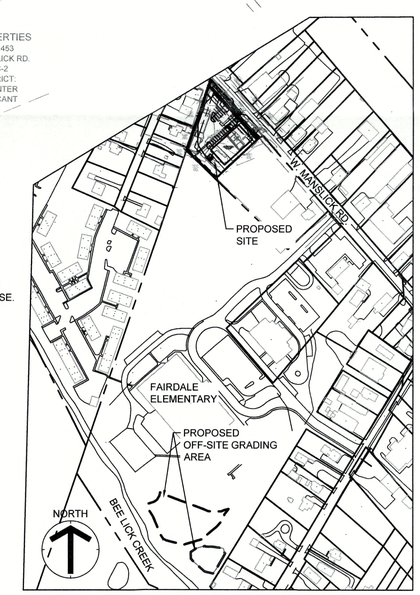


FIG 1: OFF-SITE GRADING
NOT TO SCALE

EXISTING PROPERTY INFORMATION

TRACT 1		
OWNER:	SUSAN A. COX	
ACRES:	23,213 SF	0.53 ACRES +/-
DEED BOOK / PAGE	DB 10487 PG 657	
TRACT 2		
OWNER:	WILLIAM DONALD & MARY CLARK	
ACRES:	21,844 SF	0.50 ACRES +/-
DEED BOOK / PAGE	DB 9842 PG 256	

NOTE:
SITE IS NOT LOCATED IN KARST PRONE AREA OF JEFFERSON COUNTY AS INDICATED ON THE KARST PRONE AREA MAP. SO, IN ACCORDANCE WITH SECTION 4.9.3, NO KARST SURVEY IS REQUIRED.

GENERAL NOTES

1. THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0108 E DATED DECEMBER 5, 2006.
2. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
4. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
5. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
6. BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
7. ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
9. ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
10. KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
11. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
12. KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
13. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL.
14. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
15. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
16. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
17. AN MSD DRAINAGE BOND WILL BE REQUIRED.
18. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
19. FLOODPLAIN COMPENSATION SHALL BE PROVIDED OFF SITE IN THE AREA SHOWN ON THE PLAN AT A RATIO OF 1.5:1 FOR ANY NET FILL UP TO ELEVATION 472.2.
20. ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.
21. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 473.2.
22. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
23. ACCESSORY STRUCTURES SHALL BE COMPLIANT WITH LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.5.5 & 10.2
24. ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. FREESTANDING SIGNS IN THE VILLAGE CENTER FORM DISTRICT SHALL BE EITHER MONUMENT OR COLUMNAR STYLE. NO SIGN THAT CONTAINS CHANGING IMAGES SHALL BE LOCATED WITHIN 300' OF A RESIDENTIALLY ZONED OR USED PROPERTY.
25. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION WALKWAY OR STRUCTURE.
26. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
27. TOTAL SITE DISTURBANCE IS LESS THAN AN ACRE AND MSD MS4 REGULATIONS DO NOT APPLY.
28. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.

WAIVER REQUEST

1. A WAIVER IS REQUESTED FROM TABLE 10.2.3 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PARKING LOT TO ENCROACH 18' INTO THE REQUIRED 25' PERIMETER LBA.
2. A WAIVER IS REQUESTED FROM SECTION 5.5.1A.1.a OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE A CUSTOMER ENTRANCE ALONG THE FRONT FAÇADE FACING THE PRIMARY STREET.
3. A WAIVER IS REQUESTED FROM SECTION 5.5.1A.3.a OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE 3' WALL ALONG THE SIDE PARKING.
4. A WAIVER IS REQUESTED FROM SECTION 6.2.6.a OF THE LAND DEVELOPMENT CODE TO PROVIDE A SIDEWALK ALONG ONLY A PORTION OF THE DEVELOPMENT FRONTAGE.

GENERAL PROJECT SUMMARY

TOTAL EXISTING SITE AREA	45,057 SF	1.03 ACRES +/-
TOTAL PROPOSED SITE AREA	40,967 SF	0.94 ACRES +/-
EXISTING ZONING	C2-COMMERCIAL	
EXISTING FORM DISTRICT	VILLAGE CENTER	
EXISTING USE	CAR WASH, BUSINESS	
PROPOSED ZONING	SAME	
PROPOSED FORM DISTRICT	SAME	
PROPOSED USE	RETAIL	
BUILDING AREA	9,100 SF	
BUILDING HEIGHT	1 STORY, +/-22'	
FLOOR AREA RATIO	0.22 F.A.R.	
EXISTING IMPERVIOUS AREA	31,101 SF	0.71 ACRES +/-
PROPOSED IMPERVIOUS AREA	27,438 SF	0.63 ACRES +/-
NET IMPERVIOUS	-3,663 SF	-0.08 ACRES +/-
TOTAL SITE DISTURBANCE	39,684 SF	0.91 ACRES +/-

CHAPTER 9 AND 10 SUMMARY

CHAPTER 9, BICYCLE AND PARKING SUMMARY			
MINIMUM PARKING REQUIRED	1 SPACE /	500 SF	19 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE /	200 SF	46 SPACES
PARKING PROVIDED			22 SPACES
			(INCLUDING 2 HANDICAP SPACES)
BICYCLE REQUIRED (2 SHORT TERM / 2 LONG TERM)			4 SPACES
BICYCLE PROVIDED (2 SHORT TERM / 2 LONG TERM)			4 SPACES
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS			
CANOPY COVERAGE CLASS			CLASS "C"
EXISTING TREE CANOPY ONSITE			5,721 SF (OR) 0.13 ACRES +/-
PERCENTAGE OF EXISTING TREE CANOPY ONSITE			13 %
PERCENTAGE OF TREE CANOPY PRESERVED		0%	0 SF (OR) 0.00 ACRES +/-
PERCENTAGE OF TREE CANOPY PLANTED		20%	9,011 SF (OR) 0.21 ACRES +/-
TOTAL TREE CANOPY REQUIRED		20%	9,011 SF (OR) 0.21 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED		20%	8,678 SF (OR) 0.20 ACRES +/-
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA			
TOTAL VUA			17,335 SF
ILA REQUIRED		5.0%	867 SF
ILA PROVIDED			1,387 SF

NORTH
20' 0 20' 40'
GRAPHIC SCALE

G S & P
Design Services For The Built Environment
Atlanta
Birmingham
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jackson
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa
GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900
WWW.GSPNET.COM

Detailed District Development Plan
Dollar General
10524/10608 W. Manslick Road
Louisville, Kentucky 40118

Revision		
No.	Date	Description
1	10/17/16	AGENCY COMMENTS
2	10.31.16	AGENCY COMMENTS

RECEIVED
OCT 31 2016
PLANNING & DESIGN SERVICES

15DEVPLAN1192

PROJECT: 41385.00
DATE: SEPTEMBER 16, 2016

WM No. 4715

15 DEVPLAN 1192

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