

GENERAL NOTES:

- 1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY...
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...

MSD NOTES:

- 1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT...
2. DRAINAGE/STORMWATER DETENTION: DEVELOPER TO PAY REGIONAL FACILITY FEE X 1.5. DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
3. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS...

PUBLIC WORKS AND KTC NOTES:

- 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES...

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

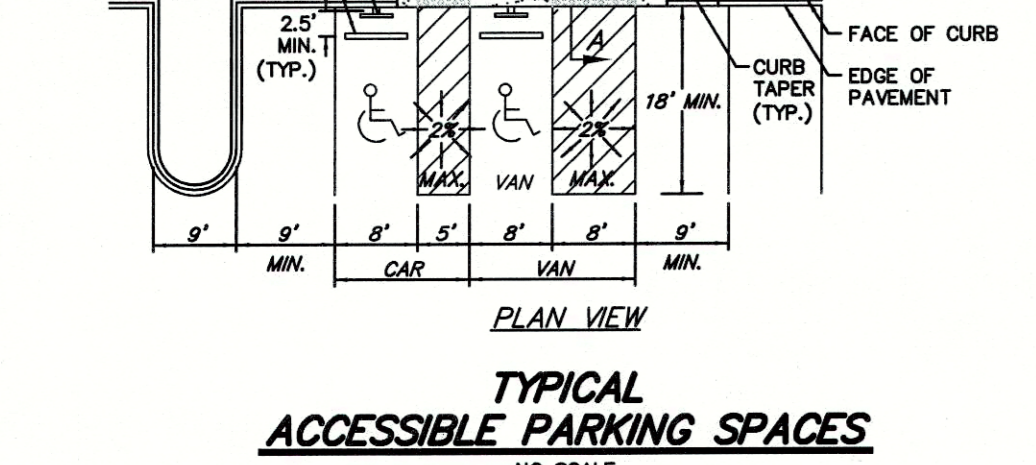
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

DETENTION CALCULATIONS

2.9/12 (0.85 - 0.50) (33.35) (1.5) = 4.23 AC-FT

WAIVER REQUESTS:

- 1) A WAIVER IS REQUESTED OF SECTION 9.1.3 OF THE LDC AND TABLE 9.1.2.C TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES PROVIDED.
2) A WAIVER IS REQUESTED OF SECTION 5.5.5.A.1 TO ALLOW THE SCALE OF THE ACCESSORY STORAGE BUILDING TO EXCEED THE SCALE OF THE ADJACENT RESIDENTIAL STRUCTURES.



PROPERTY OWNERS

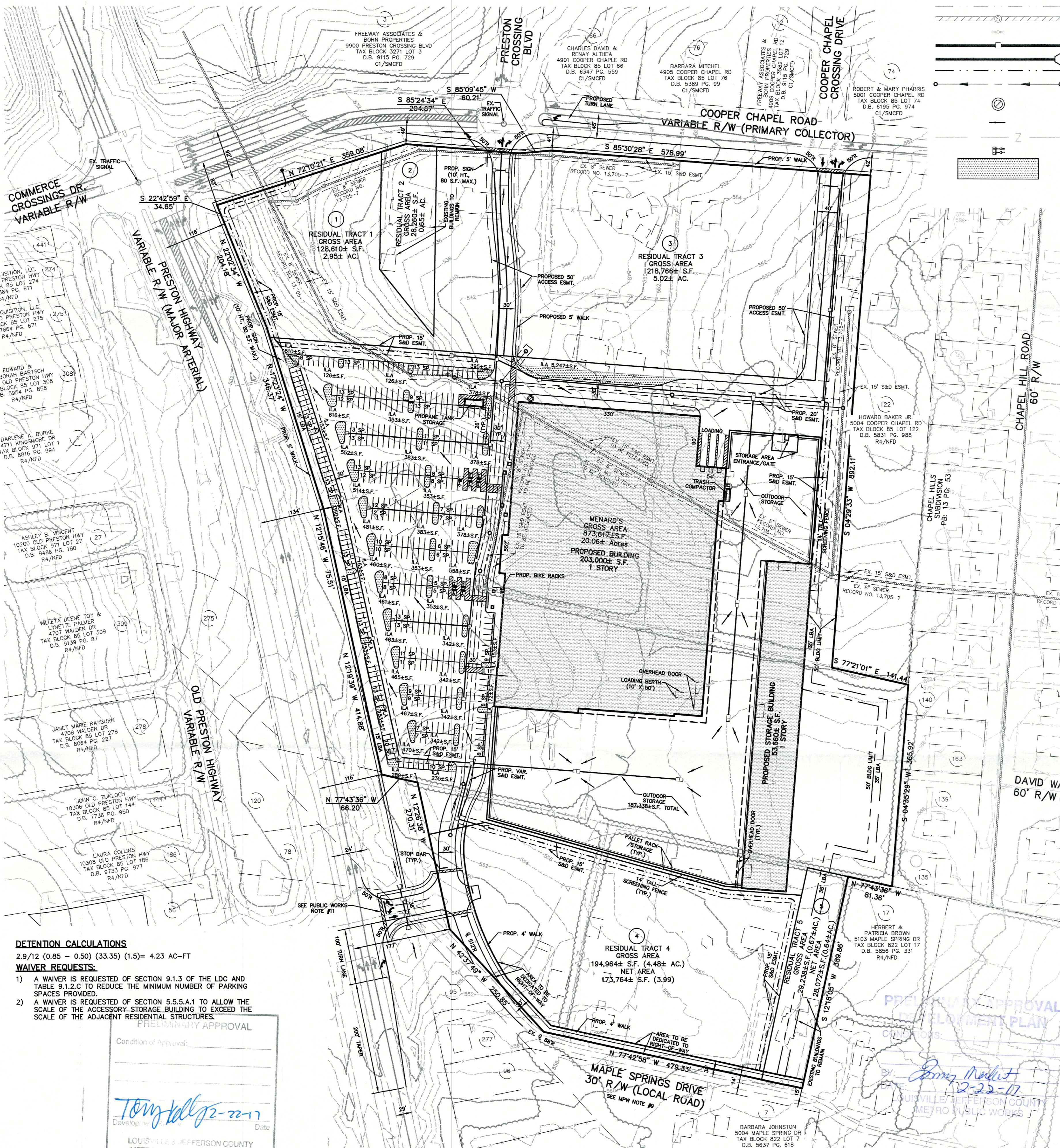
BROOKS & WREN, LLC. 10800 BRENTLINGER LN. LOUISVILLE, KY 40219
JACK & SHIRLEY WILSON 4917 MAPLE SPRING DR. LOUISVILLE, KY 40229
PATRICIA SHAVER 5001 MAPLE SPRING DR. LOUISVILLE, KY 40229

MARCELLA R. BROOKS 10800 BRENTLINGER LN. LOUISVILLE, KY 40219
ERNEST P. BROOKS PROPERTIES, LLC. 10800 BRENTLINGER LN. LOUISVILLE, KY 40219

JAMES F. GOOMEY REVOCABLE TRUST 4904 COOPER CHAPEL RD. LOUISVILLE, KY 40229
GERVIS B. WILLIAMS 4902 COOPER CHAPEL RD. LOUISVILLE, KY 40229
KENT CLAYCOMB 5000 COOPER CHAPEL RD. LOUISVILLE, KY 40229

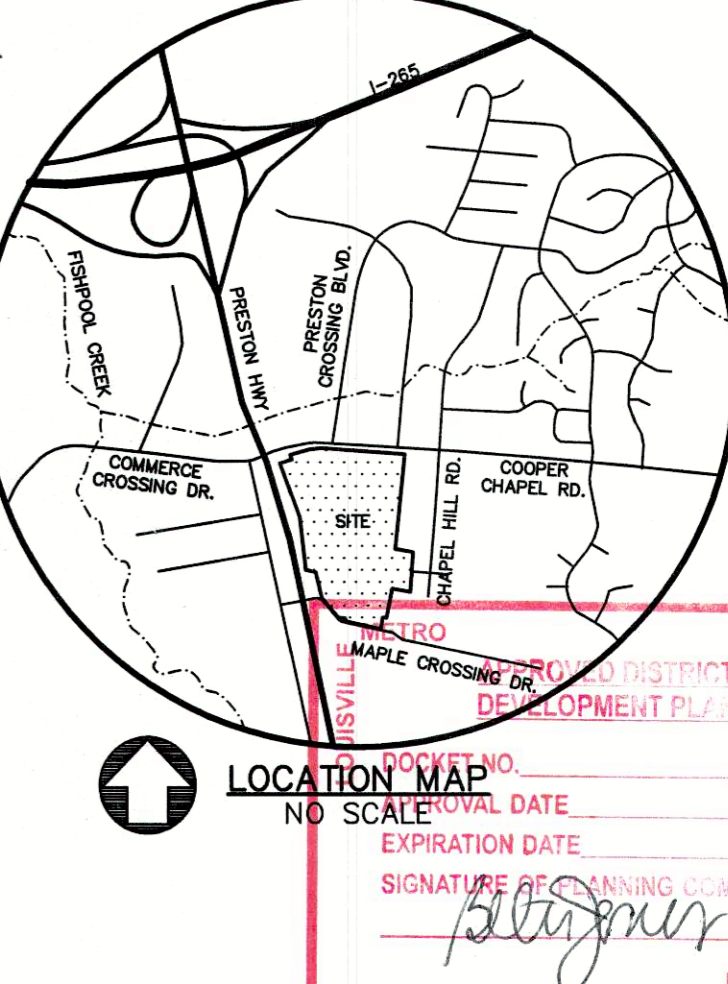
BILLY & HELEN RAY 4800 COOPER CHAPEL RD. LOUISVILLE, KY 40299
LARRY & BEVERLY WYMAN 4908 COOPER CHAPEL RD. LOUISVILLE, KY 40229
PAUL & PAULINE RAISOR 5007 MAPLE SPRING DRIVE LOUISVILLE, KY 40229

CHARLES SR. & BARBARA DAVIS 4904 COOPER CHAPEL RD. LOUISVILLE, KY 40229
BARBARA MITCHELL 4905 COOPER CHAPEL RD. TAX BLOCK 85 LOT 76 D.B. 5389 PG. 99 C1/SMCFD



LEGEND

- EXISTING PROPERTY OWNER LABEL
EXISTING LOT NUMBER
EXISTING CONTOUR
EXISTING TREE MASS
EXISTING FENCE
EXISTING TOE OF SLOPE/DITCH
EXISTING SANITARY SEWER
EXISTING TRAFFIC SIGNAL
PROPOSED CATCH BASIN
PROPOSED HEADWALL W/PIPE
PROPOSED DITCH/SWALE
PROPOSED SANITARY SEWER CONCEPT
PROPOSED 6" PROPERTY SERVICE CONNECTION
PROPOSED DRAINAGE ARROW
PROPOSED BOUNDARY Z-LINE
PROPOSED BIKE RACK
PROPOSED ILA



GENERAL SITE DATA:

Table with 2 columns: Item and Value. Includes: EXISTING FORM DISTRICT (NFD), EXISTING ZONING (SMCFD), EXISTING LAND USE (RETAIL), PROPOSED LAND USE (RETAIL), NET LAND AREA (33.83± AC).

MENARDS SITE DATA:

Table with 2 columns: Item and Value. Includes: GROSS/NET LAND AREA (20.06± AC), BUILDING HEIGHT (35' MAX), MAIN BUILDING (1 STORY/34'), ACCESSORY STRUCTURE (1 STORY/27'), BUILDING AREA (203,000 ± S.F.), STORAGE AREA (53,660 ± S.F.), TOTAL (256,660 ± S.F.), FLOOR AREA RATIO (MAX. ALLOWED 1.0) (0.29).

TREE CANOPY DATA (N.I.C. RESIDUAL TRACTS):

Table with 2 columns: Item and Value. Includes: GROSS SITE AREA (873,617± S.F.), TREE CANOPY CATEGORY (CLASS C), EXISTING TREE CANOPY (131,499± S.F. (15%)), TREE CANOPY TO BE PRESERVED (0± S.F. (0%)), TREE CANOPY TO BE PLANTED (174,723± S.F. (20%)), TREE CANOPY REQUIRED (174,723± S.F. (20%)), TOTAL TREE CANOPY PROVIDED (174,723± S.F. (20%)).

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LANDSCAPE DATA:

Table with 2 columns: Item and Value. Includes: V.U.A. (28,943± S.F.), EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE (227,023± S.F.), TOTAL V.U.A. (255,955± S.F.), L.L.A. REQUIRED* (7.5X VUA) (17,026 S.F.), L.L.A. PROVIDED (18,402± S.F.), *N.I.C. LOADING/MANEUVERING.

RESIDUAL TRACT 1

GROSS/NET LAND AREA 2.95± AC.

RESIDUAL TRACT 2

GROSS/NET LAND AREA 0.65± AC.

RESIDUAL TRACT 3

GROSS/NET LAND AREA 5.02± AC.

RESIDUAL TRACT 4

GROSS LAND AREA 4.48± AC.

NET LAND AREA 3.99± AC.

RESIDUAL TRACT 5

GROSS LAND AREA 0.67± AC.

NET LAND AREA 0.64± AC.

ADJACENT PROPERTY OWNERS

- DAVID R. WOLFE 5112 DAVID WAY TAX BLOCK 832 LOT 139 D.B. 7185 PG. 964 R4/NFD
KEVIN TAYLOR & TAMMY COULTER 11022 CHAPEL HILL ROAD TAX BLOCK 832 LOT 140 D.B. 8060 PG-304 R4/NFD
CHARLES & CHARLOTTE BUCKMAN 11024 CHAPEL HILL ROAD TAX BLOCK 832 LOT 143 D.B. UNKNOWN PG. UNKNOWN R4/NFD
FRED WILLIAM & MARTHA PULLIAM 11102 CHAPEL HILL ROAD TAX BLOCK 85 LOT 135 D.B. 10171 PG. 559 R4/NFD
BETHANY UNITED CHURCH OF CHRIST 10400 OLD PRESTON HWY TAX BLOCK 85 LOT 58 D.B. UNKNOWN PG. UNKNOWN R4/NFD
COMMONWEALTH OF KENTUCKY PRESTON HWY TAX BLOCK 85 LOT 78 D.B. UNKNOWN PG. UNKNOWN R4/NFD

NOTICE

ALL CHANGES SHALL BE IN ACCORDANCE WITH THE BINDING EFFECT OF THIS DEVELOPMENT PLAN.

RECEIVED FEB 20 2017



GRAPHIC SCALE 1"=100'

CASE # 16ZONE1070

MSD # 11507

Developer information: Mindel, Scott & Associates, Inc. Planning, Engineering, Surveying, Landscape Architecture, Utility Consulting, Property Management. 510 Jefferson Boulevard, Louisville, KY 40219. Phone: (502) 461-7676. Fax: (502) 461-7688. Email: info@msa-inc.com. DEVELOPER: MENDAR, INC. 5105 MENARD DRIVE EAUCLAIRE, WI 54703

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN MENARDS 10211 PRESTON HWY. 4700, 4800, 4900, 4902, 4904, 4908 & 5000 COOPER CHAPEL ROAD, LOUISVILLE, KY, 40299. TB. 85 LOTS 42, 257, 271, 317, 318, 342, 424, 425 & 456; SPRING DRIVE, LOUISVILLE, TB. 822 LOTS 3, 14, 24, 30, 38 & 3001. D.B. 9375 PG. 187, D.B. 6312 PG. 715, D.B. 10164 PG. 890, D.B. 5680 PG. 21, D.B. 9355 PG. 5126 PG. 736, D.B. 9922 PG. 873, D.B. 8995 PG. 101, D.B. 9335 PG. 91, D.B. 10217 PG. 368, D.B. 8785 PG. 265, D.B. 7141 PG. 534, D.B. 7942 PG. 824 & D.B. 5077 PG. 91, D.B.

Table with 2 columns: Date and Description. Includes: 12/20/16 PER AGENCY COMMENTS & BLDG. FOOTPRINT, 1/25/17 PER AGENCY COMMENTS & TRACT 3, 2/6/17 PER MSD COMMENTS, 2/7/17 UPDATED BOUNDARY AND AREA CALC.

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 12/5/16

Job Number: 3358

Sheet

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