

PROJECT TEAM

CIVIL ENGINEERING:
LECRAW ENGINEERING, INC.
4300 SUWANEE DAM ROAD
SUITE 1400
SUWANEE, GA 30024
678.546.8100
MR. THEO STONE
THEO.STONE@LECRAWENG.COM

OWNER/DEVELOPER:
HUTTON GROWTH ONE, LLC
736 CHERRY STREET
CHATTANOOGA, TN 37402
423.805.4515
MR. WALT LAUTNER

REQUESTED WAIVERS:

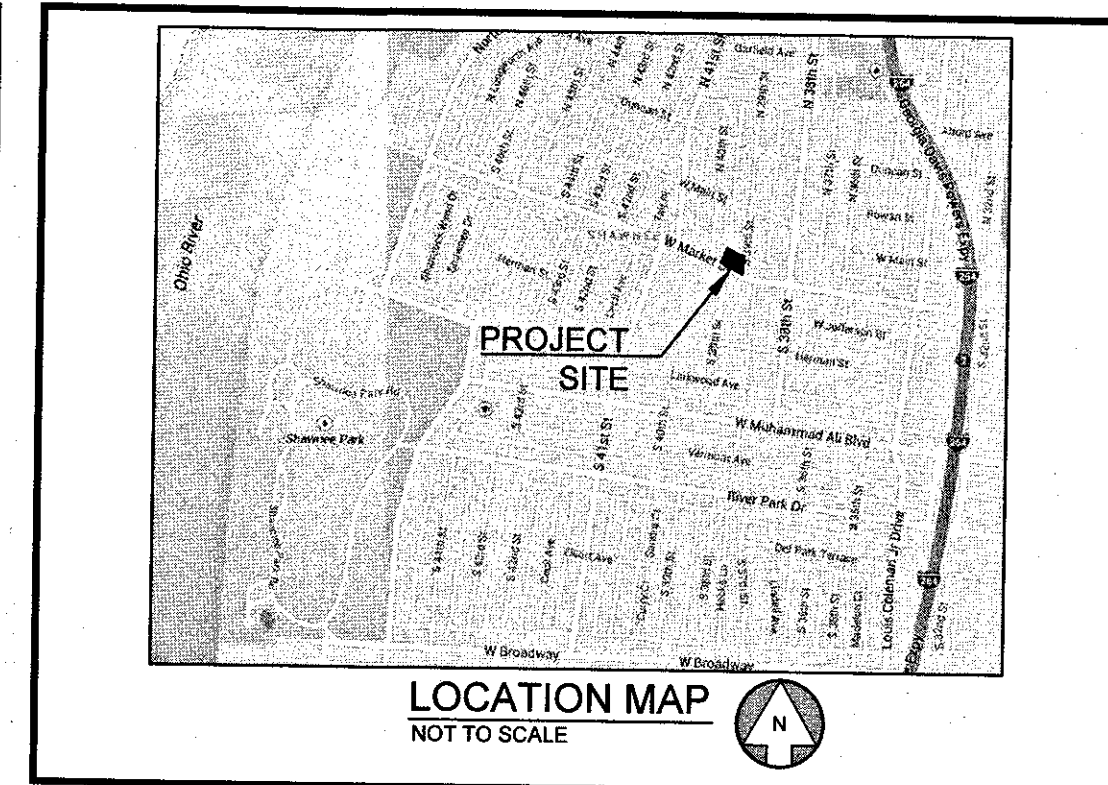
- 1) A WAIVER TO ALLOW THE CUSTOMER ENTRANCE TO NOT BE LOCATED AT THE CORNER. (LDC 5.5.1.A.1b)
- 2) A WAIVER TO NOT PROVIDE THE REQUIRED CLEAR WINDOWS AND DOORS ALONG 50% OF THE STREET FACING FACADES ALONG BOTH S. 39TH STREET AND WEST MARKET STREET, AND TO NOT PROVIDE DISPLAY WINDOWS AT THE CORNER OF THE BUILDING WHICH ARE TO FACE BOTH STREETS. (LDC 5.5.1.C.1)
- 3) A WAIVER TO NOT PROVIDE ANIMATING FEATURES ALONG 75% OF FACADES ON THE WEST (PARKING LOT) AND S. 39TH STREET SIDE. (LDC 5.5.1.A.1)

PROPERTY SUMMARY

CURRENT ZONING	PROPOSED ZONING	ADDRESS	OWNER
C1	C1	3901 W. MARKET ST.	LESLIE ANTHONY & MICHAEL JOHNSON
R7	C1	3905 W. MARKET ST.	LESLIE ANTHONY & MICHAEL JOHNSON
R7	C1	3907 W. MARKET ST.	CHALONDA JOHNSON
R7	C1	3909 W. MARKET ST.	PHILIP W. MARBY

LANDSCAPE REQUIREMENTS

GROSS SITE AREA: 39,013 SF
TOTAL TREE CANOPY PRESERVED: 1,209 SF (3% OF TOTAL SITE)
TOTAL TREE CANOPY REQUIRED: 2,731 SF (7% OF TOTAL SITE)
TOTAL REQUIRED NEW CANOPY: 1,521 SF (4% OF TOTAL SITE)
TOTAL CANOPY PROPOSED: 3,640 SF (9% OF TOTAL SITE)
VEHICULAR USE AREA = 15,039 SF
15,039 / 4,000 = 4 TREES REQUIRED
4 TREES PROPOSED



- GENERAL SITE NOTES:**
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - 3) TOPOGRAPHIC SURVEY BY LAND DESIGN & DEVELOPMENT, INC., AUGUST 12, 2014. BENCHMARK IS NOTED ON SURVEY.
 - 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 2111C0023E, DECEMBER 5, 2006.
 - 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
 - 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
 - 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY TERRACON DATED MARCH 24, 2014.
 - 10) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - 11) ALL WORK WITHIN RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT AND BOND.
 - 12) THE SITE'S CURRENT USE IS THREE (3) RESIDENTIAL LOTS AND ONE (1) COMMERCIAL LOT.
 - 13) THE SITE IS PROPOSED TO BE ONE (1) COMMERCIAL LOT FOR A SINGLE TENANT DISCOUNT STORE.
 - 14) EXISTING TRANSIT STOP IS LOCATED APPROXIMATELY 110 LF. TO THE EAST FROM THE INTERSECTION OF S. 39TH STREET AND W. MARKET STREET.

SITE SUMMARY

SITE AREA	
SITE AREA:	0.90 ACRES (39,013 SF)
IMPERVIOUS AREA:	0.63 ACRES (27,408 SF) - 70%
PERVIOUS AREA:	0.27 ACRES (11,605 SF) - 30%
IMPERVIOUS AREA SUMMARY	
EXISTING IMPERVIOUS AREA:	TBD ACRES (TBD SF)
PROPOSED IMPERVIOUS AREA:	0.60 ACRES (26,084 SF)
NET INCREASE:	TBD ACRES (TBD SF)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LOUISVILLE
ZONING:	C-1, TRADITIONAL NEIGHBORHOOD
ADJACENT ZONING (NORTH):	R-7
ADJACENT ZONING (SOUTH):	R-7
ADJACENT ZONING (WEST):	R-7
ADJACENT ZONING (EAST):	C-2
BUILDING SUMMARY	
BUILDING HEIGHT AT ENTRY TOWER:	28'-0"
BUILDING HEIGHT ALONG SIDES:	22'-10"
BUILDING AREA:	8,400 SF
PARKING SUMMARY	
PARKING REQ. (MIN):	3.33 SPACES/1,000 S.F.
PARKING REQ. (MAX):	5.00 SPACES/1,000 S.F.
PARKING PROV.:	3.79 SPACES/1,000 S.F.
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	30'
LONG-TERM BICYCLE PARKING REQ.:	2 SPACES/50,000 SF GFA
SHORT-TERM BICYCLE PARKING REQ.:	2 SPACES/25,000 SF GFA
LONG-TERM BICYCLE PARKING PROV.:	2 SPACE
SHORT-TERM BICYCLE PARKING PROV.:	2 SPACE
BUILDING SETBACKS	
FRONT/STREET:	AT RW
SIDE:	N/A
REAR:	N/A
LANDSCAPE BUFFER AREA	
FRONT/STREET:	5' VUA
SIDE:	5' VUA, 15' PERIMETER
REAR:	5' VUA, 15' PERIMETER
VEHICULAR USE AREA (VUA):	15,955 SF
INTERIOR LANDSCAPE AREA (ILA) REQ.:	
ILA REQUIRED:	794 SF (5.0% VUA)
ILA PROVIDED:	1,557 SF (9.8% VUA)

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Amey Nale*
DATE: 3-25-15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
BY: *Amey Nale*
DATE: 3/25/15
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- MSD GENERAL NOTES:**
- 1) MORRIS FORMAN WATER QUALITY TREATMENT CENTER IS THE SEWAGE TREATMENT PLANT SERVING THE SITE.
 - 2) NOTES PER DETENTION DESIGN REQUIREMENTS SPECIFIC TO PROJECT.
 - 3) MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
 - 4) SITE EVALUATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED.
 - 5) IF THE CONSTRUCTION OF THIS PROJECT RESULTS IN ONE ACRE OR MORE OF LAND DISTURBANCE MSD'S WATER QUALITY REQUIREMENTS WILL APPLY.
 - 6) THE POST DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE. MINIMUM 6" CONNECTION TO THE COMBINED SYSTEM WILL BE PERMITTED.
 - 7) MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. SEWAGE TO BE TREATED AT THE MORRIS FORMAN WQTC.

- MSD STANDARD EPSC NOTES:**
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 2) 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.
 - 3) 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.
 - 4) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - 5) ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
 - 6) SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
 - 7) 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 CALENDAR DAYS AFTER THE ACTIVITY AS CEASED.

PREPARED IN THE OFFICE OF:
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WWW.LECRAWENGINEERING.COM
PE#000785

CLIENT
THE HUTTON COMPANY
736 CHERRY STREET, CHATTANOOGA, TN 37402

PROJECT
FAMILY DOLLAR MARKET STREET
3901 W MARKET STREET
PARCEL ID: 008.001000000
LOUISVILLE, JEFFERSON COUNTY, KY

SEAL:
RECEIVED
MAR 19 2015
DESIGN TEAM:
DRAWN BY: TRT
DESIGNED BY: TS
REVIEWED BY: MSL

811
Know what's below.
Call before you dig.
SCALE & NORTH ARROW:
NORTH ARROW
SCALE: 1"=20'

JOB #: 104001
DATE: MARCH 03, 2015
REZONING SITE PLAN
EXHIBIT