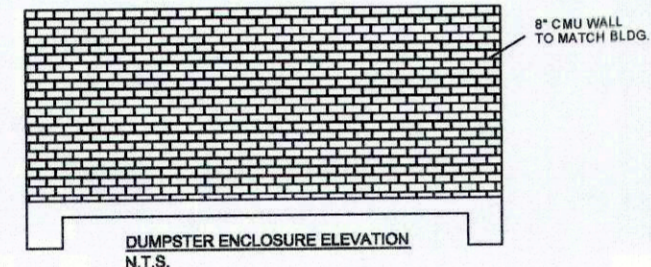


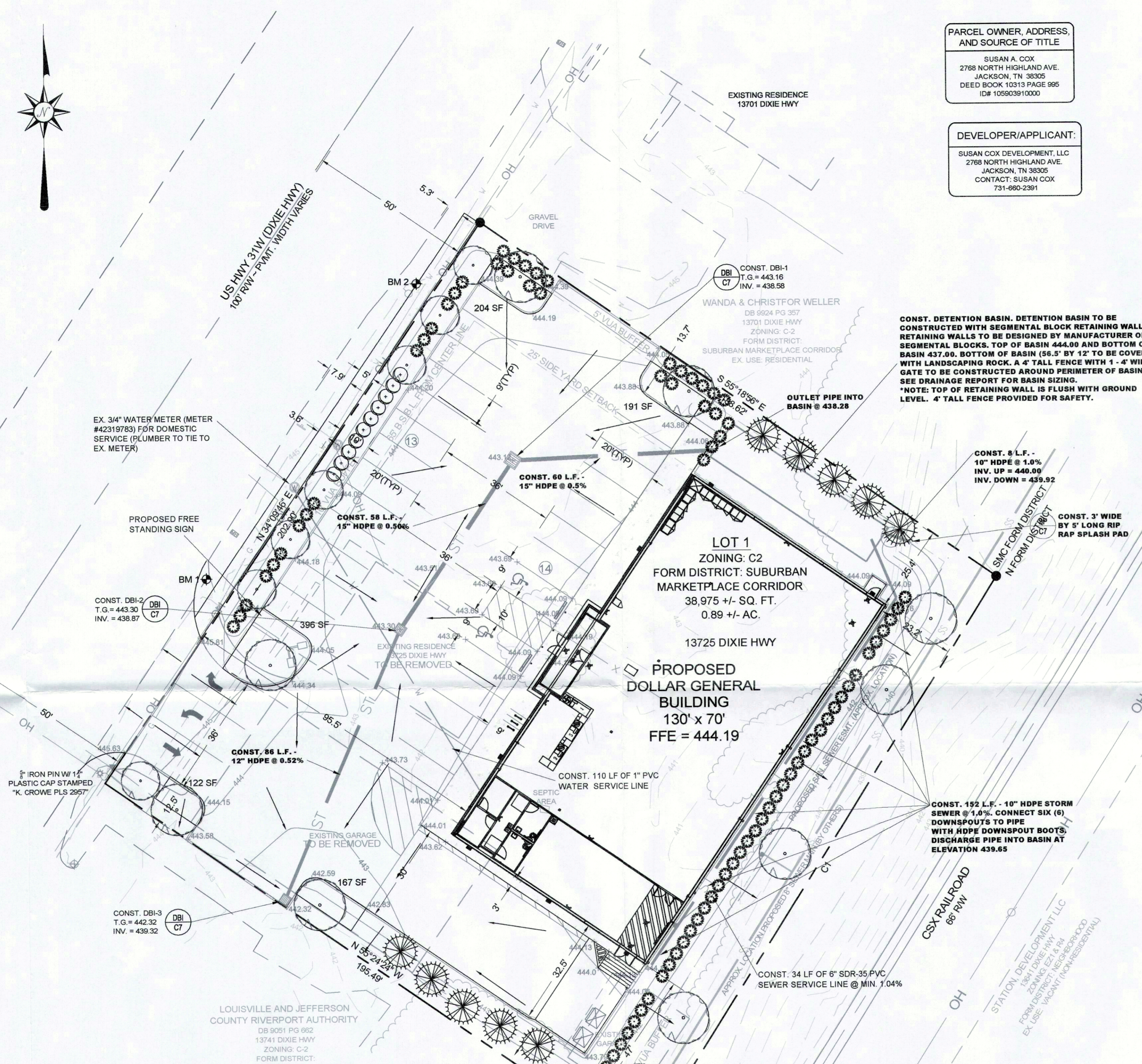
LOUISVILLE, JEFFERSON CO., KY
VICINITY MAP
(N.T.S.)



DUMPSTER ENCLOSURE ELEVATION
N.T.S.

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C2-COMMERCIAL	C2-COMMERCIAL
FORM DISTRICT	SUBURBAN MARKET PLACE	SUBURBAN MARKET PLACE
TOTAL SITE AREA	0.89 AC	0.89 AC
EXISTING USE	RESIDENTIAL / GARAGE	RESIDENTIAL / GARAGE
PROPOSED USE	RETAIL	RETAIL
LOT COVERAGE	MAXIMUM FLOOR AREA RATIO = 5	TOTAL FLOOR AREA = 9,100 SQ. FT. FLOOR AREA RATIO = 0.23
BUILDING SETBACKS	FRONT 65' FROM CAL (DIXIE HWY) SIDE 25' (NORTH) SIDE 0' (SOUTH) REAR 0' (EAST)	FRONT 95.5' (DIXIE HWY) SIDE 25.4' (NORTH) SIDE 50.5' (SOUTH) REAR 23.1' (EAST)
TOTAL PARKING	30 SPACES (MIN.) 24 SPACES (MIN.) W/ 20% REDUCTION 46 SPACES (MAX.)	27 SPACES PROVIDED 25 STANDARD SPACES 2 ADA SPACES
BUILDING SUMMARY		
BUILDING AREA		9,100 SQ. FT.
BUILDING HEIGHT		18' - 0" (SINGLE STORY)

TREE CANOPY REQUIREMENTS		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
GROSS SITE AREA	0.89 AC (38,975 SF.)	0.89 AC (38,975 SF.)
REQUIRED CANOPY FOR DEVELOPMENT	7,795 SF (20.0%)	7,795 SF (20.0%)
EXISTING TREE CANOPY (BASED ON SITE INSPECTION JUNE 2014)	6,225 SF (15.9%)	6,225 SF (15.9%)
PERCENT OF TREE CANOPY PRESERVED	0.5F (0.0%)	0.5F (0.0%)
PERCENT OF TREE CANOPY REDUCTION	100%	100%
TREE CANOPY TO BE PLANTED	15,142 SF (38.8%)	15,142 SF (38.8%)
10 TYPE A DECIDUOUS TREES @ 1-3/4" CAL. (720 SF CREDIT EACH)	7,200 SF	7,200 SF
10 TYPE A EVERGREEN TREES @ 6" HT. (720 SF CREDIT EACH)	7,200 SF	7,200 SF
3 TYPE C DECIDUOUS TREES @ 6" HT. (106 SF CREDIT EACH)	742 SF	742 SF
TOTAL CANOPY OF PROPOSED DEVELOPMENT	15,142 SF (38.8%)	15,142 SF (38.8%)
STREET TREES: 202.9' OF FRONTAGE / 30'	7 TREES REQUIRED 7 TREES PROVIDED	7 TREES PROVIDED
PERIMETER VUA SCREENING (VUA/PLB)	TREES REQ.	TREES PROV.
NORTH-EAST	2	2
NORTH-WEST	3	3
SOUTH-WEST	NO BUFFER REQUIRED	
TOTAL VUA PROPOSED	14,282 SF	14,282 SF
IA REQUIRED	1,071 SF (7.5%)	1,071 SF (7.5%)
IA PROVIDED	1,060 SF (7.5%)	1,060 SF (7.5%)
TREES REQUIRED	4 TREES	4 TREES
TREES PROVIDED	5 TREES	5 TREES



***PARKING REQUIRED:**
PER 9.1.3.F.9 OF THE LOUISVILLE DEVELOPMENT CODE MIN. NUMBER OF PARKING SPACES MAY BE REDUCED BY MEETING ANY 2 DESIGN CRITERIA FROM APPENDIX 5A OF THE CODE. THIS DEVELOPMENT MEETS 3 OF THE DESIGN CRITERIA ITEMS FROM APPENDIX 5A (#4, #5 AND #9) AND THEREFORE THE MINIMUM REQUIRED SPACES IS REDUCED FROM 30 TO 24.

WAIVERS REQUIRED:
1. LANDSCAPE WAIVER WILL BE REQUIRED FOR EXCEEDING 120' WITHOUT PROVIDING ILA.
2. WAIVER WILL BE REQUIRED FOR PARKING/VUA ENCRoACHING 11.3' INTO THE 25' SETBACK LINE ALONG THE NORTH PROPERTY LINE.
3. DESIGN WAIVER FROM THE 50% GLAZING REQUIREMENT ALONG DIXIE HWY.

PARCEL OWNER, ADDRESS AND SOURCE OF TITLE
SUSAN A. COX
2768 NORTH HIGHLAND AVE.
JACKSON, TN 38305
DEED BOOK 10313 PAGE 995
ID# 105903910000

DEVELOPER/APPLICANT:
SUSAN COX DEVELOPMENT, LLC
2768 NORTH HIGHLAND AVE.
JACKSON, TN 38305
CONTACT: SUSAN COX
731-660-2391

GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

***NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.**
CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
CONSTRUCTION PLAN, BOND, AND KYTC PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
ALL PARKING LOT LIGHTING SHALL FACE THE DOLLAR GENERAL STORE AND BE ORIENTED AWAY FROM THE ADJOINING PROPERTIES.
***NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.**
***NOTE: ALL PAVEMENT IS CONCRETE PAVEMENT.**

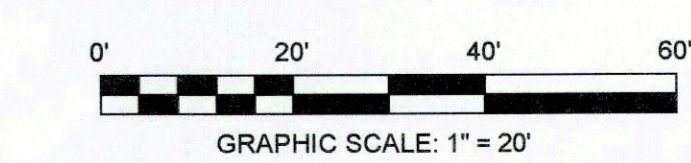
STORM WATER RUNOFF & WATER QUALITY CALCULATIONS

PRE-DEVELOPED	TOTAL AREA (A) = 0.89 ACRES AREA OF IMPERVIOUS (A _i) = 0.22 ACRES AREA OF PERVIOUS (A _p) = 0.67 ACRES
FLOW RATE	Q(2YR) = 1.85 CFS Q(10YR) = 3.15 CFS Q(25YR) = 4.48 CFS Q(100YR) = 4.83 CFS
POST-DEVELOPED	TOTAL AREA (A) = 0.89 ACRES AREA OF IMPERVIOUS (A _i) = 0.62 ACRES AREA OF PERVIOUS (A _p) = 0.27 ACRES
FLOW RATE	Q(2YR) = 3.67 CFS Q(10YR) = 5.53 CFS Q(25YR) = 7.43 CFS Q(100YR) = 7.92 CFS
FLOW RATE AT OUTLET PIPE OF BASIN*	Q(2YR) = 1.83 CFS Q(10YR) = 3.23 CFS Q(25YR) = 4.45 CFS Q(100YR) = 4.33 CFS

*HYDRAFLOW HYDROGRAPHS 2004 BY INTELISOLVE WAS USED TO COMPUTE BASIN AND OUTLET STRUCTURE SIZES. SEE DRAINAGE REPORT FOR BASIN SIZING.

CONSTRUCTION LEGEND

- HDPC C7 - HEAVY DUTY CONCRETE PAVEMENT
- SDCP C7 - STANDARD DUTY CONCRETE PAVEMENT
- ENT C7 - ENTRANCE CONCRETE PAVEMENT
- EC C7 - EXTRUDED CURB
- SS R1-1 - STOP SIGN MUTCD SIGN NO. R1-1 (SIZE 30" x 30")
- PS C8 - PYLON SIGN
- HPD C7 - HANDICAP PARKING ACCESS RAMP AND AISLE DETAILS
- SWTE C7 - SIDEWALK WITH TURNDOWN EDGE
- PP C8 - PERVIOUS PAVEMENT
- HC C8 - HEADER CURB



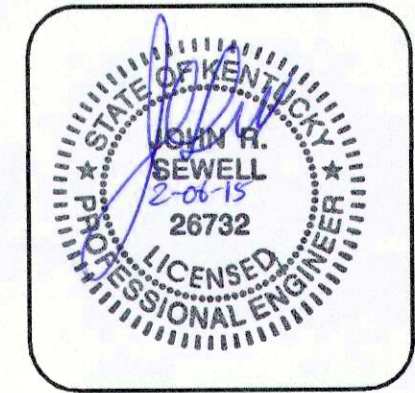
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FEB 09 2015
PLANNING & DESIGN SERVICES

REVISIONS

DOLLAR GENERAL
13725 DIXIE HWY
LOUISVILLE, KY 40272

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 750-9445

JOB NUMBER: L4638
DATE: 1-23-15
SCALE: 1" = 20'
DRAWN: B. ZACKERY
CHECKED: J. SEWELL
FILE PATH:



C2
SITE PLAN