

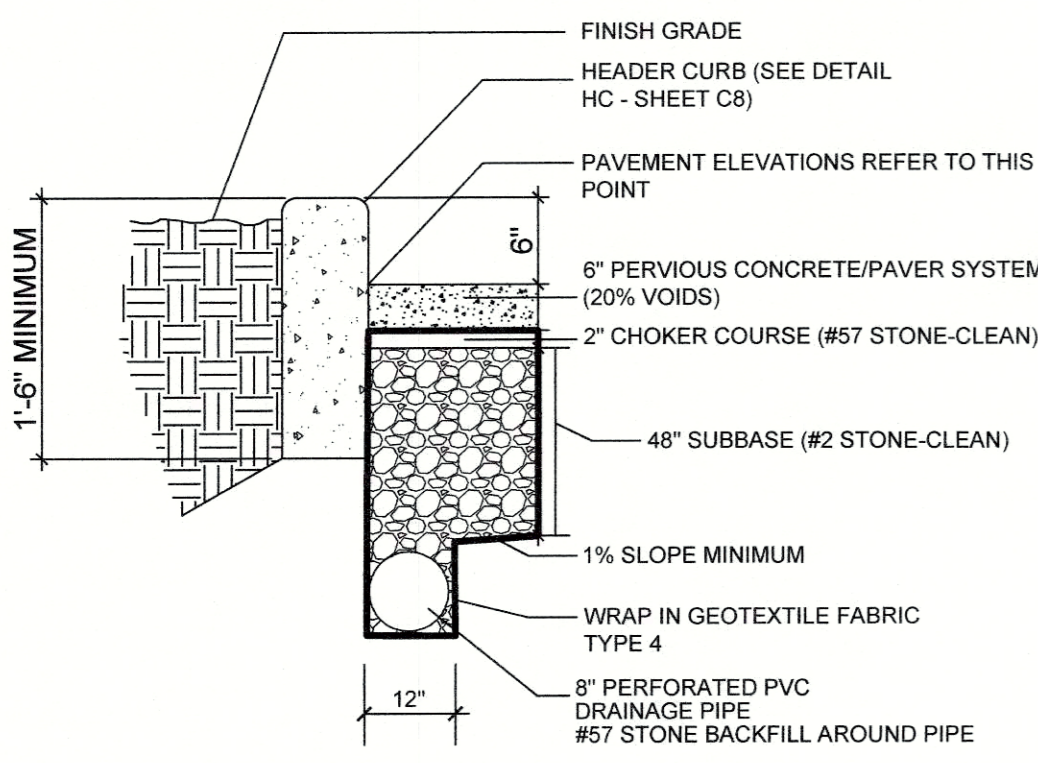
PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE  
 KENNIE & PATRICIA COMBS  
 2604 EVERGREEN WYNDE  
 LOUISVILLE, KY 40223  
 DEED BOOK 8071 PAGE 791  
 MINOR PLAT - DOCKET NO. 322-87  
 DB 5745 PG 971

TOTAL AREA OF SURVEY  
 41,487 +/- SQ. FT.  
 0.95 +/- ACRES

DEVELOPER'S NAME & ADDRESS  
 SUSAN COX DEVELOPMENT, LLC  
 2768 NORTH HIGHLAND AVE.  
 JACKSON, TN 38305

TREE CANOPY REQUIREMENTS	
STATISTIC	PERMITTED / REQUIREMENT
GROSS SITE AREA	0.95 +/- AC (41,487 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT	8,298 SF (20.0%)
EXISTING TREE CANOPY	1,877 SF (4.5%)
TREE CANOPY TO BE PRESERVED	0 SF (0.0%)
TREE CANOPY TO BE PLANTED	22,320 SF (53.8% OF SITE)
(17 TYPE A DECIDUOUS TREES @ 1 3/4" CAL. (720 SF CREDIT EACH) 12,240 SF (5 TYPE B DECIDUOUS TREES @ 6" HT. (432 SF CREDIT EACH) 2,160 SF (11 TYPE A EVERGREEN TREES @ 6" HT. (720 SF CREDIT EACH) 7,920 SF	
TOTAL TREE CANOPY	22,320 SF (53.8% OF SITE)

TRACT 1 DEVELOPMENT SUMMARY	
SITE AREA:	0.95 +/- AC.
EXISTING ZONING:	C1
PROPOSED ZONING:	C1
FORM DISTRICT:	NEIGHBORHOOD
PROPOSED USE:	GENERAL RETAIL
PROPOSED BUILDING SIZE:	9,100 TOTAL SQ. FT.
LOT COVERAGE:	67%
REQUIRED PARKING:	30 SPACES (MINIMUM)** 46 SPACES (MAXIMUM)
PROVIDED PARKING:	20 TOTAL 18 STANDARD SPACES 2 ADA SPACES
BICYCLE PARKING REQUIRED:	2 - LONG TERM SPACES 2 - SHORT TERM SPACES
BICYCLE PARKING PROVIDED:	4 SPACES (2 LONG-TERM/2 SHORT-TERM)
HEIGHT OF STRUCTURE:	18'



PERVIOUS PAVEMENT  
 N.T.S.



STORMWATER MANAGEMENT INFORMATION	
PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 73 IMPERVIOUS AREA: 0.50 ACRES	CURVE NUMBER: 90 IMPERVIOUS AREA: 0.64 ACRES
LAND USE: COMMERCIAL = HIGH DENSITY	LAND USE: COMMERCIAL = HIGH DENSITY

- VARIANCES/WAIVERS REQUIRED:**
- LANDSCAPE WAIVER WILL BE REQUIRED ALONG THE NORTH PROPERTY LINE WHERE PARKING IS 25' FROM PROPERTY LINE INSTEAD OF THE 30' REQUIRED.
  - VARIANCE REQUIRED FOR BUILDING SETBACK EXCEEDING 80' ALONG SMYRNA PARKWAY.
  - PARKING WAIVER IS BEING REQUIRED TO REDUCE THE REQUIRED PARKING FROM 21 SPACES TO 20 SPACES.

**\*\*PARKING REQUIRED:**  
 PER 9.1.3.F.1 OF THE LOUISVILLE DEVELOPMENT CODE A 10% CREDIT CAN BE APPLIED TO THE MIN. NUMBER OF PARKING SPACES FOR BEING LOCATED ALONG A TARC ROUTE (ROUTE #43)  
 PER LOUISVILLE LAND DEVELOPMENT CODE APPENDIX 5A AN ADDITIONAL 20% CREDIT FOR SITE DESIGN MAY BE APPLIED TO THE MIN. NUMBER OF PARKING SPACES REQUIRED. THE PROPOSED SITE MEETS CRITERIA #1 AND #5 (CONCRETE PAVEMENT MEETS THE REFLECTIVE INDEX REQUIREMENT. ENTIRE PARKING LOT IS CONCRETE.)

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C1 - COMMERCIAL	C1 - COMMERCIAL
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	VACANT	N/A
PROPOSED USE	RETAIL	RETAIL
TOTAL SITE AREA	N/A	0.95 +/- AC (41,487 +/- SF)
LOT COVERAGE	MAX. FLOOR AREA RATIO = 1.0	TOTAL FLOOR AREA = 9,100 SF FLOOR AREA RATIO = 0.22
BUILDING SETBACKS	FRONT: 85' MAX (OUTER LOOP) FRONT: 80' MAX (SMYRNA PKWY) REAR: 0' (EAST) REAR: 0' (SOUTH)	FRONT: 88.4' (OUTER LOOP) FRONT: 84' (SMYRNA PARKWAY) REAR: 11.9' (EAST) REAR: 20.2' (SOUTH)
TOTAL PARKING	MINIMUM: 30 SPACES** 1 SPACE PER 300 SF OF BUILDING MAXIMUM: 46 SPACES** 1 SPACE PER 200 SF OF BUILDING	2 ADA SPACES PROVIDED 20 TOTAL SPACES PROVIDED*

\* WAIVER / VARIANCE TO BE REQUESTED

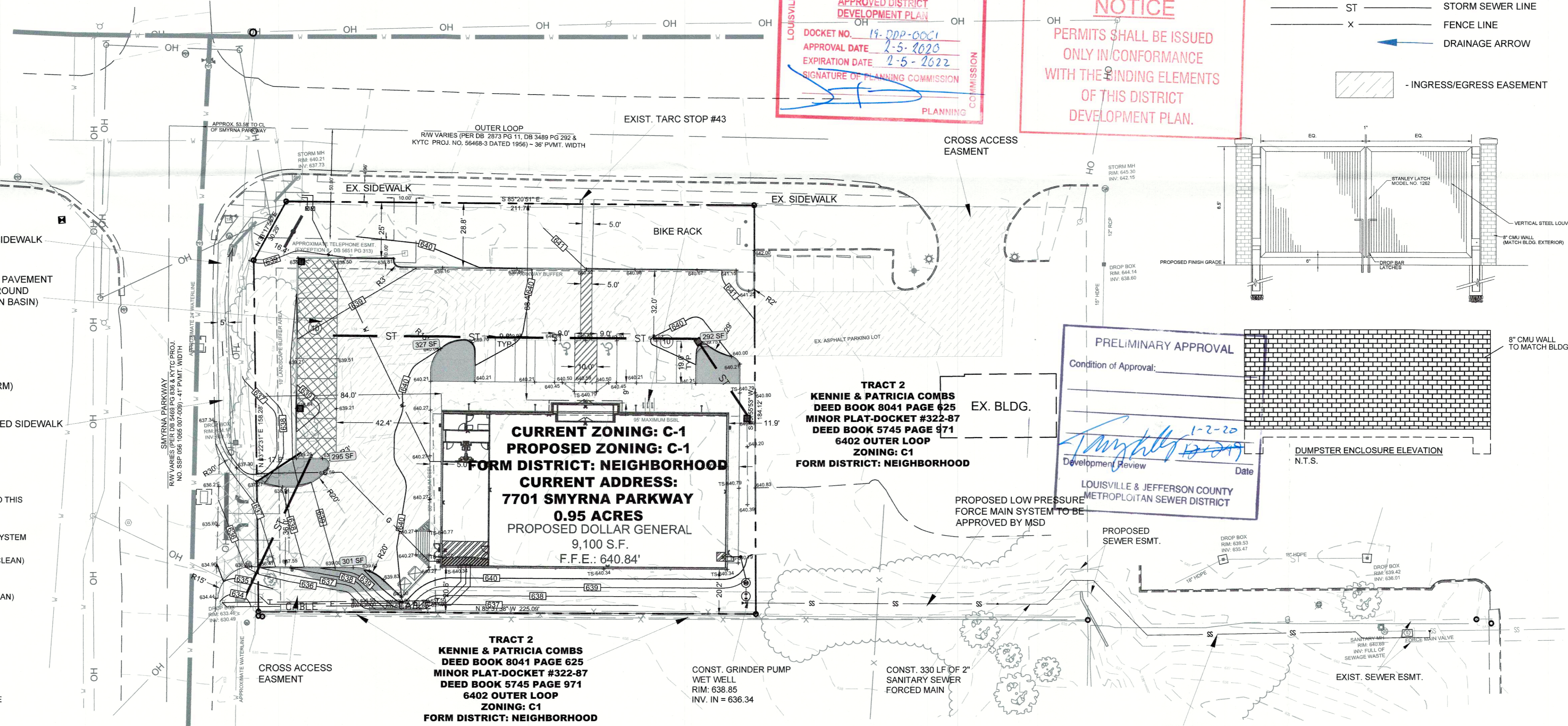
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	MAXIMUM: 1.0	0.22
BUILDING AREA	N/A	TOTAL: 9,100 SF / SALES: 7,263 SF
BUILDING HEIGHT	30'	1 STORY / 18 FEET

- \*NOTES:**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
  - SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
  - ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/ 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/ 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED 100-YEAR RUNOFF RATES MUST BE REDUCED TO AT OR BELOW PREDEVELOPED 10-YEAR RATES.
  - MSD SANITARY SEWERS WILL BE AVAILABLE THROUGH A PROPOSED LOW PRESSURE FORCE MAIN SYSTEM. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE. SEWER SYSTEM REQUIRE APPROVAL FROM KDDW VIA THE MSD LATERAL EXTENSION PROCESS.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
  - AN MSD DRAINAGE BOND WILL BE REQUIRED.
  - ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A SEWER AND DRAINAGE EASEMENT.
  - SITE WILL BE SERVED BY A PROPOSED PUBLIC FORCE MAIN FOR SEWER SERVICE.
  - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
  - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
  - RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
  - UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL. BASIN VOLUME SHALL BE SIZED FOR CURRENT DESIGN SPECIFICATIONS. THE PRE-DEVELOPMENT CURVE NUMBER SHALL BE DETERMINED BY THE SITE CONDITIONS PRIOR TO THE EXISTING DETENTION BASIN THAT IS BEING REPLACED.
  - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

METRO  
 APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 19-202-0001  
 APPROVAL DATE 2-5-2020  
 EXPIRATION DATE 2-5-2022  
 SIGNATURE OF PLANNING COMMISSION

**NOTICE**  
 PERMITS SHALL BE ISSUED  
 ONLY IN CONFORMANCE  
 WITH THE BINDING ELEMENTS  
 OF THIS DISTRICT  
 DEVELOPMENT PLAN.

LEGEND	
○	1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "J. ARNOLD PLS 2934" FOUND UNLESS NOTED
⊕	BENCHMARK
⊙	IRON PIN FOUND
●	IRON PIN SET
⊗	CONCRETE R/W MONUMENT
⊗	SANITARY SEWER MANHOLE
⊗	SANITARY SEWER CLEAN OUT
⊗	ANCHOR
⊗	UTILITY POLE
⊗	ELECTRIC BOX
⊗	ELECTRIC METER
⊗	GAS VALVE
⊗	WATER VALVE
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	GAS METER
⊗	TELEPHONE PEDESTAL
⊗	STORM SEWER MANHOLE
⊗	BUILDING SET BACK LINE
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENTS
---	LOT LINE TO BE ABANDONED
---	CENTERLINE
G	GAS LINE
OH	OVERHEAD UTILITIES
T	BURIED TELEPHONE
SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
X	FENCE LINE
→	DRAINAGE ARROW
▨	INGRESS/EGRESS EASEMENT

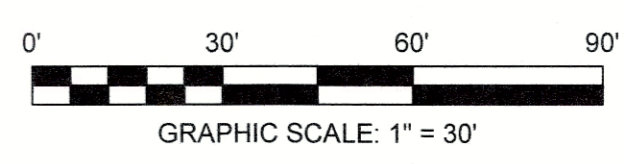


**TOTAL AREA DISTURBED:  
 0.89 ACRES**

**FLOODPLAIN INFORMATION**  
 THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0065 WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS:

BY: *[Signature]*  
 DATE: 11/2/20  
 LOUISVILLE/ JEFFERSON COUNTY  
 METRO PUBLIC WORKS



**WM #228**

REVISIONS	

**DOLLAR GENERAL**  
 7701 SMYRNA PWKY  
 LOUISVILLE, KY 40228

**ACES**  
 ARNOLD CONSULTING  
 ENGINEERING SERVICES, INC.  
 P.O. BOX 1338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 780-9445

JOB NUMBER: 19-2002-L  
 DATE: 12-11-2019  
 SCALE: 1" = 30'  
 DRAWN: S. PEAY  
 CHECKED: B. ZACKERY  
 FILE PATH: DEVELOPMENT PLAN

**DP**  
 DEVELOPMENT  
 PLAN

RECEIVED  
 NOV 16 2019  
 PLANNING &  
 DESIGN SERVICES