



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

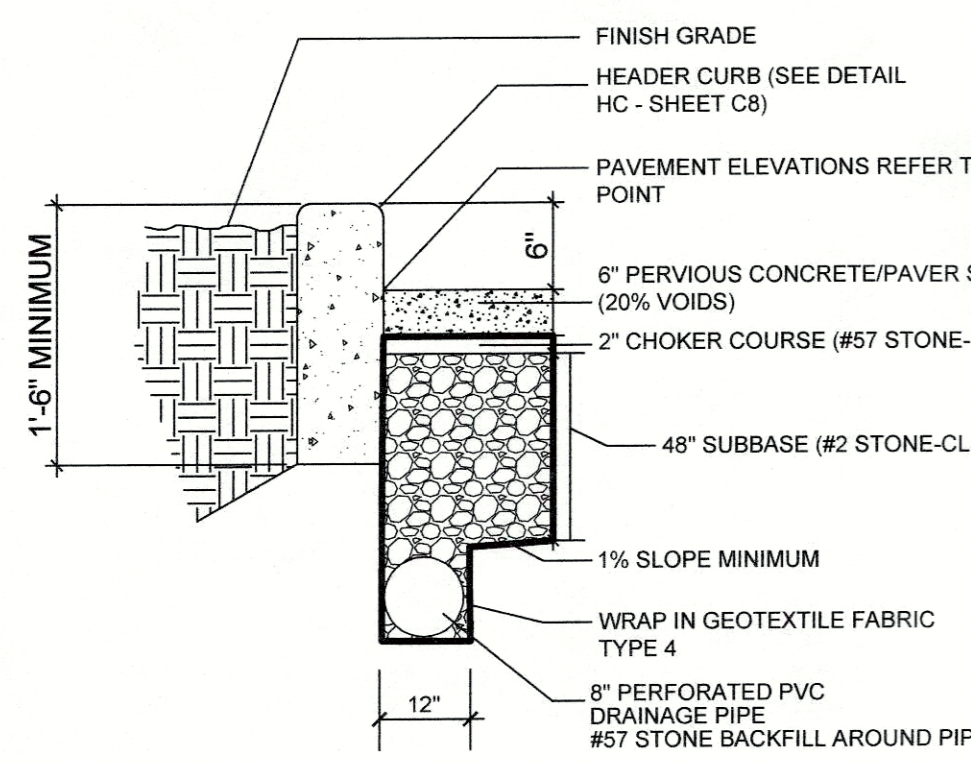
TOTAL AREA OF SURVEY
 41,487 +/- SQ. FT.
 0.95 +/- ACRES

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	8,288 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) 5 TYPE B DECIDUOUS TREES @ 6" HT. (432 SF CREDIT EACH) 11 TYPE A EVERGREEN TREES @ 6" HT. (720 SF CREDIT EACH)	
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)** 48 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 *NET INCREASE OF 0.14 ACRES IMPERVIOUS AREA
LAND USE: COMMERCIAL = HIGH DENSITY	LAND USE: COMMERCIAL = HIGH DENSITY

VARIANCES/WAIVERS REQUIRED:

1. LANDSCAPE WAIVER WILL BE REQUIRED ALONG THE NORTH PROPERTY LINE WHERE PARKING IS 25' FROM PROPERTY LINE INSTEAD OF THE 30' REQUIRED.
2. VARIANCE REQUIRED FOR BUILDING SETBACK EXCEEDING 80' ALONG SMYRNA PARKWAY.
3. 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)

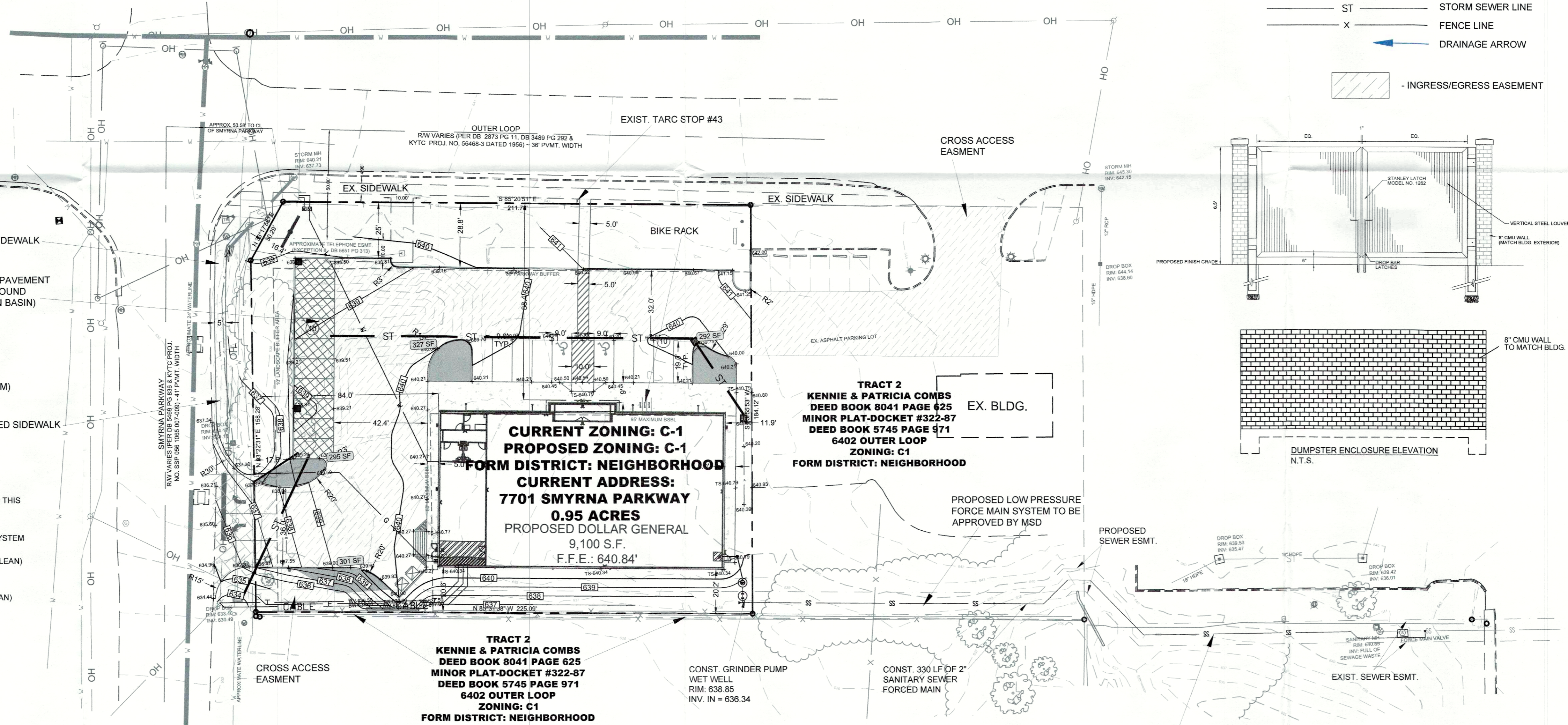
PER LOUISVILLE LAND DEVELOPMENT CODE APPENDIX 5A AN ADDITIONAL 20% CREDIT FOR SITE DESIGN MAY BE APPLIED TO THE MIN. NUMBER OF PARKING SPACES REQUIRED. THE PROPOSED SITE MEETS CRITERIA #1 AND #5 (CONCRETE PAVEMENT MEETS THE REFLECTIVE INDEX REQUIREMENT. ENTIRE PARKING LOT IS CONCRETE.)

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: 48 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: 7,283 SF
BUILDING HEIGHT	30'	1 STORY / 18 FEET

- NOTES:**
1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
 2. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 3. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
 4. ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/5' 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6' 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
 5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 6. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED 100-YEAR RUNOFF RATES MUST BE REDUCED TO AT OR BELOW PREDEVELOPED 10-YEAR RATES.
 7. 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 KDOOW VIA THE MSD LATERAL EXTENSION PROCESS.
 8. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
 9. 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.
 10. AN MSD DRAINAGE BOND WILL BE REQUIRED.
 11. ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A SEWER AND DRAINAGE EASEMENT.
 12. SITE WILL BE SERVED BY A PROPOSED PUBLIC FORCE MAIN FOR SEWER SERVICE.
 13. 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.
 14. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 15. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
 16. 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.
 17. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.



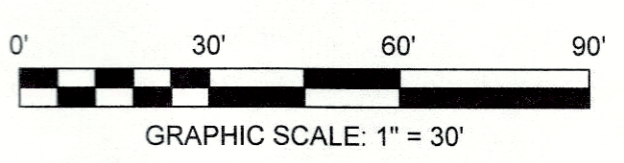
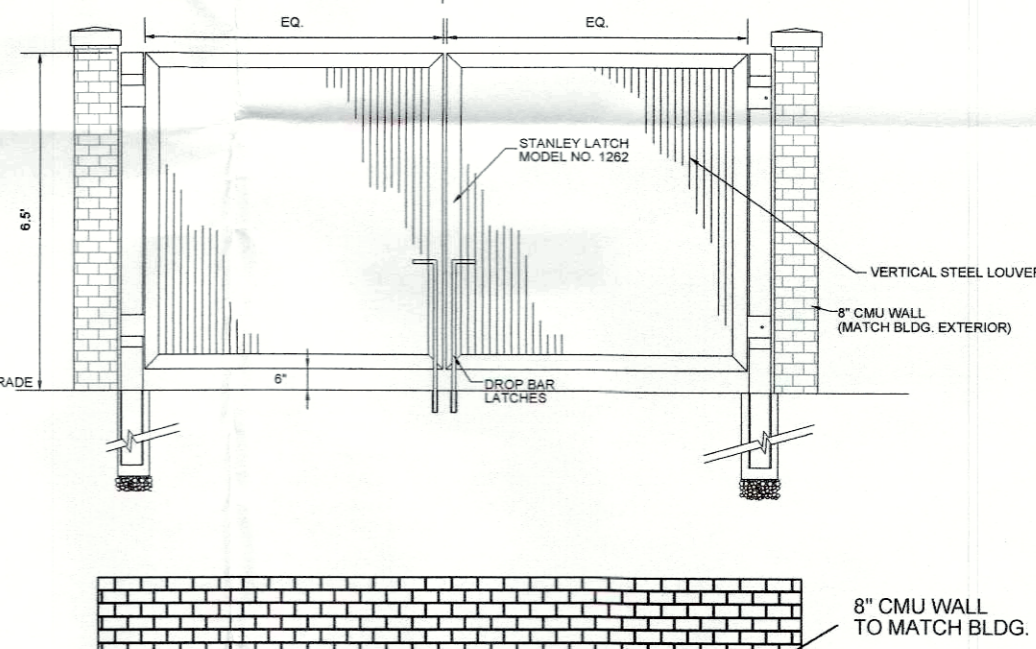
TRACT 1
 KENNIE & PATRICIA COMBS
 DEED BOOK 8041 PAGE 625
 MINOR PLAT-DOCKET #322-87
 DEED BOOK 5745 PAGE 971
 6402 OUTER LOOP
 ZONING: C1
 FORM DISTRICT: NEIGHBORHOOD

TRACT 2
 KENNIE & PATRICIA COMBS
 DEED BOOK 8041 PAGE 625
 MINOR PLAT-DOCKET #322-87
 DEED BOOK 5745 PAGE 971
 6402 OUTER LOOP
 ZONING: C1
 FORM DISTRICT: NEIGHBORHOOD

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 #2111C0095E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

- 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
 - BSSL BUILDING SET BACK LINE
 - PROPERTY LINE
 - SETBACK LINE
 - EASEMENTS
 - LOT LINE TO BE ABANDONED
 - CENTERLINE
 - GAS LINE
 - OVERHEAD UTILITIES
 - BURIED TELEPHONE
 - SANITARY SEWER LINE
 - WATER LINE
 - STORM SEWER LINE
 - FENCE LINE
 - DRAINAGE ARROW
 - ▨ - INGRESS/EGRESS EASEMENT



REVISIONS

NO.	DESCRIPTION

DOLLAR GENERAL
 7701 SMYRNA PWKY
 LOUISVILLE, KY 40228

ACDS
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1938
 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

WM #228

RECEIVED
 DEC 16 2019
 PLANNING &
 DESIGN SERVICES
 19-2 DDP - 0061