



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 MONTEZ MALONE
 5923 GRANDEL MEADOW COURT
 LOUISVILLE, KY 40258
 DEED BOOK 11759 PAGE 361

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

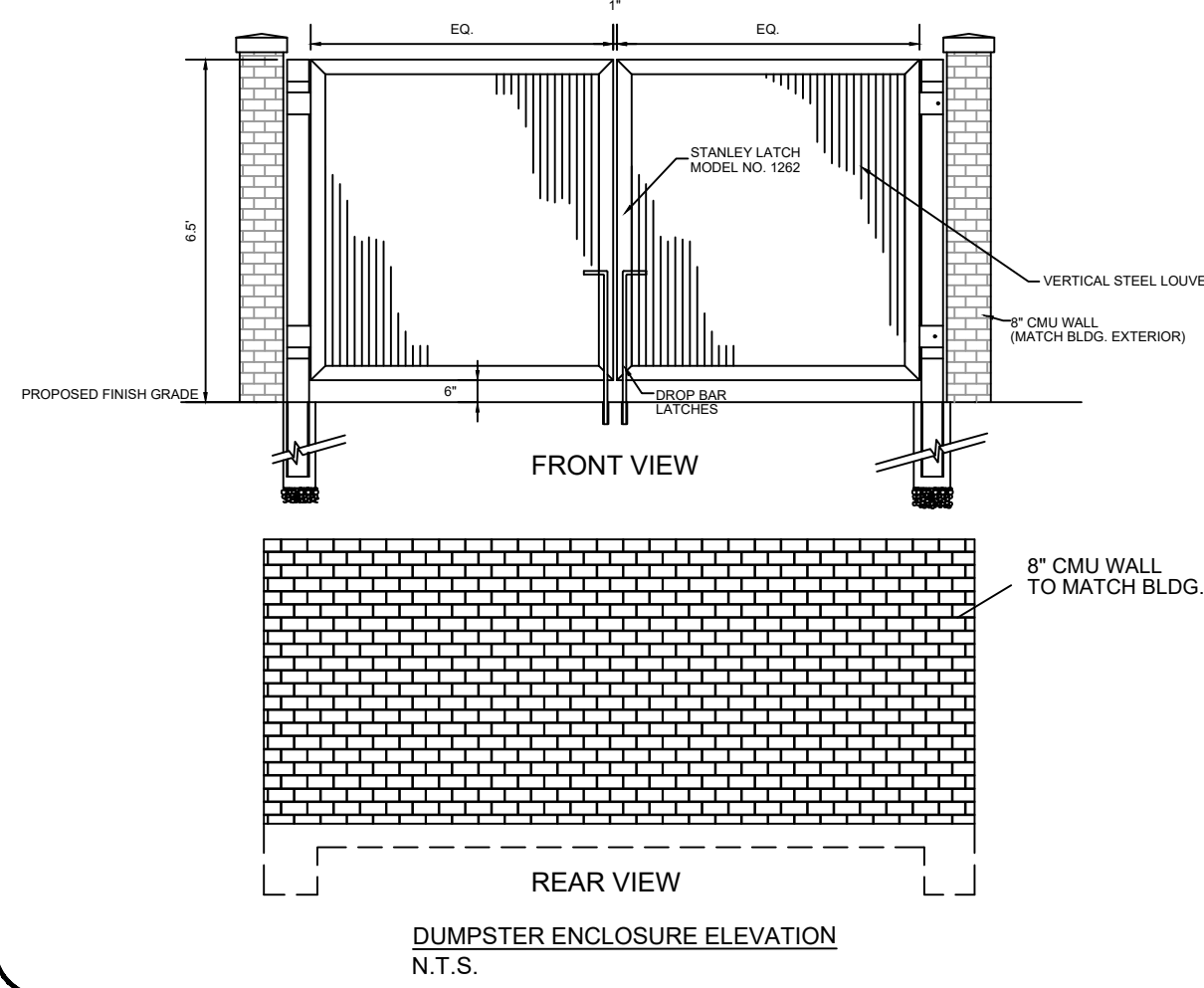
FLOODPLAIN INFORMATION
 THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE MAP (FIRM) FOR JEFFERSON COUNTY, KY FRIM MAP #21111C0072F. WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021.

LOUISVILLE METRO EMERGENCY SERVICES NOTE
 LOUISVILLE METRO EMERGENCY SERVICES HAS REVIEWED THE CHANGE IN ZONING-FORM DISTRICT FOR DOCKET NO. 22-ZONE-0111, FOR DOLLAR GENERAL MONTEZ MALONE, LOCATED AT 7717 & 7721 ST. ANDREWS CHURCH ROAD AND WE HAVE THE CONCERNS LISTED BELOW:

1. THE CURRENT LOT PATTERN SHOWN IN THE LOJIC PARCEL LAYER DOES NOT CONFORM WITH THE LOT PATTERN SHOWN ON THIS PLAN. A MINOR PLAT, DEED OF CONSOLIDATION OR OTHER INSTRUMENT WILL NEED TO BE APPROVED AND RECORDED TO REVISE THE EXISTING LOT PATTERN.
2. UPON APPROVAL OF THIS ZONING CHANGE THE OWNER/DEVELOPER WILL NEED TO CONTACT OUR OFFICE TO HAVE AN ADDRESS ASSIGNED FOR THIS DEVELOPMENT. THE PLEASURE RIDGE PARK FIRE DEPT. WILL NEED TO REVIEW AND APPROVE ANY PROPOSED ADDRESS PRIOR TO FINAL APPROVAL. THE REQUEST FOR AN ADDRESS ASSIGNMENT SHOULD BE MADE WELL IN ADVANCE OF ANY APPLICATION FOR PERMITS.

TREE CANOPY CALCULATIONS	
STATISTIC	PERMITTED / REQUIRED
GROSS SITE AREA:	1.97 +/- AC (85,669 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT:	29,984 SF (35.0% OF SITE)
EXISTING TREE CANOPY:	1,800 SF (2.1% OF SITE)
1 TYPE A TREE @ 12" TO LESS THAN 24" CALIPER (1,800 SF CREDIT EACH)	
TREE CANOPY TO BE PRESERVED:	0 SF (0.0% OF SITE)
1 TYPE A TREE @ 12" TO LESS THAN 24" CALIPER TO BE REMOVED (LOSS OF 1,800 SF CREDIT)	
INTERIOR LANDSCAPING	
TOTAL VEHICLE USE AREA:	21,588 SF
INTERIOR LANDSCAPING REQUIRED:	1,619 SF (7.5%)
INTERIOR LANDSCAPING PROVIDED:	1,670 SF (7.8%)

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	R6 - MULTI-FAMILY RESIDENTIAL	CN - COMMERCIAL NEIGHBORHOOD
PARCEL NUMBER		103301290000 & 103301040000
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	VACANT	N/A
PROPOSED USE	RETAIL	RETAIL
TOTAL SITE AREA	N/A	1.97 +/- AC (85,669 +/- SF)
BUILDING SETBACKS	MIN. FRONT: 10' MAX. FRONT: 80' SIDE: 30' REAR: 50'	FRONT (ST. ANDREWS CHURCH RD): 75.91' FRONT (CARDINAL OAKS DR): 52.16' SIDE (EAST): 180.50' SIDE (EAST): 100.27' REAR (SOUTH): 89.50'
TOTAL PARKING	MINIMUM: 21 SPACES 1 SPACE PER 500 SF OF BUILDING MAXIMUM: 53 SPACES 1 SPACE PER 200 SF OF BUILDING 3 BICYCLE PARKING SPACES	32 TOTAL PARKING SPACES 30 STANDARD SPACES 2 ADA SPACES 3 BICYCLE PARKING SPACES
BUILDING SUMMARY		
F.A.R.	MAXIMUM: 1.0	0.124
BUILDING AREA	N/A	BUILDING FOOT PRINT AREA: 10,640 SF GROSS FLOOR AREA OF SALES FLOOR: 8,490 SF
BUILDING HEIGHT	30'	16'-0" (1 STORY)



DEVELOPMENT SUMMARY	
SITE AREA:	1.97 +/- AC.
EXISTING ZONING:	R-6
PROPOSED ZONING:	CN
FORM DISTRICT:	NEIGHBORHOOD GENERAL RETAIL
PROPOSED BUILDING SIZE:	10,640 TOTAL SQ. FT.
EXISTING IMPERVIOUS AREA:	0.0 AC. (0%)
PROPOSED IMPERVIOUS AREA:	0.84 AC. (42.6%)
REQUIRED PARKING:	21 SPACES (MINIMUM) 53 SPACES (MAXIMUM)
PROVIDED PARKING:	32 TOTAL 30 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' PROPOSED/30' ALLOWED

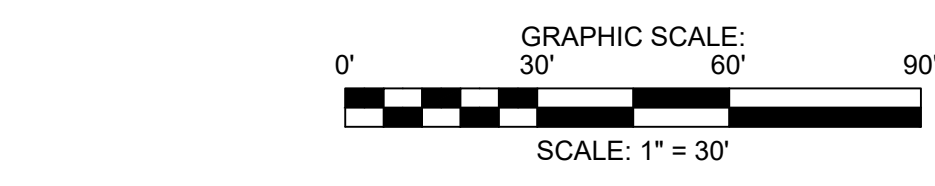
**TOTAL AREA DISTURBED:
1.82 ACRES**

STORMWATER MANAGEMENT INFORMATION	
PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 73 IMPERVIOUS AREA: 0.00 ACRES	COMPOSITE CURVE NUMBER: 84 IMPERVIOUS AREA: 0.84 ACRES (CN=98)
LAND USE: VACANT	IMPERVIOUS AREA: 1.13 ACRES (CN=74)
COMMERCIAL = HIGH DENSITY	*NET INCREASE OF 0.84 ACRES IMPERVIOUS AREA
Q (100YR) = 10.28 CFS	LAND USE: COMMERCIAL = HIGH DENSITY
	PROPOSED BASIN
	APPROX. SQ. FT. SURFACE AREA = 10,778 SQ. FT. APPROXIMATE AVERAGE DEPTH = 3.5 FEET TOP OF BASIN ELEV. = 488.00 BASIN VOLUME PROVIDED @ 485.00 = 12,659 CU. FT. 100YR ELEV. = 484.48 Q (100YR) = 3.547 CFS @ 10" BASIN OUTLET PIPE

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
- BSBL BUILDING SET BACK LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- 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

- *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" 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6" 4,000 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 FLOWS WILL BE LIMITED TO THE PRE-DEVELOPED FLOWS OF THE 2, 10, 25 YEAR STORMS AND LIMITED TO 50% OF THE 100-YEAR RUNOFF RATES.
 7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
 8. 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.
 9. AN MSD DRAINAGE DITCH WILL BE REQUIRED.
 10. ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A SEWER AND DRAINAGE EASEMENT.
 11. SANITARY SEWER SERVICE WILL BE PROVIDED BY A PROPOSED PSC. FEES AND ANY APPLICABLE CHARGES WILL APPLY.
 12. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ALL ADJACENT PROPERTIES.
 13. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 14. 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.
 15. FINAL DESIGN OF THIS SITE MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS AS SET FORTH IN THE MSD REGULATIONS. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF BEST GREEN MGMT PRACTICES.
 16. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
 17. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
 18. STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES.



REVISIONS

DOLLAR GENERAL
 7717 & 7721 ST. ANDREWS CHURCH ROAD
 LOUISVILLE, KY 40214

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1336
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER: 22-3279
 DATE: 10-20-2022
 SCALE: 1" = 30'
 DRAWN: B. ZACKERY
 CHECKED: B. ZACKERY
 APPROVED: B. ZACKERY

DP
 DEVELOPMENT
 PLAN

22-ZONEPA-0081 WM#11972