



**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:

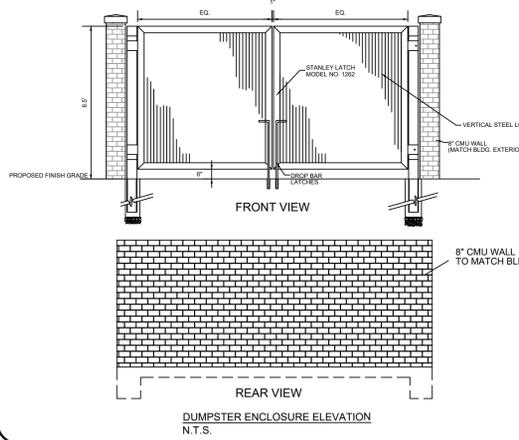
- THE CURRENT LOT PATTERN SHOWN IN THE LOJIC PARCEL LAYER DOES NOT CONFORM WITH THE LOT PATTERN SHOWN ON THIS PLAN. A MINOR PLAT, DEED OF CONSOLIDATION OR OTHER INSTRUMENT WILL NEED TO BE APPROVED AND RECORDED TO REVISE THE EXISTING LOT PATTERN.
- UPON APPROVAL OF THIS ZONING CHANGE THE OWNER/DEVELOPER 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) |                             |
| <b>INTERIOR LANDSCAPING</b>                                                          |                             |
| 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'<br>MAX. FRONT: 80'<br>SIDE: 30'<br>REAR: 50'                                                                             | FRONT (ST. ANDREWS CHURCH RD): 75.91'<br>FRONT (CARDINAL OAKS DR): 52.16'<br>SIDE (EAST): 180.50'<br>SIDE (EAST): 100.27'<br>REAR (SOUTH): 89.50' |
| TOTAL PARKING           | MINIMUM: 21 SPACES<br>1 SPACE PER 500 SF OF BUILDING<br>MAXIMUM: 53 SPACES<br>1 SPACE PER 200 SF OF BUILDING<br>3 BICYCLE PARKING SPACES | 32 TOTAL PARKING SPACES<br>30 STANDARD SPACES<br>2 ADA SPACES<br>3 BICYCLE PARKING SPACES                                                         |
| <b>BUILDING SUMMARY</b> |                                                                                                                                          |                                                                                                                                                   |
| F.A.R.                  | MAXIMUM: 1.0                                                                                                                             | 0.124                                                                                                                                             |
| BUILDING AREA           | N/A                                                                                                                                      | BUILDING FOOT PRINT AREA: 10,640 SF<br>GROSS FLOOR AREA OF SALES FLOOR: 8,490 SF                                                                  |
| BUILDING HEIGHT         | 30'                                                                                                                                      | 18'-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)  
 32 TOTAL  
 30 STANDARD SPACES  
 2 ADA SPACES

PROVIDED PARKING:  
 2 - LONG TERM SPACES  
 2 - SHORT TERM SPACES  
 4 SPACES (2 LONG-TERM/2 SHORT-TERM)

BICYCLE PARKING REQUIRED: 18' PROPOSED/30' ALLOWED

BICYCLE PARKING PROVIDED:  
 HEIGHT OF STRUCTURE: 18' PROPOSED/30' ALLOWED

**TOTAL AREA DISTURBED:  
1.82 ACRES**

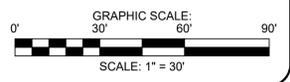
**STORMWATER MANAGEMENT INFORMATION**

| PRE-DEVELOPED                                             | POST-DEVELOPED                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPOSITE CURVE NUMBER: 73<br>IMPERVIOUS AREA: 0.00 ACRES | COMPOSITE CURVE NUMBER: 84<br>IMPERVIOUS AREA: 0.84 ACRES (CN=98)<br>PERVIOUS AREA: 1.13 ACRES (CN=74)                                                                                                                                                           |
| LAND USE: VACANT                                          | *NET INCREASE OF 0.84 ACRES IMPERVIOUS AREA                                                                                                                                                                                                                      |
| COMMERCIAL = HIGH DENSITY                                 | LAND USE: COMMERCIAL = HIGH DENSITY                                                                                                                                                                                                                              |
| Q (100YR) = 10.28 CFS                                     | PROPOSED BASIN<br>APPROX. SQ. FT. SURFACE AREA = 10,778 SQ. FT.<br>APPROXIMATE AVERAGE DEPTH = 3.5 FEET<br>TOP OF BASIN ELEV = 488.00<br>BASIN VOLUME PROVIDED @ 485.00 = 12,659 CU.FT.<br>100YR ELEV. = 484.48<br>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:**
- 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/5" 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6" 4,000 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 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.
  - 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 DITCH WILL BE REQUIRED.
  - ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A SEWER AND DRAINAGE EASEMENT.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY A PROPOSED PSC. FEES AND ANY APPLICABLE CHARGES WILL APPLY.
  - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ALL ADJACENT PROPERTIES.
  - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
  - 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.
  - 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.
  - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
  - 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.
  - STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES.



**REVISIONS**

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |

**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