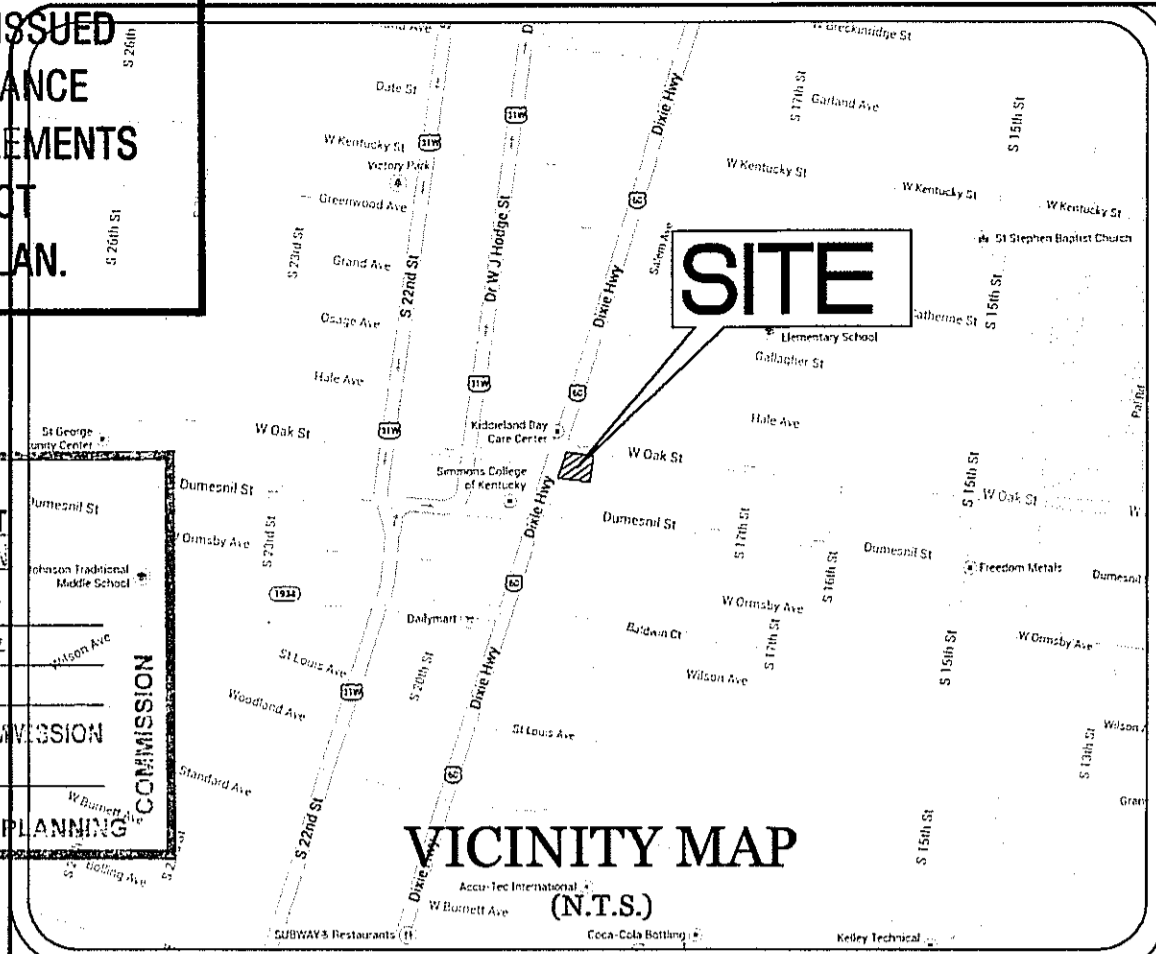


NOTICE

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

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 14ZONE1029
APPROVAL DATE: 11/20/14
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION



LOUISVILLE - JEFFERSON CO., KY

VARIANCES/WAIVERS REQUIRED:

- RIGHT OF WAY WAIVER WILL BE REQUIRED FROM METRO PUBLIC WORKS FOR THE 60' FROM C/L ROW REQUIREMENT.**
- LANDSCAPE WAIVER WILL BE REQUIRED ALONG THE SOUTH PROPERTY LINE WHERE PARKING IS 4.6' FROM PROPERTY LINE INSTEAD OF THE 10' REQUIRED.**
- LANDSCAPE WAIVER WILL BE REQUIRED FOR DISTANCE GREATER THAN 120' BETWEEN ILA ALONG THE PARKING SPACES ADJACENT THE SOUTH FAÇADE OF THE BUILDING.**
- DESIGN WAIVER FROM THE 50% GLAZING REQUIREMENT ALONG OAK STREET AND FOR ENTRANCE NOT LOCATED AT CORNER OF INTERSECTION.**
- WAIVER WILL BE REQUIRED FOR SCREENING PARKING AREA. PARKING AREA IS 42% OF LOT FRONTAGE ALONG DIXIE HIGHWAY WHICH EXCEEDS THE 40% REQUIREMENT.**
- VARIANCE REQUIRED FOR BUILDING SETBACK EXCEEDING 0' ALONG W. OAK ST. AT INTERSECTION.**

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

HAROLD & SUE SMITH LIVING TRUST
2710 HEIGHTS LANE
LAGRANGE, KY 40031
DEED BOOK 10003 PAGE 558

HOAGLAND REAL ESTATE, LLC
9103 KINGDOM WAY
LOUISVILLE, KY 40291
DEED BOOK 8789 PAGE 193

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°19'01" E	12.22'
L2	S 81°55'59" E	24.78'
L3	N 18°42'24" E	2.28'
L4	N 83°08'09" W	12.09'

***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 AVAILABLE BY EXISTING CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.
- 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 15" SEWER AND DRAINAGE EASEMENT.
- PREVIOUSLY APPROVED CUP FOR OFF STREET PARKING EXISTS ON SITE UNDER B-194 & B-195-01.
- SITE IS IN AN AREA OF COMBINED SEWER FLOODING. THE LOWEST FLOOR OF THE STRUCTURE MUST BE VERIFIED AT OR ABOVE 453.60.

LEGEND

- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- SANITARY SEWER MANHOLE
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- ROAD SIGN
- SHRUB
- TREE
- MAILBOX
- LAMP POLE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- BURIED CABLE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- DRAINAGE EASEMENT
- TYPE 'A' TREE (720 SF)
- TYPE 'B' TREE (432 SF)

CONSTRUCTION LEGEND

- HANDICAP SYMBOL
- SIDEWALK
- POROUS PAVEMENT
- ALLEY TO BE CLOSED

STORM WATER RUNOFF CALCULATIONS

PRE-DEVELOPED
TOTAL AREA (A) = 0.72 ACRES
AREA OF IMPERVIOUS (A_i) = 0.14 ACRES
AREA OF PERVIOUS (A_p) = 0.58 ACRES
C_i = 0.95 C_p = 0.25
WT. "C" = (A_i * C_i) + (A_p * C_p) = (0.14 * 0.95) + (0.58 * 0.25) = 0.39
A_T = 0.72

POST-DEVELOPED
TOTAL AREA (A) = 0.72 ACRES
AREA OF IMPERVIOUS (A_i) = 0.59 ACRES
AREA OF PERVIOUS (A_p) = 0.12 ACRES
C_i = 0.95 C_p = 0.25
WT. "C" = (A_i * C_i) + (A_p * C_p) = (0.59 * 0.95) + (0.13 * 0.25) = 0.62
A_T = 0.72

Δ "C" = 0.62 - 0.39 = 0.43

DETENTION CALCULATIONS

PRE-DEVELOP	POST-DEVELOP (BASIN OUTLET)
Q(2) = 2.192 CFS	Q(2) = 2.002 CFS
Q(10) = 3.480 CFS	Q(10) = 2.550 CFS
Q(100) = 5.169 CFS	Q(100) = 3.170 CFS

*HYDRAPLOW HYDROGRAPHS 2004 BY INTELISOLVE WAS USED TO COMPUTE BASIN AND OUTLET STRUCTURE SIZES.
Watersheds and Basin Routing Modeled using Hydrographs 2004

TREE CANOPY CALCULATIONS

PROPOSED DEVELOPMENT CLASS "A"
EXISTING TREE CANOPY 5,800 SF (18.57%)
EXISTING TREE CANOPY TO REMAIN 1,200 SF (3.84%)
REQUIRED TREE CANOPY 2,092 SF (6.7%)
(3,123 SF (10%) X 33% REDUCTION FOR F.A.R. BETWEEN 0.29 AND 0.49)

CREDIT FOR EXISTING TREE REQUIRED PLANTED CANOPY
TYPE "A" TREE ALLOWS FOR 720 SF CANOPY PER TREE
TYPE "A" TREE REQUIRED 2 TREES REQUIRED (14,400 / 720)
19 TREES
4 TREES PROVIDED
TOTAL TREES PROVIDED 23 TREES (75% TYPE A 18 X 720 = 12,960 SF) (25% TYPE B 5 X 432 = 2,160 SF)

TOTAL CANOPY PROPOSED 15,120 SF (48.4%)
VIA REQUIRED PAINTINGS 15,640 SF
REQUIRED INTERIOR VIA PROVIDED INTERIOR VIA 782 SF (5% TRADITIONAL DISTRICT)
785 SF (5%)
TREES REQUIRED 4 TREES (15,640/4,000 = 3.9 = 4 TREES)

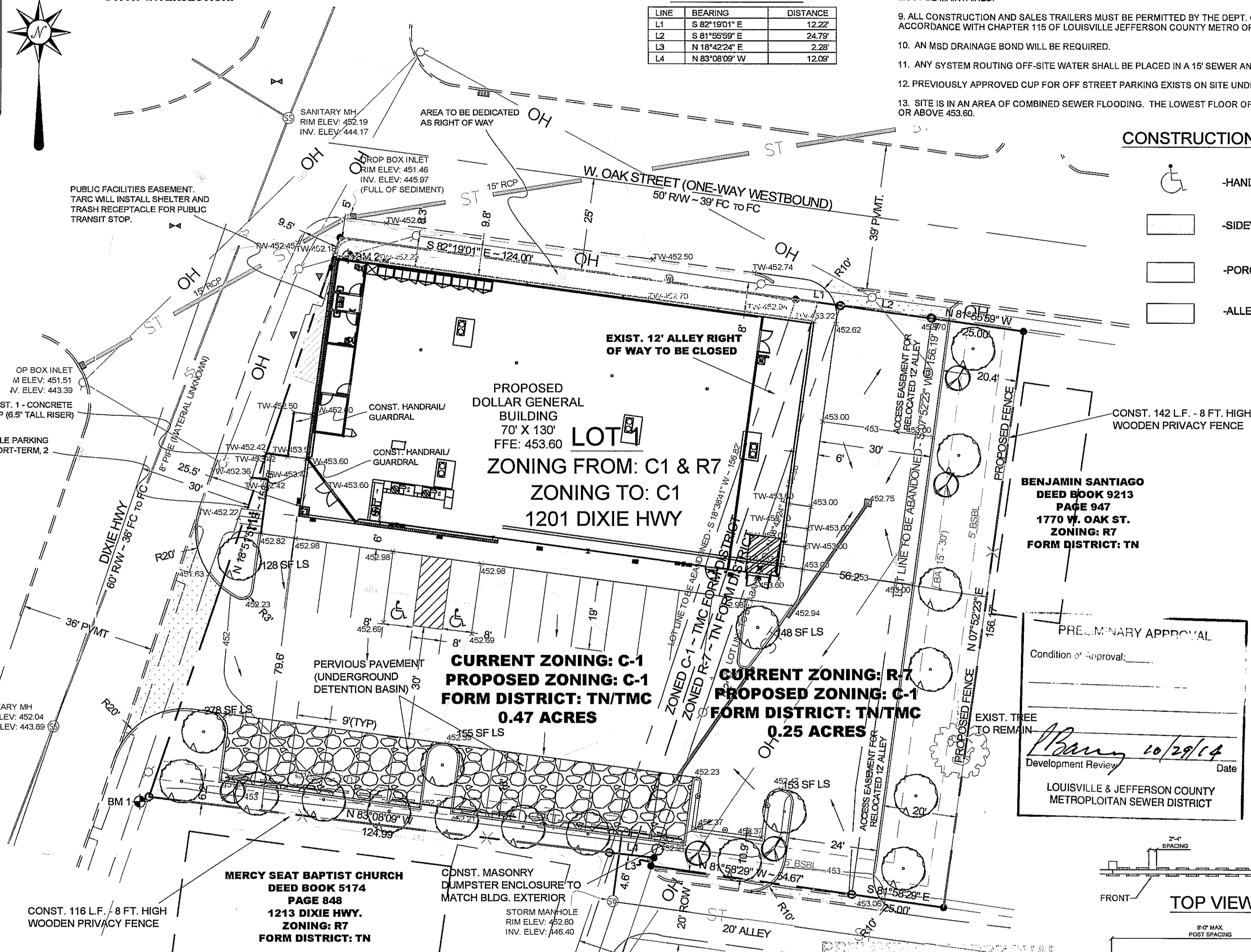
EAST BUFFER
BUFFER TYPE C4 15' 1.57 X 3 TYPE "A" = 5 X 1.5 = 8 TREES REQUIRED
TREES PROVIDED 8 TREES
SOUTH BUFFER
BUFFER TYPE C4 217' 2.17 X 3 TYPE "A" = 7 X 1.5 = 11 TREES REQUIRED
TREES PROVIDED 11 TREES

DEVELOPMENT SUMMARY

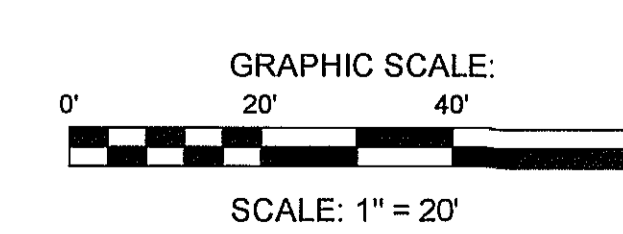
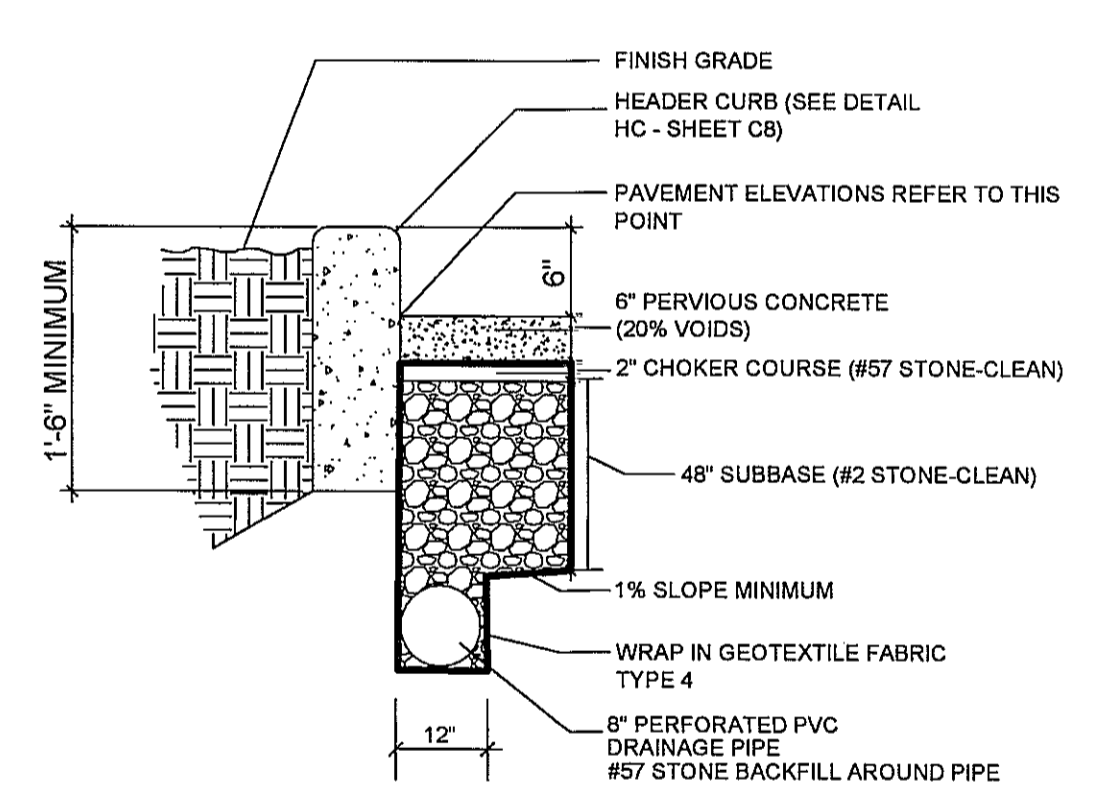
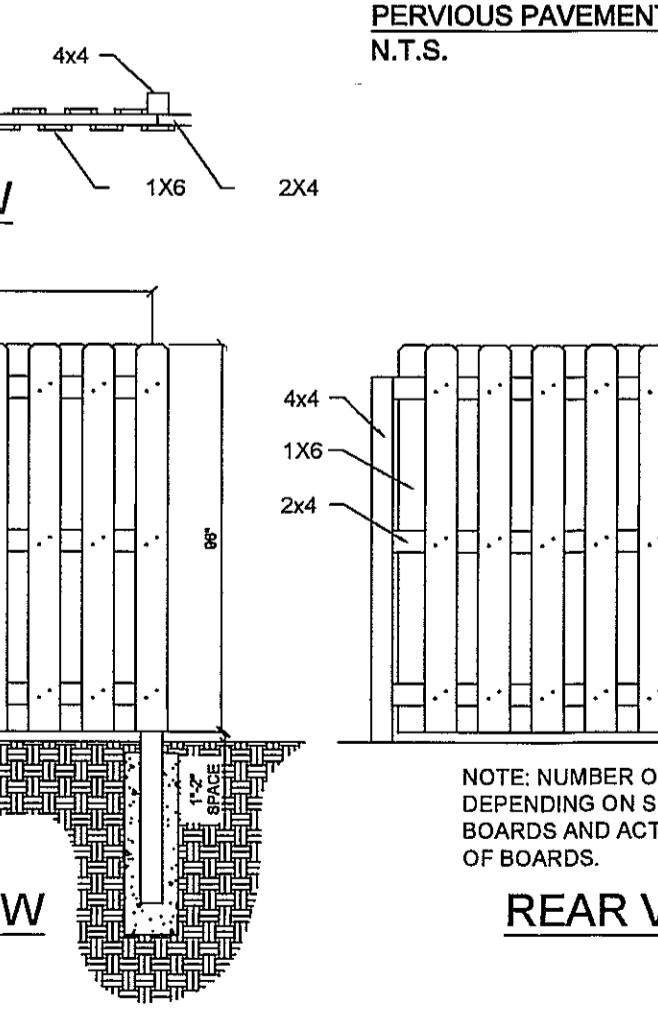
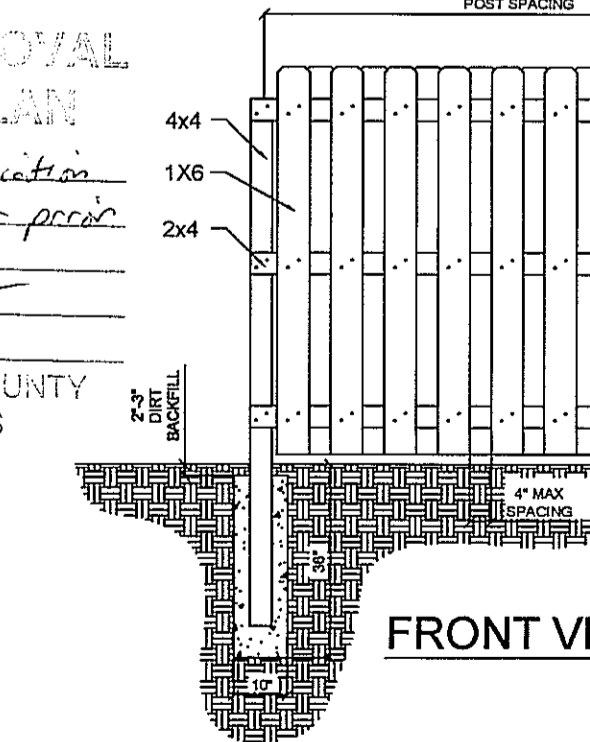
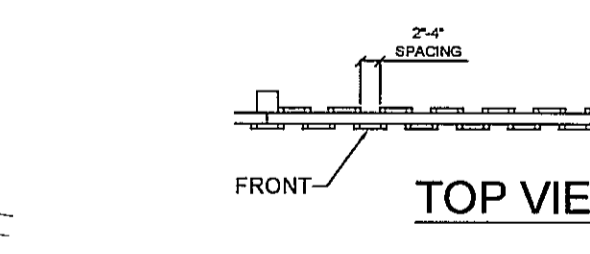
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C1 - COMMERCIAL/R7 - RESIDENTIAL	C1 - COMMERCIAL
TOTAL SITE AREA	N/A	0.72 AC.
LOT COVERAGE	MAXIMUM FLOOR AREA RATIO = 5	31,229 SQ. FT. TOTAL FLOOR AREA = 9,190 SQ. FT. FLOOR AREA RATIO = 0.29
BUILDING SETBACKS	FRONT 0' (DIXIE HWY) FRONT 1.5' (W. OAK ST.) SIDE 5' (SOUTH) REAR 5' (EAST)	FRONT 0' (DIXIE HWY) FRONT 1.5' (W. OAK ST.) SIDE 85' (SOUTH) REAR 55.4' (WEST)
TOTAL PARKING	18 SPACES (MIN.) 46 SPACES (MAX.)	27 SPACES PROVIDED 25 STANDARD SPACES 2 ADA SPACES
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	YES	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	PER CITY OF LOUISVILLE & KENTUCKY DEPT. OF TRANSPORTATION	1 ACCESS ON DIXIE HWY & 1 ACCESS ON W. OAK ST.

LOT 1 DEVELOPMENT SUMMARY

SITE AREA: 0.72 +/- AC.
EXISTING ZONING: C1 (COMMERCIAL) & R7 (RESIDENTIAL)
PROPOSED ZONING: C1 (COMMERCIAL)
FORM DISTRICT: TN/TMC
PROPOSED USE: GENERAL RETAIL
LOT COVERAGE: 88%
REQUIRED PARKING: 18 SPACES (MINIMUM)
46 SPACES (MAXIMUM)
27 TOTAL
25 STANDARD SPACES
2 ADA SPACES
BICYCLE PARKING REQUIRED: 2 - LONG TERM SPACES
2 - SHORT TERM SPACES
4 SPACES (2 LONG-TERM/2 SHORT-TERM)
HEIGHT OF STRUCTURE: 18'



PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 10/29/14
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



RECEIVED

OCT 27 2014
PLANNING & DESIGN SERVICES

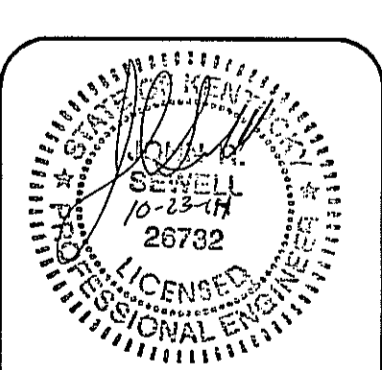
WM #11027

REVISIONS

DOLLAR GENERAL
1201 DIXIE HWY
LOUISVILLE, KY 40210

ACBS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 638
BOWLING GREEN, KY 40301
PHONE (678) 786-9446

JOB NUMBER: 4450
DATE: 10-24-2014
SCALE: 1" = 20'
DRAWN: B. ZACKERY
CHECKED: J. SEWELL
FILE PATH:



CONCEPT DEVELOPMENT LAYOUT 1
CASE NO. 14ZONE1029

14ZONE1029

Case No. 14ZONE1029 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **ON CONDITION** that the screen wall be added to the development plan along Dixie Hwy since that waiver was withdrawn by the applicant, and **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 9,200 square feet of gross floor area.
3. No pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to obtaining any permits. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. An alley closure approval for the interior unnamed alley shall be approved prior to requesting a building permit.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 20th, 2014 Planning Commission meeting.