

**LOCATION MAP
NOT TO SCALE**

GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21110094E DATED DECEMBER 5, 2008.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- BOUNDARY TAKEN FROM RECORD & A FIELD SURVEY.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
- KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DETENTION PROVIDED BY JEFFERSON COMMONS.
- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THESE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- PRINCIPAL BUILDINGS AND BUILDING ENTRANCES ON A SITE SHALL HAVE ENTRANCES AND GLAZING DISPLAY WINDOWS OR WINDOWS AFFORDING VIEWS INTO THE BUSINESS WHICH FACE THE ADJUTING PUBLIC STREET SERVING THE DEVELOPMENT.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND FROM RESIDENTIAL USES.

WAIVER REQUEST

- A WAIVER OF SECTION 5.9.2.A.1.B OF THE LAND DEVELOPMENT CODE OF PEDESTRIAN ACCESS FROM CHICK-FIL-A SITE DIRECTLY TO OUTER LOOP DUE TO THE GRADE CHANGE BETWEEN THE CHICK-FIL-A SITE AND OUTER LOOP AND A PEDESTRIAN CONNECTION TO OUTER LOOP IS PROPOSED VIA THE ACCESS DRIVE.
- A WAIVER OF SECTION 10.2.10 TO REDUCE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA (VUA LBA) FROM 15' TO 0'.

SITE ADDRESS: JEFFERSON COMMONS LOT 4
LOUISVILLE, KY 40219

TAX BLOCK: 643
LOT #: 197

ZONING OF PROPERTY & ADJACENT PROPERTIES:
C-2 (COMMERCIAL) RC (REGIONAL CENTER),
R-4 (RESIDENTIAL)

EXISTING USE: VACANT LAND

PROPOSED USE: FAST-FOOD RESTAURANT WITH A DRIVE-THRU

OWNER/DEVELOPER:

CHICK-FIL-A INC.
5200 BUFFINGTON RD.
ATLANTA, GA 30349

SITE ENGINEER:

GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OH 44320
(330) 836-0228

PERIMETER PLANTING

- REQUIRED**
- West 160 LF @ 1 Tree per 50 LF of VUA perimeter = 3.2 or 3 Trees
 - North 189 LF @ 1 Tree per 50 LF of VUA perimeter = 3.8 or 4 Trees
 - East 266 LF @ 1 Tree per 50 LF of VUA perimeter = 5.3 or 5 Trees
 - South 215 LF @ 1 Tree per 50 LF of VUA perimeter = 4.3 or 4 Trees
- PROVIDED**
- West - 4
 - North - 8
 - East - 5
 - South - 4

INTERIOR LANDSCAPE PLANTING

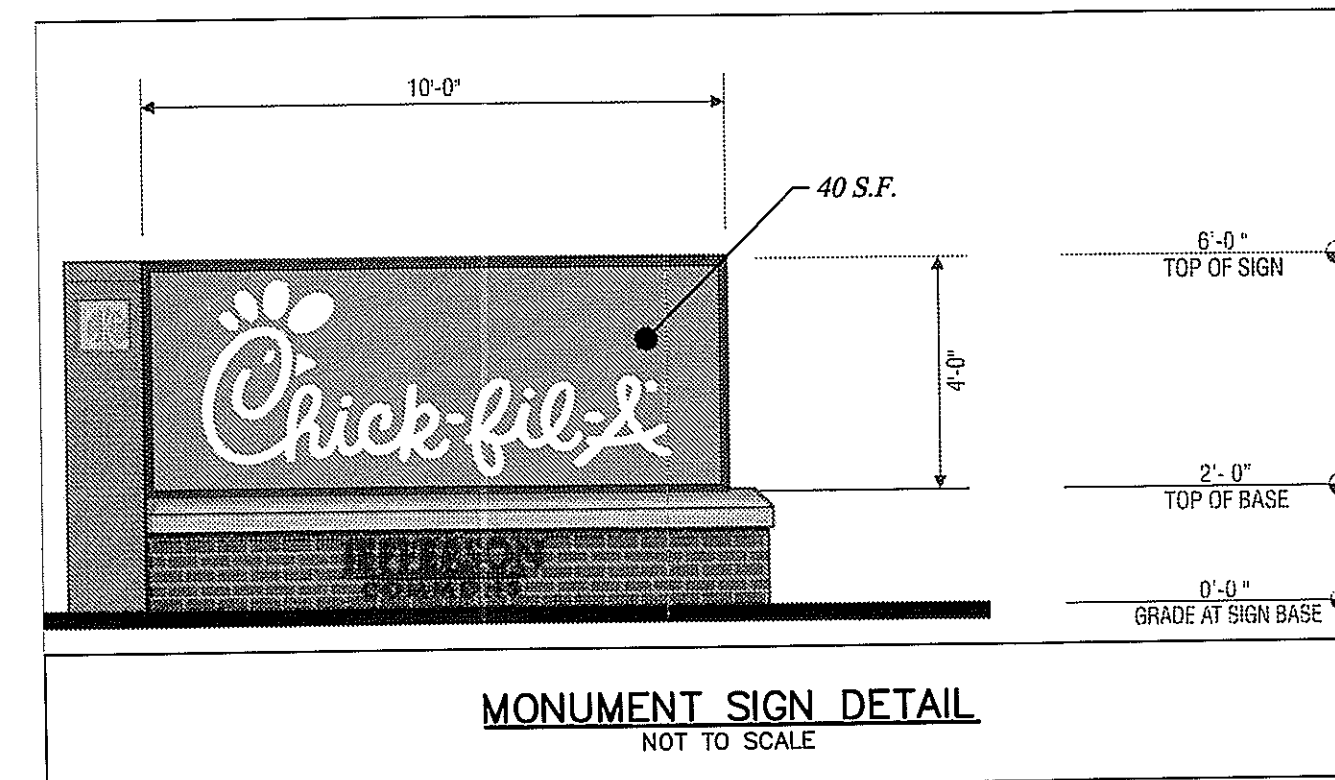
- REQUIRED**
- Total VUA = 34,226 SF = 7.5%
 - Min. % of VUA to be in Interior Landscape Area (ILA) = 7.5%
 - 7.5% of VUA required if total VUA between 12,000 and 30,000 SF = 2,567 SF
 - Any landscape area surrounded by or projecting into a VUA can be used to meet interior landscape area requirements.
 - All ILA's counted are min. 133 SF and 8' Width
 - Max distance between ILA 120 ft.
 - 1 Large or Medium tree shall be provided for every 4,000 SF of VUA = 8.6 or 9 Trees
- PROVIDED**
- Total Interior Landscape Area provided = 2,600 SF or 7.6%
 - All ILA's counted are min. 133 SF and 8' width
 - All ILA's within 12' except in Northeast corner. No ILA provided.
 - Sweet Gum
 - Maidenhair Tree
 - Trident Maple
 - Willow Oak
 - Total

TREE CANOPY CALCULATIONS

- REQUIRED**
- Site within Suburban Marketplace Corridor Form District = Class C
 - 0% Trees Existing on site and 0% Trees Preserved = 20%
 - Canopy Coverage required = 68,825 SF or 1.58 Ac.
 - Site Area = 13,852 SF
- PROVIDED**
- 42 Large Trees @ 720 SF = 31,500
 - 2 Medium Trees @ 432 SF = 864
 - Total = 32,364 SF

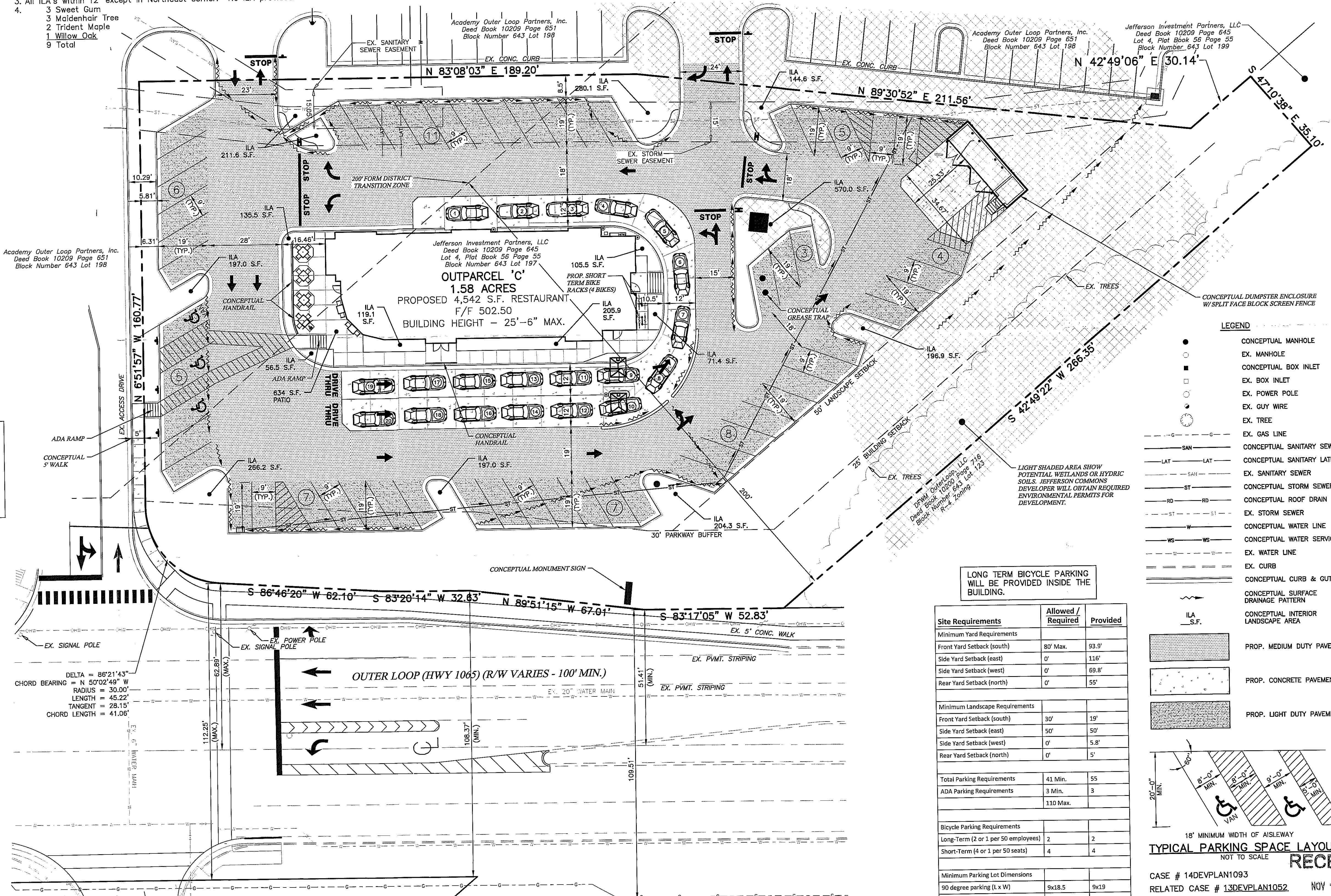
PREVIOUSLY GRANTED VARIANCES AND WAIVERS WITH CASE# 13DEVPLAN1052

- A VARIANCE IS GRANTED FROM SECTION 5.3.1.C.5 OF THE LAND DEVELOPMENT CODE TO ALLOW THE VEHICLE USE AREA TO ENCROACH INTO THE 75 FEET SETBACK AREA ADJOINING RESIDENTIAL ZONED PROPERTY. 13DEVPLAN1052 (NOVEMBER 04, 2013)
- A VARIANCE FROM SECTION 5.3.1.C.5 OF THE LAND DEVELOPMENT CODE TO ALLOW THE MAXIMUM BUILDING SETBACK TO EXCEED 80 FEET. 13DEVPLAN1052 (NOVEMBER 04, 2013)
- A VARIANCE FROM SECTION 4.8.3.C.1 OF THE LAND DEVELOPMENT CODE TO ALLOW THE VEHICLE USE AREA TO ENCROACH 75 FEET INTO THE 100 FEET STREAM BUFFER AREA ALONG SOUTHERN DITCH. 13DEVPLAN1052 (NOVEMBER 04, 2013)
- A WAIVER FROM SECTION 10.2.4.B OF THE LAND DEVELOPMENT CODE TO ALLOW 100% UTILITY EASEMENT OVERLAP. 13DEVPLAN1052 (OCTOBER 24, 2013)
- A WAIVER FROM SECTION 10.3.5.A.1 OF THE LAND DEVELOPMENT CODE LANDSCAPING REQUIREMENT. 13DEVPLAN1052 (OCTOBER 24, 2013)



MONUMENT STYLE SIGNS TO BE DETERMINED IN ACCORDANCE WITH APPROVALS UNDER THE CITY OF MIDDLETOWN SIGN ORDINANCE.

SCALE: 1" = 20'



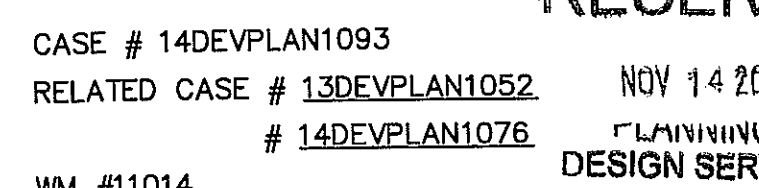
LEGEND

- CONCEPTUAL MANHOLE
- EX. MANHOLE
- CONCEPTUAL BOX INLET
- EX. BOX INLET
- EX. POWER POLE
- EX. GUY WIRE
- EX. TREE
- EX. GAS LINE
- CONCEPTUAL SANITARY SEWER
- CONCEPTUAL SANITARY LATERAL
- EX. SANITARY SEWER
- CONCEPTUAL STORM SEWER
- CONCEPTUAL ROOF DRAIN
- EX. STORM SEWER
- CONCEPTUAL WATER LINE
- CONCEPTUAL WATER SERVICE
- EX. WATER LINE
- EX. CURB
- CONCEPTUAL CURB & GUTTER
- CONCEPTUAL SURFACE DRAINAGE PATTERN
- CONCEPTUAL INTERIOR LANDSCAPE AREA
- ILA S.F.
- PROP. MEDIUM DUTY PAVEMENT
- PROP. CONCRETE PAVEMENT/WALK
- PROP. LIGHT DUTY PAVEMENT

LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE THE BUILDING.

Site Requirements	Allowed / Required	Provided
Minimum Yard Requirements		
Front Yard Setback (south)	80' Max.	93.9'
Side Yard Setback (east)	0'	11.6'
Side Yard Setback (west)	0'	69.8'
Rear Yard Setback (north)	0'	55'
Minimum Landscape Requirements		
Front Yard Setback (south)	30'	19'
Side Yard Setback (east)	50'	50'
Side Yard Setback (west)	0'	5.8'
Rear Yard Setback (north)	0'	5'
Total Parking Requirements	41 Min.	55
ADA Parking Requirements	3 Min.	3
	110 Max.	
Bicycle Parking Requirements		
Long-Term (2 or 1 per 50 employees)	2	2
Short-Term (4 or 1 per 50 seats)	4	4
Minimum Parking Lot Dimensions		
90 degree parking (L x W)	9x18.5	9x19
60 degree parking (L x W)	9x19	9x19
One-way Aisle Width	16'	18'

TYPICAL PARKING SPACE LAYOUT NOT TO SCALE



NO.	DATE	BY	REVISION

Jefferson Investment Partners, LLC
Deed Book 10209 Page 645
Lot 4, Plat Book 56 Page 55
Block Number 643 Lot 199

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-836-0228
Fax 330-836-5782

STORE #3511
JEFFERSON COMMONS
508 V8.6 N-S
LEASE PARCEL

Outer Loop (HWY 1065)
Louisville, KY 40219

DWG EDITION V8.5
REVISION 1-2014

Job No. : 47063D
Store : 3511
Date : 7/7/14
Drawn By : B.A.W.
Checked By : A.S.W.

Sheet
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