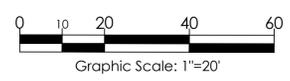


**SITE LEGEND:**

- (A) ACCESSIBLE PARKING SIGN, POST & BOLLARD (REFER TO DETAIL)
- (B) PAINTED ACCESSIBLE PARKING SYMBOL (REFER TO DETAIL)
- (C) "VAN ACCESSIBLE" SIGN (REFER TO DETAIL)
- (D) 42" TALL VERTICAL LANE MARKERS @ 6' O.C. ((NOT USED))
- (E) STOP SIGN, PAINTED STOP BAR, & "STOP" LETTERING (REFER TO DETAIL)
- (F) PAINTED PARKING ISLAND AREA TO BE STRIPED WITH 4" SYSL @ 2'-0" O.C. AND AT 45° TO PARKING SPACE.
- (G) SYSL/4" PARKING STALL STRIPING
- (G1) DYSL/4" CENTERLINE STRIPING
- (H) PAVEMENT MARKINGS - ARROWS (REFER TO DETAIL)
- (I) EDGE OF PAVEMENT
- (J) PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- (K) REGULAR DUTY PAVEMENT (REFER TO DETAIL)
- (L) HEAVY DUTY PAVEMENT (REFER TO DETAIL)
- (M) HEAVY DUTY CONCRETE (REFER TO DETAIL)
- (N) CONCRETE SIDEWALK AND PATIO (REFER TO DETAIL)
- (O) DUMPSTER LOCATION (REFER TO ARCH. PLAN DETAIL)
- (P) LAWN/MULCH AREA
- (Q) CONCRETE CURB (REFER TO DETAIL)
- (R) TRANSITION CURB (REFER TO DETAIL)
- (S) ADA RAMP AND DETECTABLE WARNING (REFER TO DETAIL)
- (T) LIGHT POLE (REFER TO DETAIL)
- (U) CLEARANCE BAR (REFER TO DETAIL)
- (V) PREVIEW BOARD (REFER TO DETAIL)
- (W) ORDER CONFIRMATION UNIT AND MENU BOARD (REFER TO DETAIL)
- (X) DRIVE THRU WAITING SIGN (4 TYP)
- (Y) "ONLINE ORDER PICK UP" SIGN (4 TYP)
- (Z) PROPOSED PYLON SIGN, 24' HEIGHT, 98.4 SF TOTAL
- (Z1) PROPOSED MONUMENT SIGN, 10' HEIGHT, 46.0 SF TOTAL
- (AA) CONNECT PROPOSED CURB TO EXISTING CURB TO REMAIN.
- (BB) 12" CONCRETE SIDEWALK TO BE POURED WITH CURBING FOR ALL PARKING ADJACENT TO LAWN AREAS
- (CC) TRASH CONCRETE PAD TO BE TO BE POURED AND DOWELED TO CURB
- (DD) BOLLARDS (REFER TO DETAIL)
- (EE) TREE/SHRUB TO REMAIN (TCCA)
- (FF) TREE/SHRUB TO BE REMOVED
- (GG) LOGO SIGN, 22 SF, 25 SF & 34 SF SIGNS (TOTAL 81 SF) (REFER TO BUILDING PLANS FOR ADDITIONAL DETAILS)
- (HH) METAL GRAPHIC "EMOJI" SIGN, 33 SF (REFER TO BUILDING PLANS FOR ADDITIONAL DETAILS)
- (II) "OPEN LATE NIGHT" SIGN, 26 SF PER SIGN (TOTAL 52 SF) (REFER TO BUILDING PLANS FOR ADDITIONAL DETAILS)
- (JJ) CANOPY LETTERING SIGN, 12 SF & 13 SF (TOTAL 25 SF) (REFER TO BUILDING PLANS FOR ADDITIONAL DETAILS)
- (KK) DISPLAY POSTER & GRAPHIC PANEL SIGNS 12 SF (TOTAL 48 SF) (REFER TO BUILDING PLANS FOR ADDITIONAL DETAILS)
- (LL) GRAPHIC PANEL SIGN 40 SF (REFER TO BUILDING PLANS FOR ADDITIONAL DETAILS)

**REFERENCE:**  
 1. ALTA/NSPS LAND TITLE SURVEY, LAST REVISED ON 11/30/2021, PREPARED BY ATWELL, LLC



AS REQUIRED BY KENTUCKY STATE LAW, CONTRACTOR SHALL CONTACT KENTUCKY811 @ 811 OR 1-800-752-6007 FOR LOCATION STAKE-OUT OF ALL UTILITIES, NOT LESS THAN 2 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

**LEGEND OF EXISTING FEATURES**  
 REFER TO THE SURVEY PREPARED BY ATWELL, LLC.

**LEGEND OF IMPROVEMENTS**

- BACK OF CURB
- FACE OF CURB/BACK OF CURB
- SUBJECT PARCEL PROPERTY LINE
- PROPOSED BUILDING
- REGULAR DUTY CONCRETE (REFER TO DETAIL)
- HEAVY DUTY CONCRETE (REFER TO DETAIL)
- HEAVY DUTY DUMPSTER CONCRETE (REFER TO DETAIL)
- SIDEWALK (REFER TO DETAIL)
- PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- LIGHT POLES
- SITE SIGN, PAINTED STOP BAR & "STOP" LETTERING
- LIMITS OF PAVEMENT WORK

<b>SITE DATA:</b>	10700 DIXIE HIGHWAY (ID: 25-1147-0134-0000) (TAX DISTRICT: 09) DEED BOOK: 10574 PG. 804
<b>LOCAL JURISDICTION:</b>	CITY OF LOUISVILLE
<b>ZONING CLASSIFICATION:</b>	C2 - HIGH DENSITY COMMERCIAL, FORM DISTRICT SUBURBAN MARKETPLACE CORRIDOR
<b>PERMITTED USES:</b>	RESTAURANTS, INCLUDING DRIVE-IN RESTAURANTS (EXISTING-DRIVE THRU RESTAURANT, PROPOSED-DRIVE THRU RESTAURANT)
<b>OWNER:</b>	VALLEY STATION SHOPPING CENTER, LLC 2606 ALIA CIRCLE, LOUISVILLE, KY 40202
<b>PROPERTY ACREAGE:</b>	0.6381 ACRES (27,796.05 SF)
<b>FLOOR-AREA RATIO (FAR):</b>	0.09
<b>VEHICLE USE AREA (SF):</b>	± 11,751 SF

BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
FRONT YARD	65 FT	109.2 FT	100.1 FT	NO
REAR YARD	0 FT	27.6 FT	40.5 FT	NO
SIDE YARD	0 FT	75.0 FT, 86.2 FT	17.5 FT, 112.5 FT	NO
MINIMUM LOT AREA	N/A	27,796.05 SF	27,796.05 SF	NO
MINIMUM LOT WIDTH	N/A	175 FT	175 FT	NO
MINIMUM LOT DEPTH	N/A	150 FT	150 FT	NO
MAXIMUM BUILDING HEIGHT	60 FT	14.2 FT	23 FT - 11 IN	NO
PARKING REQUIREMENT	1 PER 500 SF MINIMUM (100 SF MAX) OF GROSS FLOOR AREA = 5 SPACES MIN (25 SPACES MAX)	26 SPACES	15 SPACES	NO
PARKING STALL WIDTH	9 FT	9.5 FT MIN	9 FT	NO
PARKING STALL LENGTH	18.5 FT	17.5 FT MIN	20 FT	NO
aisle width	24 FT	24 FT	24 FT, 26 FT, 30 FT	NO
DRIVE-THRU STACKING CARS	6 CARS PER LANE MEASURED FROM PICK-UP WINDOW	7 CARS	9 CARS	NO
DRIVE-THRU STACKING DISTANCES	20 FT LENGTH PER CAR AND 10 FT WIDTH PER CAR	20 FT LENGTH, 10 FT WIDTH	20 FT LENGTH, 10 FT WIDTH	NO
DRIVE-THRU AISLE WIDTH	10 FT	10 FT - 15.5 FT	12 FT	NO
OFF-STREET PARKING SETBACK (PAVEMENT)	VEHICLE PARKING AND MANEUVERING ARE NOT PERMITTED IN THE SETBACKS	6.6 N, 10 W	16.7' (N), 10' (E)	NO*

**NOTES:**  
 1. THE EXISTING SITE HAS PARKING IN THE FRONT SETBACK AND THE PROPOSED LAYOUT WILL MATCH THIS EXISTING CONDITION.

NOTE: MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

ON CONDITION THAT THE SIGN AUTHORIZATION IS APPROVED UNDER CASE NUMBER 22-DDP-0026, AT BOARD OF ZONING ADJUSTMENT ON AUGUST 15, 2022.

**TREE CANOPY:**

SITE AREA =	27,796	SF
EXISTING TREE CANOPY AREA =	15,600	SF
PRESERVED TREE CANOPY AREA =	4,800	SF
REQUIRED TREE CANOPY (35%) =	9,729	SF
PROVIDE TREE CANOPY (83.8%) =	23,280	SF

**VEHICULAR USE AREA**

SITE VUA =	11,751	SF
ILA SQUARE FOOTAGE REQUIRED (5%) =	593	SF
ILA SQUARE FOOTAGE PROVIDED =	2,655	SF

TOTAL SITE DISTURBANCE = 27,797 SF  
 EXISTING IMPERVIOUS AREA = 20,928 SF  
 PROPOSED IMPERVIOUS AREA = 18,172 SF  
 NET IMPERVIOUS AREA = 2,756 SF DECREASE

TOTAL SITE AREA = 27,796 SF  
 EXISTING TREE CANOPY AREA = 15,600 SF (33.5%)  
 TOTAL TREE CANOPY REQUIRED = 9,729 SF (35%)  
 EXISTING TREE CANOPY TO BE PRESERVED = 4,800 SF (17.3%)  
 PROPOSED TREE CANOPY TO BE PLANTED = 23,280 SF (83.8%)

**PLANTING SCHEDULE**

QTY	PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
8	A	Quercus shumardii	Shumard Oak	2" Cal.	50' Max
7	B	Acer palmatum	Japanese Maple	2" Cal.	20' Max
6	C	Acer saccharum	Sugar Maple	2" Cal.	50' Max
<b>SHRUBS &amp; GRASSES</b>					
80	D	Fothergilla Gardenii	Dwarf Fothergilla	3 Gal.	18"
15	E	Amorpha fruticosa	Indigo Bush	3 Gal.	18"

**LANDSCAPE ORDINANCE REQUIREMENTS**

REQUIREMENT:	REQUIRED:	PROVIDED:
10.2.4 PROPERTY PERIMETER LANDSCAPE BUFFER AREAS: 10' BUFFER WITH 1.5 TIMES TREE MULTIPLIER - 672 LF = 20.16 TREES	- 21 TREES	- 21 TREES (2 EXISTING, 19 PROPOSED)
10.2.11 VEHICULAR USE AREA PERIMETER PLANTING THE EQUIVALENT OF 1 LARGE (TYPE A) TREE PER 50 LINEAR FEET OF BOUNDARY (OR 1 TYPE C PER 20 LINEAR FEET UNDER UTILITY LINES) SHALL BE PROVIDED IN ALL VUA PERIMETER LANDSCAPE BUFFER AREAS, 184.9 LF ADJACENT TO ROADWAY.	- 184.9 LF = 9.25 TREES - 61.6 SHRUBS (3' CONTINUOUS SCREEN)	- 12 TREES (2 EXISTING, 10 PROPOSED) - 64 SHRUBS
10.2.12 VEHICULAR USE AREA INTERIOR LANDSCAPE AREAS	ILA TREES REQUIRED (1 TREE/4000 SF OF VUA) = 2.94 TREES	3 TREES (1 EXISTING, 2 PROPOSED)

(1) 4" CALIPER TYPE A TREE AT 1,500SF = 1,500SF  
 (1) 6" CALIPER TYPE A TREE AT 1,500SF = 1,500SF  
 (1) 7" CALIPER TYPE A TREE AT 1,500SF = 1,500SF  
 (3) 8" CALIPER TYPE A TREE AT 1,500SF = 4,500SF  
 (2) 10" CALIPER TYPE A TREE AT 1,500SF = 3,000SF  
 (2) 12" CALIPER TYPE A TREE AT 1,800SF = 3,600SF  
 EXISTING TREE CANOPY TOTAL = 15,600SF (33.5%)

(14) 2" CALIPER TYPE A TREES AT 1,200 SF = 16,800SF  
 (7) 2" CALIPER TYPE C TREES AT 240 SF = 1,680SF  
 (1) 6" CALIPER TYPE A TREE AT 1,500SF = 1,500SF  
 (1) 10" CALIPER TYPE A TREE AT 1,500SF = 1,500SF  
 (1) 12" CALIPER TYPE A TREE AT 1,800SF = 1,800SF  
 PROPOSED TREE CANOPY TOTAL = 23,280 SF (83.8%)

Issued: \_\_\_\_\_ Date: \_\_\_\_\_

A		
B		
C		
D		
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F		
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Revisions: \_\_\_\_\_ Date: \_\_\_\_\_

1	Per Planning Checklist	2/28/22
2	Per City Comments	4/22/22
3	Per City Comments	5/16/22
4	Per City Comments	6/30/22
5	Per City Comments	7/22/22
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7		
8		

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Jefferson County

Project Name & Location:

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C2

Drawing No.

CASE NUMBERS:  
 22-LANDSCAPE-0037,  
 22-DDP-0026, 09-005-98, AND  
 WM#1897

**VICINITY MAP**  
 N.T.S.