

LEGEND

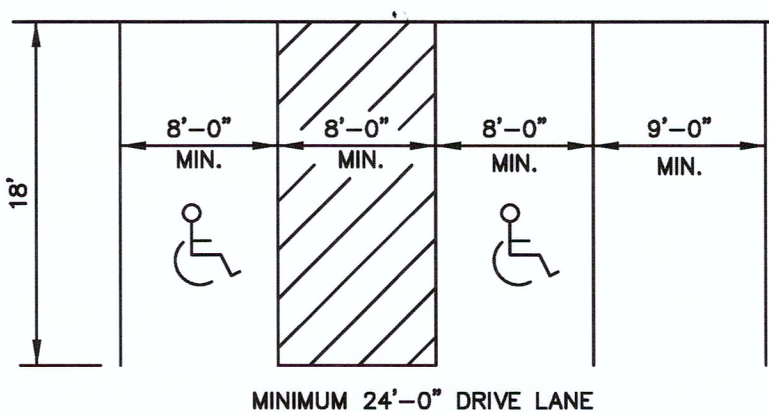
- CONCEPTUAL MANHOLE
- EX. MANHOLE
- CONCEPTUAL BOX INLET
- EX. BOX INLET
- EX. LIGHT POLE
- EX. POWER POLE
- PROP. LIGHT POLE
- EX. GAS LINE
- CONCEPTUAL SANITARY SEWER
- CONCEPTUAL SANITARY LATERAL
- EX. SANITARY SEWER
- CONCEPTUAL STORM SEWER
- EX. STORM SEWER
- CONCEPTUAL WATER SERVICE
- EX. WATER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

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE



RECEIVED
JUL 01 2015
PLANNING & DESIGN SERVICES

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by	Chk'd by	Approved By

PERIMETER PLANTING

REQUIRED

- | | | |
|------------------------|-------------------------------------|-------------------|
| 1. East (Dixie Hwy) | 131 LF @ 1 Small Tree / 30 LF (OHW) | = 4.4 or 4 Trees |
| 2. South | 252 LF @ 1 Tree / 50 LF | = 5 Trees |
| 3. West | 127 LF @ 1 Tree / 50 LF | = 2.54 or 3 Trees |
| 4. North (entry drive) | 249 LF @ 1 Tree / 50 LF | = 5 Trees |

REQUIRED

- | | |
|----------|---|
| 1. East | 4 Winter King Hawthorn |
| 2. South | 3 Swamp White Oak; 2 Winter King Hawthorn |
| 3. West | 3 Swamp White Oak |
| 4. North | 6 Princeton Elms |

INTERIOR LANDSCAPE PLANTING

REQUIRED

- | | |
|---|-------------|
| 1. Total VUA | = 23,732 SF |
| 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 | = 1,780 SF |
| Any landscape area surrounded by or projecting into a VUA can be used to meet interior landscape area requirements. | |
| 2. All ILA's to be min. 133 SF and 8' Width | = 120 ft. |
| 3. Max distance between ILA | = 6 Trees |
| 4. 1 Large or Medium tree shall be provided for every 4,000 SF of VUA | |

PROVIDED

- | | |
|---|------------------|
| 1. Total Interior Landscape Area provided (ILA) | = 1,909 SF or 8% |
| 2. All ILA's counted are min. 133 SF, one island 7' wide all others 8' min. | |
| 3. All ILA's within 120 LF | |
| 4. 3 Black Gum | |
| 3 Hornbeam | |
| 6 Total to meet ILA requirements | |

TREE CANOPY CALCULATIONS

REQUIRED

- | | |
|--|------------------------|
| 1. Site within Suburban Marketplace Corridor Form District | = Class C |
| 0% Trees Existing on site and 0% Trees Preserved | |
| Canopy Coverage required | = 20% |
| Site Area | = 1.13 Ac or 49,223 SF |
| 2. 20% of Site Area | = 9,845 SF |

PROVIDED

- | | |
|--------------------------|-------------------|
| 1. 12 Type A Trees @ 720 | = 8,640 |
| 5 Type B Trees @ 432 | = 2,160 |
| | = 11,232 SF Total |

NO LANDSCAPE IMPROVEMENTS REQUIRED PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2 APPLICABILITY.

NO TREE CANOPY REQUIRED PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2 APPLICABILITY.

LONG TERM BICYCLE PARKING SPACES WILL BE PROVIDED IN THE STORAGE PORTION OF THE REFUSE ENCLOSURE

C-2 (SMCFD)
SWOPE DEVELOPMENT, LLC
DEED BOOK 9745, PG. 852
8600 DIXIE HIGHWAY
10 SWOPE AUTO CENTER DRIVE
LOUISVILLE, KY 40299

PROP. DUMPSTER
W/BLOCK ENCLOSURE
ILA
280 S.F.

PROP. TRANSFORMER
PROP. 20' LG&E
ELECTRIC EASEMENT

TRACT 2
0.838 ACRES
PROPOSED 4,730 S.F. RESTAURANT
F/F 455.00
BUILDING HEIGHT - 25'-6" MAX.

PROP. SHORT TERM BIKE
RACKS (4 BIKES)

PROP. ADA SIGN
IN GUARD POST

C-2 (SUBURBAN MARKETPLACE)
PROPOSED TRACT 1 OF
MINOR PLAT (TO BE RECORDED)
±0.70 AC.
PER CASE# 15DEVPLAN1013
TYLER CENTER, LLC
LONGBOAT PROPERTIES, LLC
6650 DIXIE HIGHWAY
LOUISVILLE, KY 40258
D.B. 10302, PG. 715

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Amey Malik*
DATE: 7-1-15
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

TRACT 3 BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/25,000 SF) 2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SF) 2 SPACES
TOTAL BICYCLE TERM PARKING PROVIDED 4 SPACES



LOCATION MAP
NOT TO SCALE

PROPERTY OWNER

TYLER CENTER, LLC
LONGBOAT PROPERTIES, LLC
c/o NICKLIES DEVELOPMENT
6060 DUTCHMAN'S LANE, SUITE 110
LOUISVILLE, KY 40205

PROPERTY DEVELOPER

CHICK-FIL-A
5200 BUFFINGTON RD.
ATLANTA, GA 30349-2998

SITE DATA

SITE ADDRESS:
DIXIE HIGHWAY
LOUISVILLE, KY 40258
D.B. 10302, PG. 715
TAX BLOCK 1026, LOT 605

TOTAL SITE AREA	±0.83 ACRES
FORM DISTRICT	SUBURBAN MARKETPLACE
EX. ZONING	C-2
EX. LAND USE	RETAIL
PROP. LAND USE	RESTAURANT
FLOOR AREA RATIO (TRACT 2)	0.12 F.A.R.
EX. BUILDING	0 SF
EX. BUILDING DEMO	0 SF
PROP. BUILDING	4,730 SF
TOTAL BUILDING	4,730 SF
PERCENTAGE OF CHANGE	0% REDUCTION

SETBACK DATA

TRACT 2:	REQUIRED	PROVIDED
MIN. FRONT YARD	65' FROM C/L	99'
MAX. FRONT YARD	275' FROM P/L	99'
SIDE YARD	NONE	33' MIN.
REAR YARD	25'	129' MIN.
MAX. BUILDING HEIGHT	60'	25' MAX.

IMPERVIOUS AREA

PRE	36,360 S.F.
POST	30,458 S.F.
PERCENTAGE OF CHANGE:	16.2% REDUCTION

NOTES

- 1) WASTEWATER: MSD SANITARY SEWERS AVAILABLE BY NEW CONNECTION, SUBJECT TO FEES AND CHARGES. A 10' PRIVATE SANITARY SEWER EASEMENT MUST BE DEDICATED OVER ACROSS TRACT 1 AND TRACT 3 PRIOR TO CONSTRUCTION APPROVAL. SEWAGE TO BE TREATED AT THE DEREK R. GUTHRIE WOTC.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (~~~~~) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0089E REV. DECEMBER 5, 2008).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- 9) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 10) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 11) A CROSS OVER AND SHARED PARKING AGREEMENT WILL BE PROVIDED BETWEEN THE 3 TRACTS PROPOSED AS PART OF 15DEVPLAN1013.
- 12) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- 13) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 14) THE EXISTING OFFSITE STORM SYSTEM WILL NEED TO BE PLACED IN A DEDICATED MSD EASEMENT PRIOR TO CONSTRUCTION APPROVAL.

PARKING SUMMARY

TRACT 3	RETAIL	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	PARKING PROVIDED
	4,730 SF	38 SPACES (1SP/125 SF)	94 SPACES (1SP/50 SF)	
TOTAL		38 SPACES	94 SPACES	44 SPACES

CASE# 15DEVPLAN1070 | DOC#

WM# 11181



Chick-fil-A

5200 Buffington Rd.
Atlanta, Georgia
30349-2998

REVISION	BY	DATE

NO.	DATE

GBC DESIGN, INC.

STORE #3587
Dixie Highway FSU
S08A-VI
Lease Parcel

Dixie Highway
Louisville, KY 40258

SHEET TITLE
SITE
DEVELOPMENT
PLAN

DWG EDITION V8.5
REVISION 1-2014

Job No. : 47149A

Store : 3587

Date : 4/27/15

Drawn By : B.A.W.

Checked By: A.S.W.

Sheet

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