

VICINITY MAP
Not to Scale

UTILITY OWNERS

TELEPHONE
AT&T
601 WEST CHESTNUT STREET
LOUISVILLE, KY 40203

GAS
LOUISVILLE GAS & ELECTRIC
701 S 9TH STREET
LOUISVILLE, KY 40203-2084

ELECTRIC
LOUISVILLE GAS & ELECTRIC
701 S 9TH STREET
LOUISVILLE, KY 40203-2084

WATER
LOUISVILLE WATER COMPANY
700 WEST LIBERTY STREET
LOUISVILLE, KY 40202-1496

SANITARY SEWER
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40202

CABLE
TIME WARNER CABLE
4701 COMMERCE CROSSINGS DRIVE
LOUISVILLE, KENTUCKY 40229

STATE ROADS
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
DISTRICT OFFICE NO. 5
977 PHILLIPS LANE PO BOX 37090
LOUISVILLE, KENTUCKY 40233

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY NOTES

1. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
2. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



LEGEND

- FOUND MONUMENT AS NOTED ON SURVEY
- 24"-LONG, 5/8" DIAMETER REBAR WITH SURVEYOR'S CAP (SET, PLS 3350)
- MAG NAIL WITH ID TAG (SET, PLS 3350)
- CONTROL POINT / BENCHMARK
- STREET LIGHT (LP)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- LIGHT POLE (LP)
- POST INDICATOR VALVE (PIV)
- CLEAN OUT (c/o)
- STORM MANHOLE
- SANITARY MANHOLE
- SIGNS
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- ADS PLASTIC PIPE
- CPP CORRUGATED PLASTIC PIPE
- VCP VITRIFIED CLAY PIPE
- MH MANHOLE
- INV. INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.G. SURFACE ELEVATION (TOP-OF-GRATE)
- T.R. SURFACE ELEVATION (TOP-OF-RIM)
- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CABLE
- DECIDUOUS TREE (LEAFY TREE)
- CONIFEROUS TREE (EVERGREEN)
- INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN
- BRACKETED DIMENSIONS ARE PER RECORD SOURCE (99.9')

SETBACK NOTE

THE BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE SURVEYOR'S INTERPRETATION OF THE SETBACK REQUIREMENTS FOR THIS PROPERTY. THESE SETBACK LINES ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

ORIGIN OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS ARE BASED ON A GPS SURVEY UTILIZING CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "KYTE", HAVING A POINT DESIGNATION OF "KY HWY DIST 5 CORS ARP" AND HAVING GEOGRAPHIC COORDINATES OF N 38° 16' 35.93981", W 085° 35' 54.20086" AND KENTUCKY STATE PLANE COORDINATES (NORTH ZONE, NAD 83) OF N=285,659.26', E=1,253,350.51'.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ORIGIN OF ELEVATIONS IS THE CORS STATION "KYTG" DESCRIBED ABOVE. THE PUBLISHED ELEVATION OF THIS MONUMENT IS 627.4 FEET (NAVD 88).

FEMA SPECIAL FLOOD HAZARD AREAS

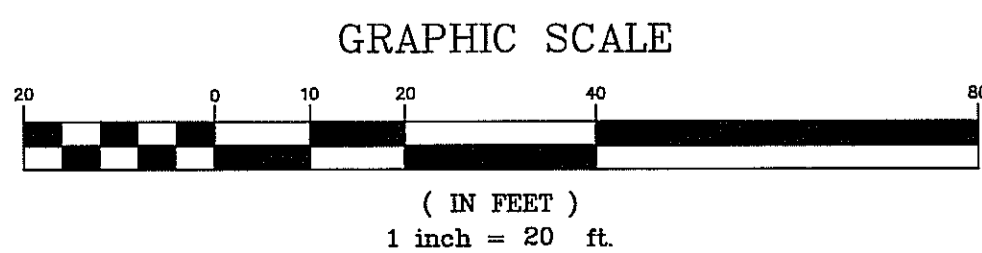
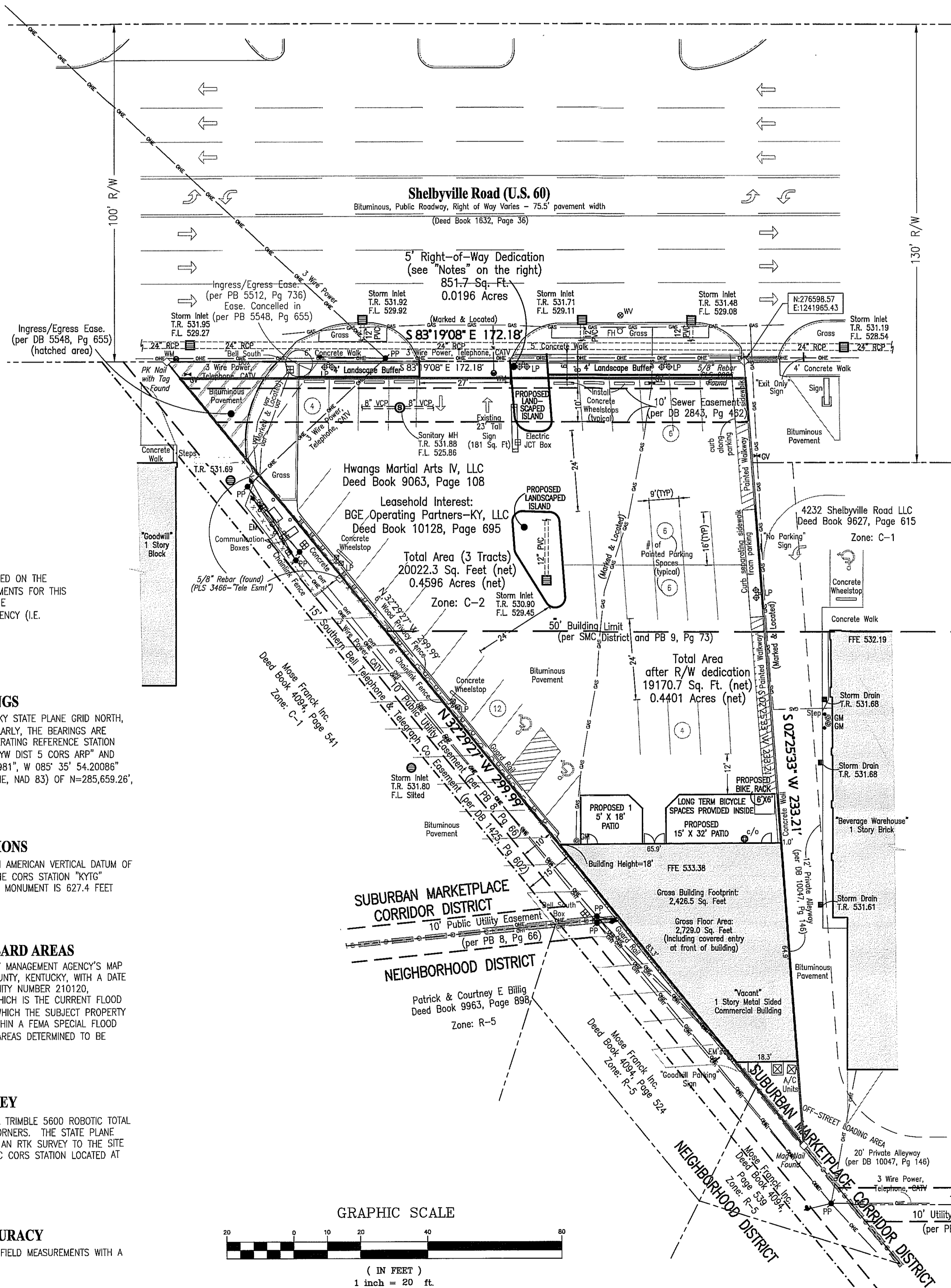
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21111C0029E, LOUISVILLE AND JEFFERSON COUNTY, KENTUCKY, WITH A DATE OF IDENTIFICATION OF DECEMBER 5 2006, FOR COMMUNITY NUMBER 210120, LOUISVILLE-JEFFERSON COUNTY METRO GOVERNMENT, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED ON THE GROUND WITH A TRIMBLE 5600 ROBOTIC TOTAL STATION BY RANDOM TRAVERSE WITH RADIAL TIES TO CORNERS. THE STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED WITH AN RTK SURVEY TO THE SITE USING A TRIMBLE R8 GNSS RECEIVER TIED TO THE KYTC CORS STATION LOCATED AT THE KYTC DISTRICT 5 OFFICE IN LOUISVILLE, KY.

CERTIFICATE OF ACCURACY

THE SURVEY SHOWN HEREON WAS MADE BY ACCURATE FIELD MEASUREMENTS WITH A HORIZONTAL CLOSURE RATIO OF 1 : 74,083.



ZONING INFORMATION

ZONE : COMMERCIAL DISTRICT (C-2)

MINIMUM YARD REQUIREMENTS:
 A. FRONT YARD NONE
 B. SIDE YARD NONE
 C. STREET SIDE YARDS NONE
 D. REAR YARD 20 FEET
 E. WHEN A C-2 COMMERCIAL DISTRICT IS ADJACENT TO A RESIDENTIAL OR OFFICE DISTRICT THE YARD REQUIREMENTS IN THE RESIDENTIAL DISTRICT SHALL APPLY TO ALL ABUTTING YARDS (I.E. RESIDENTIAL FRONT YARD REQUIREMENTS SHALL APPLY TO THE COMMERCIAL FRONT YARD, RESIDENTIAL REAR YARD REQUIREMENTS SHALL APPLY TO THE COMMERCIAL REAR YARD, ETC.). FRONT AND STREET SIDE YARDS SHALL BE CONTINUED INTO THE COMMERCIAL DISTRICT TO A MINIMUM OF 200 FEET OR TO THE FIRST STREET INTERSECTION.
 F. RESIDENTIAL USES IN THIS DISTRICT SHALL OBSERVE THE YARD REQUIREMENTS FOR THE DR-3 DISTRICT.
 G. WHEN RESIDENTIAL USES ARE COMBINED WITH OTHER USES IN THE C-2 COMMERCIAL DISTRICT, YARD REQUIREMENTS OTHER THAN THOSE ESTABLISHED IN THIS DISTRICT SHALL APPLY ONLY TO THE PORTIONS OF A BUILDING USED FOR RESIDENTIAL PURPOSES.

MAXIMUM BUILDING HEIGHT:
 TWO TIMES THE WIDTH OF THE STREET AT THE FRONT PROPERTY LINE. ADDITIONAL HEIGHT MAY BE OBTAINED BY STEPPING THE BUILDING BACK ONE FOOT ON ALL SIDES FOR EACH FOUR FEET OF ADDED HEIGHT.
 EDITOR'S NOTE: WIDTH OF RIGHT-OF-WAY, NOT STREET PAVEMENT, IS THE BASIS FOR CALCULATING PERMISSIBLE HEIGHT.

NOTE:
 NEW CONSTRUCTION ON THIS SITE IS SUBJECT TO THE DIMENSIONAL STANDARDS OF THE SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT.

THIS SITE IS SUBJECT TO BINDING ELEMENTS, CONDITIONS OF APPROVAL AND NOTES OF DOCKET NUMBER 9-023-04 ON FILE IN THE OFFICE OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION, SUBJECT TO THE FOLLOWING CHANGES: (A) BINDING ELEMENT NO. 2 IS AMENDED TO ALLOW THE USE OF THE PROPERTY AS A RESTAURANT, AND (B) BINDING ELEMENT NO. 3 IS AMENDED TO PROVIDE THAT THE DEVELOPMENT SHALL NOT EXCEED THE GROSS FLOOR AREA AS SHOWN ON THIS PLAN APPROVED AS PROJECT NO. 14DEV2LAN030

FORM DISTRICT

SUBURBAN MARKETPLACE CORRIDOR

IMPERVIOUS AREA

THERE ARE NO PROPOSED CHANGES TO THE IMPERVIOUS AREA ON THIS PROPERTY.

THE ONLY WORK PROPOSED OUTSIDE THE EXISTING BUILDING ENVELOPE IS THE CONSTRUCTION OF THE TWO CONCRETE PATIOS LOCATED ON EITHER SIDE OF THE FRONT ENTRY DOOR AS SHOWN ON THIS PLAN.

NOTES:

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

RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT PRIOR TO CONSTRUCTION APPROVAL.

PARKING TOTALS

EXISTING REGULAR PARKING SPACES = 42
 EXISTING HANDICAP PARKING SPACES = 1
 EXISTING TOTAL PARKING SPACES = 43

REQUIRED REGULAR PARKING SPACES = 66 MAX. / 26 MIN.
 (per adopted 2006 Land Development Code)

REQUIRED HANDICAP PARKING SPACES = 2

PROPOSED BICYCLE PARKING SPACES = 3
 (1 PER 50 EMPLOYEES / 30 EMPLOYEES = 1)
 (1 PER 50 SEATS / 80 SEATS PROPOSED = 2)

EXISTING USE

VACANT
(FORMERLY MARTIAL ARTS STUDIO)

PROPOSED USE

FAST FOOD RESTAURANT
(FIVE GUYS BURGERS AND FRIES)

OWNER INFORMATION

HWANGS MARTIAL ARTS IV, LLC
 JUNG O. HWANG
 12808 DOVE LAKE DR.
 LOUISVILLE, KY 40299

DEVELOPER INFORMATION

BGE OPERATING PARTNERS-KY, LLC
 JASON TYNER
 P.O. BOX 1206
 NEW ALBANY, IN 47151-1206

RECEIVED

APR 07 2014
 PLANNING &
 DESIGN SERVICES

SITE PLAN FOR
FIVE GUYS - BURGERS and FRIES
 4226 Shelbyville Road (Tax Parcel ID: 053500320033)
 Louisville, Jefferson County, Kentucky

This plan represents a boundary survey and complies with 201 KAR 18:150

SURVEY COMPLETED 8-22-2013

JOB NUMBER 3210A
DRAWING DATE 04-07-2014
DRAWING FILE 3210 Shelbyville Road site plan
SCALE: 1" = 20'