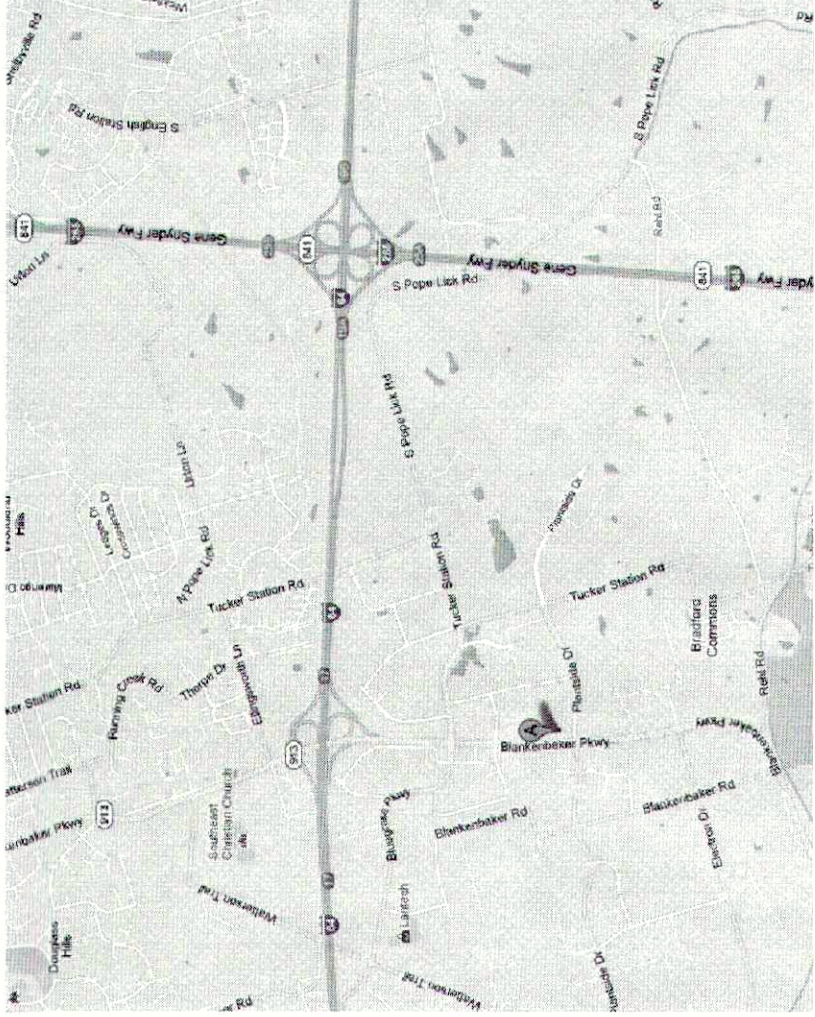




SITE DATA
LAND USE PEC SUBURBAN WORKPLACE
ZONING DISTRICT: VACANT
EXISTING USE: RETAIL/COMMERCIAL
PROPOSED USE: 11801 PLANTSIDE DRIVE 40299
TOTAL SITES AREA: 2.865 ACRES
TAX MAP: 39-1-1-499
TAX BLOCK & LOT: D.B. 5839 PG. 140
DEED BOOK & PAGE: UNCLASSIFIED, URBAN LAND
SOIL TYPE:

PARKING CALCULATIONS
13,185 S.F. RESTAURANT SPACE; 8,400 S.F. RETAIL SPACE
MINIMUM REQUIRED:
1 SPACE/125 S.F. RESTAURANT 105
1 SPACE/250 S.F. RETAIL 34
MAXIMUM ALLOWED:
1 SPACE/50 S.F. RESTAURANT 264
1 SPACE/150 S.F. RETAIL 320
PROPOSED TOTAL NEW PARKING: 168 SPACES
OF WHICH 6 ARE H/C ACCESSIBLE (1 VAN)
PROPOSED NEW BIKE PARKING: 2 SPACES

SIGNAGE
SIGN #1: (4+ TENANTS/ARTERIAL 4+ LANES)
HEIGHT ALLOWED/PROPOSED: 6' S.F.
AREA ALLOWED/PROPOSED: 60 S.F.
SIGN #2: (2-3 TENANTS/ARTERIAL LESS THAN 4 LANES)
HEIGHT ALLOWED/PROPOSED: 24' S.F.
AREA ALLOWED/PROPOSED: 120 S.F.

BUILDING DATA
BUILDING HEIGHT: 50' MAX'
BUILDING FOOTPRINT: 20,000 S.F.
GROSS FLOOR AREA: 20,000 S.F.
FLOOR AREA RATIO: 0.16

ILANUA CALCULATIONS
VUA: 64,149 S.F.
ILA REQUIRED (7.5%): 4,811 S.F.
ILA PROVIDED: 4,850 S.F.
ILA TREES REQUIRED (1/4000 S.F. VUA + 25%): 20 TREES
ILA TREES PROVIDED: 20

TREE CANOPY CALCULATIONS
VUA: 64,149 S.F.
EXISTING CANOPY COVERAGE: 124,799 S.F.
TREE CANOPY CATEGORY: CLASS C
TREE CANOPY PRESERVATION AREA: 0%
NEW TREE CANOPY REQUIRED/PROPOSED: 20% (24,960 S.F.)
(35 2" CALIPER OR 26 3" CALIPER TREES)

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

MAD NOTES
1. SANITARY SEWER AVAILABLE BY LATERAL EXTENSION TO EXISTING SYSTEM. SUBJECT TO FEES AND CHARGES IF APPLICABLE.
2. SEWAGE TO BE TREATED AT JEFFERSONTOWN WQTC.
3. RUNOFF FROM THIS DEVELOPMENT TO BE DIRECTED TO EXISTING PAPA JOHN'S REGIONAL DETENTION BASIN. CAPACITY OF BASIN TO BE VERIFIED PRIOR TO CONSTRUCTION APPROVAL.

MFW NOTES
1. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

LEGEND
EXISTING
Catch Basin
Electric Transformer
Electric Junction Box
Electric Manhole
Sign
Shrub
Telephone Pedestal
CATV Pedestal
Fire Hydrant
San. Sewer Manhole
Traffic Signal Pole
Traffic Signal Control Box
Underground Elec.
Gas Line
Water Line
Underground Telephone
Sanitary Sewer
Storm Sewer

PROPOSED
SS Sanitary Sewer (LE)
Storm Sewer Drainage



0 15 30
1"=30 FT.

Revised Detailed District Development Plan

LEGEND
EXISTING
Catch Basin
Electric Transformer
Electric Junction Box
Electric Manhole
Sign
Shrub
Telephone Pedestal
CATV Pedestal
Fire Hydrant
San. Sewer Manhole
Traffic Signal Pole
Traffic Signal Control Box
Underground Elec.
Gas Line
Water Line
Underground Telephone
Sanitary Sewer
Storm Sewer

PROPOSED
SS Sanitary Sewer (LE)
Storm Sewer Drainage