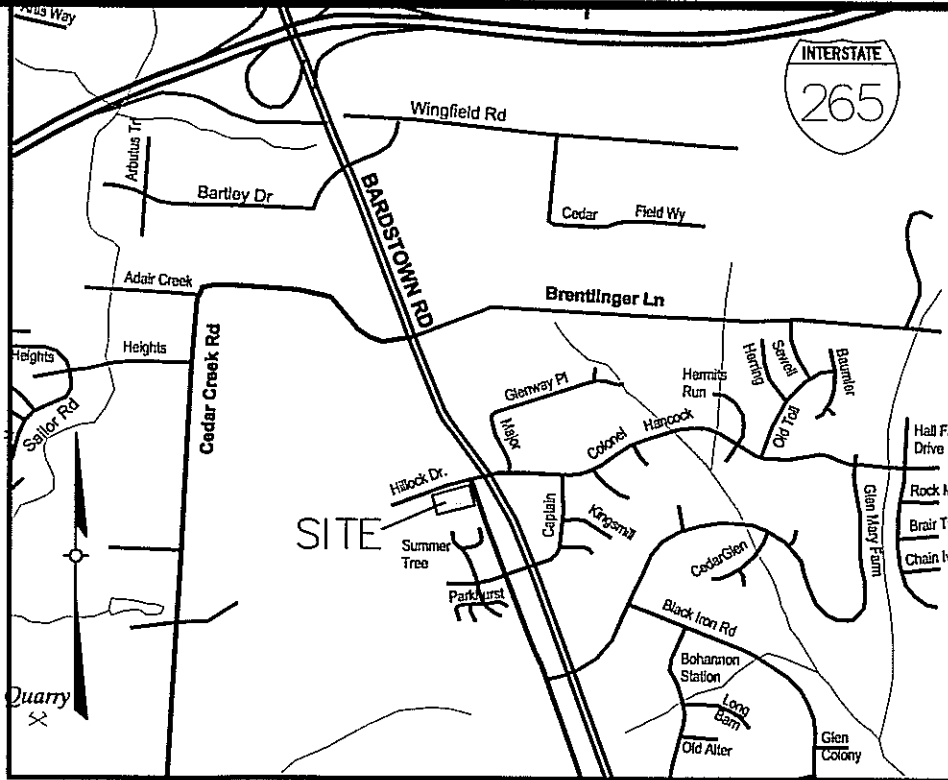


PRELIMINARY APPROVAL
 Condition of Approval: _____

 Development Review Date _____
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT



LOCATION MAP
 NOT TO SCALE

NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.9.2.b.i of the Louisville Metro Land Development Code to waive the pedestrian connection from the building entrance to the Old Bardstown Road walk.

PROJECT DATA

TOTAL SITE AREA	= 1.40± Ac.
R/W DEDICATION AREA - OLD BARDSTOWN ROAD	= 0.35± Ac.
R/W DEDICATION AREA - HILLOCK DRIVE	= 0.07± Ac.
TOTAL SITE AREA AFTER R/W DEDICATIONS	= 0.98± Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
EXISTING USE	= SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	= RESTAURANT WITH DRIVE THRU
PROPOSED BUILDING AREA	= 3,847 SF
F.A.R.	= 0.09 (1.0 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 22' (25' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
3,847/125 S.F. MIN. (10% TARC REDUCTION)	= 31 SP
3,847/50 S.F. MAX.	= 77 SP
-10% TARC REDUCTION	= 28 SP 77 SP
TOTAL PARKING PROVIDED	= 30 SPACES (2 HC SP INCLUDED)
BIKE PARKING PROVIDED/REQUIRED	= 4 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 23,036 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,727 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,810 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the Metro right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The area identified for future right-of-way for the relocation of Old Bardstown Road, as shown, shall be dedicated to public use by minor plat or deed at the applicant's expense within 60 days of request by the Director of Louisville Metro Public Works.
- A reciprocal access and crossover easement/agreement in a form acceptable to the Planning Commission shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument. The Applicant further agrees to construct the easement/agreement area(s).
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
- There are no KARST features on the subject site per a September 25, 2014 site visit by Ann Richard RLA.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and will be treated at the Cedar Creek Wastewater Treatment Plant.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request was approved by MSD on July 7, 2014.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
- An MSD drainage bond will be required.

OWNER:
 THOMAS GROVE MANAGEMENT CO. LLC
 P.O. BOX 1282
 PROSPECT, KY 40059
 SITE ADDRESS:
 9816 HILLOCK DR.
 LOUISVILLE, KY 40291
 D.B. 9711 PG. 0376

OWNER:
 MARK C & LINDA SUE SHIRCLIFF
 11420 RACE RD
 LOUISVILLE, KY 40291
 D.B. 8354 PG. 0135
 SITE ADDRESS:
 8018 OLD BARDSTOWN RD.
 LOUISVILLE, KY 40291
 D.B. 8354 PG. 0135

OWNER:
 GLENMORY PLAZA LLC
 1531 ORMSBY STATION CT
 LOUISVILLE, KY 40223
 D.B. 9657 PG. 0696
 SITE ADDRESS:
 8102 OLD BARDSTOWN RD.
 LOUISVILLE, KY 40291
 D.B. 9720 PG. 0633

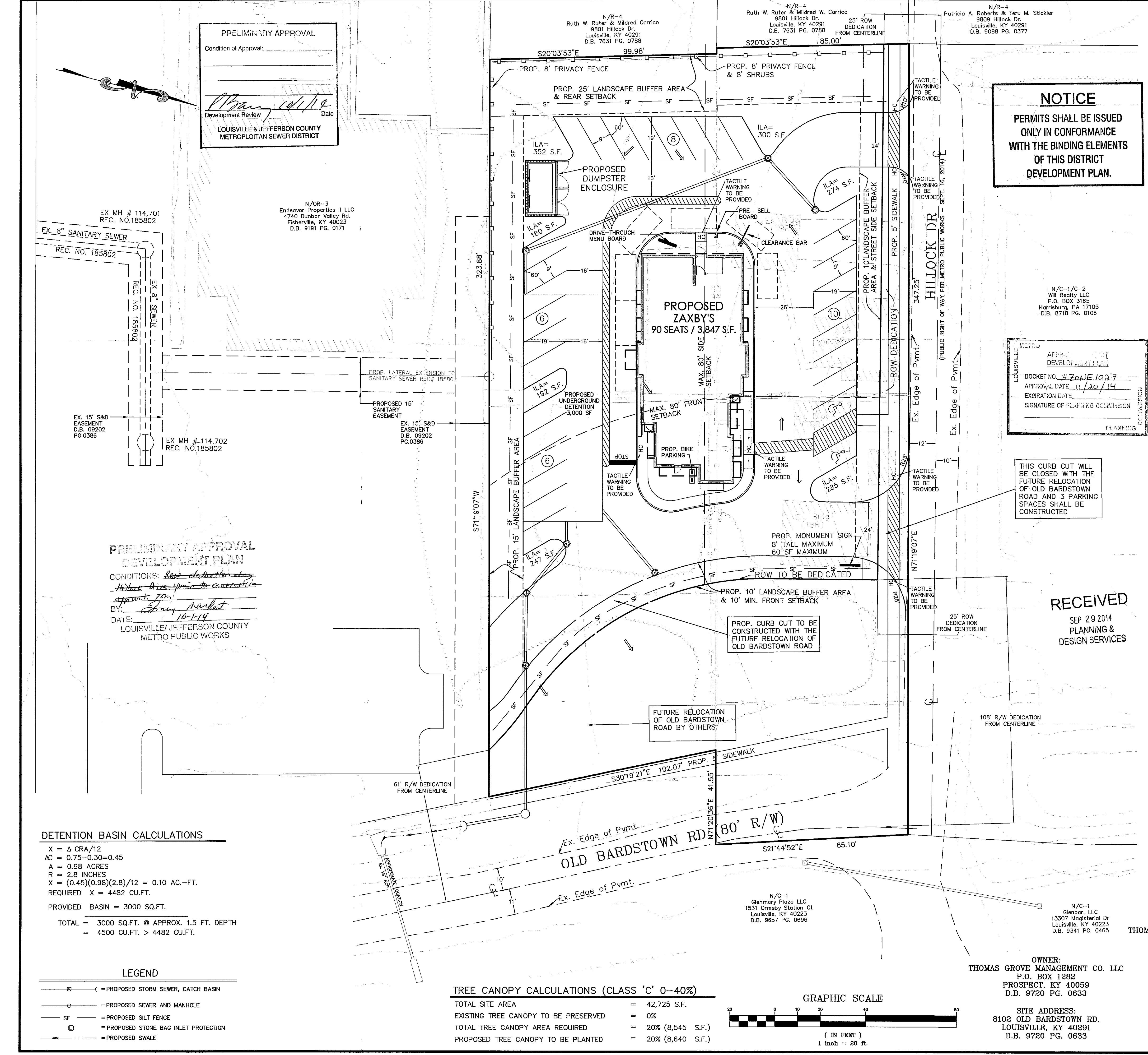
COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK

CASE #14ZONE1027
 MSD WM# 10990

APPROVED
 DEVELOPMENT PLAN
 DOCKET NO. 14 ZONE 1027
 APPROVAL DATE 11/20/14
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 PLANNING COMMISSION

THIS CURB CUT WILL BE CLOSED WITH THE FUTURE RELOCATION OF OLD BARDSTOWN ROAD AND 3 PARKING SPACES SHALL BE CONSTRUCTED

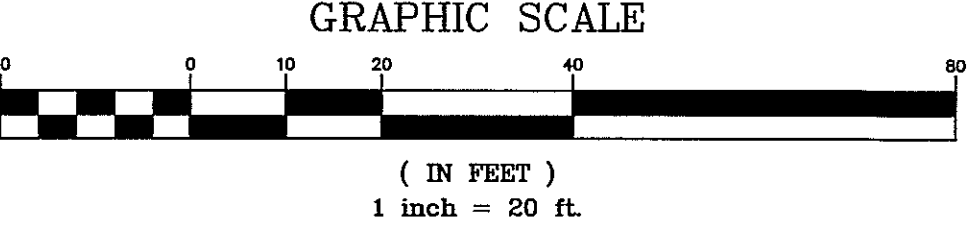
RECEIVED
 SEP 29 2014
 PLANNING &
 DESIGN SERVICES



DETENTION BASIN CALCULATIONS
 $X = \Delta CRA / 12$
 $\Delta C = 0.75 - 0.30 = 0.45$
 $A = 0.98$ ACRES
 $R = 2.8$ INCHES
 $X = (0.45)(0.98)(2.8) / 12 = 0.10$ AC.-FT.
 REQUIRED $X = 4482$ CU.FT.
 PROVIDED BASIN = 3000 SQ.FT.
 TOTAL = 3000 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 4500 CU.FT. > 4482 CU.FT.

TREE CANOPY CALCULATIONS (CLASS 'C' 0-40%)

TOTAL SITE AREA	= 42,725 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (8,545 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (8,640 S.F.)



LEGEND

- (---) = PROPOSED STORM SEWER, CATCH BASIN
- (---) = PROPOSED SEWER AND MANHOLE
- (---) = PROPOSED SILT FENCE
- (---) = PROPOSED STONE BAG INLET PROTECTION
- (---) = PROPOSED SWALE

LD&D LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON ST. SUITE 200
 LOUISVILLE, KY 40202
 PHONE: 502.634.4275
 FAX: 502.634.4276
 WEB SITE: WWW.LD&D.COM

DEVELOPER
 ZAXBY'S OF LOUISVILLE
 2001 ASHLEY'S CT
 LOUISVILLE, KY 40242

DETAILED DISTRICT DEVELOPMENT PLAN
ZAXBY'S - OLD BARDSTOWN RD

JOB NO. **14007**
 SHEET **1** OF **1**

NO.	DATE	REVISIONS	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 14007-000P
 DATE: 9-29-14
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL