SITE PLAN LEGEND

- PROPERTY LINE
- PROVIDE AND INSTALL DIRECTIONAL ARROW
- PROVIDE AND INSTALL SIGN
- PROP. HANDICAP PARKING
- PROVIDE AND INSTALL HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- PROVIDE AND INSTALL CONCRETE SIDEWALK
- PROVIDE AND INSTALL 3" RIVER ROCK
- PROVIDE AND INSTALL LAWN SEEDING
- PARKING SPACE COUNT
- PROP. STORM SEWER INLET
- DRAINAGE FLOW ARROW / PATTERN
- PROP. STORMWATER MANHOLE

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	2,398 S.F. (BOJANGLES)	NO
2	MINIMUM PARKING RATIO REQUIRED	1 SPACE FOR EACH 125 SF OF GFA 2,398/125 = 19 SPACES	22 SPACES	NO
3	MAXIMUM PARKING RATIO ALLOWED	1 SPACE FOR EACH 50 SF OF GFA 2,398/50 = 48 SPACES	22 SPACES	NO
4	HANDICAP PARKING	1 SPACE	2 SPACES	
5	DRIVE-THROUGH QUEUING	6 SPACES MEASURED FROM PICK-UP WINDOW	7 SPACES	NO
6	MINIMUM PARKING DIMENSIONS	8.5 FEET WIDE X 17.5 FEET (60°) 8.5 FEET WIDE X 18 FEET (90°)	9 FEET X 18 FEET (90°)	NO
7	MINIMUM DRIVE AISLE DIMENSION	15'-18' DEPENDING ON PARKING SPACE DEPTH (60°) 24'-26' DEPENDING ON PARKING SPACE DEPTH (90°)	24 FEET (90°)	NO
8	INTERIOR LANDSCAPE AREA (ILA)	7.5% OF VUA	1,269 SQFT (8.0%)	NO
9	VEHICULAR USE AREA (VUA)	NONE REQUIRED	15,944 SQFT	NO
10	FLOOR AREA RATIO (FAR)	5.0	2,398 SF / 27,878 SF = 0.086	NO

ZONING INFORMATION

LOCATION: CITY OF JEFFERSONTOWN, JEFFERSON COUNTY

TAX MAP PARCEL ID: 2299-0005-0000 ;2010 CENSUS BLOCK-TRACT #: 2000-011112

ZONE: C2 (COMMERCIAL DISTRICT) / SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT

PROPOSED USE: RESTAURANT ESTABLISHMENT / QSR (PERMITTED USE)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE	GROSS 1.20 AC. NET 0.64 AC.	NO
2	MINIMUM LOT WIDTH	NONE	±180 FEET	NO
3	MINIMUM FRONT SETBACK	HALF OF THE R/W WIDTH MEASURED FROM CENTERLINE	GREATER THAN HALF OF THE R/W WIDTH MEASURED FROM CENTERLINE	NO
4	MINIMUM SIDE SETBACK	NONE	NONE	NO
5	MINIMUM REAR SETBACK	NONE	NONE	NO
6	MAXIMUM BUILDING HEIGHT	60 FEET	21.5 FEET	NO
7	INCREASE IN IMPERVIOUS AREA	–	+405 SQFT	NO
8	TREE CANOPY COVERAGE (CALCULATIONS)	TOTAL: 18% OF SITE AREA 27,813 SF X 18% = 5,007 SF PRESERVED: 6% (1,669 SF) NEW: 12% (3,338 SF)	3 PRESERVED TREES = 2,121 SFSF 7 NEW TREES = 4,949 SF TOTAL = 7,070 SF	NO

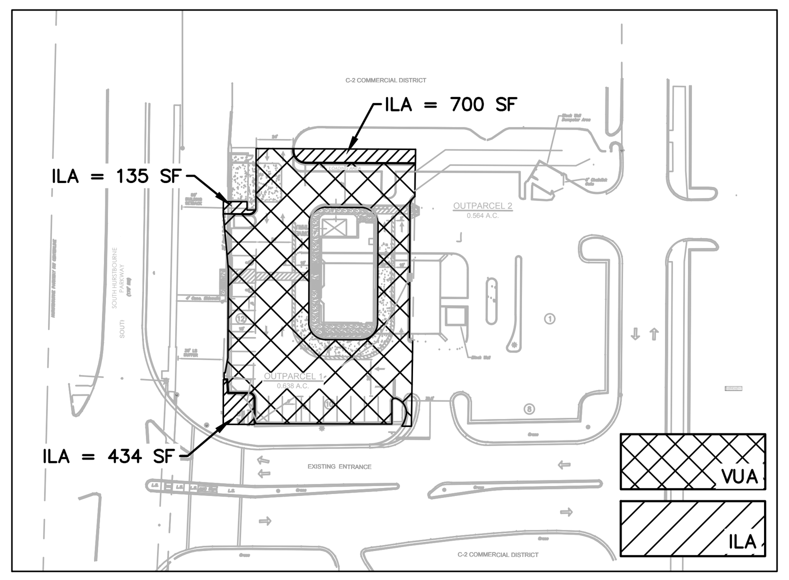
*CANOPY COVER OF EXISTING AND PROPOSED TREES CONSERVATIVELY ESTIMATED AT 707 SF (15 FT RADIUS)

VICINITY MAP

N.T.S.

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	HEIGHT	SPREAD	ROOT	NOTES
DECIDUOUS TREES								
AR	6	Acer rubrum	Red Maple	2-2.5" cal	12-14'	4-5'	B/B	6' Br./Full heads
SHRUBS								
IGC	28	Ilex glabra 'Compacta'	Compact Inkberry	18-24"	18-24"	18-24"	3 gal	Full
BGV	19	Buxus x 'Green Velvet'	Green Velvet Boxwood	18-24"	18-24"	18-24"	3 gal	Full
ICGL	30	Ilex crenata "Green Luster"	Green Luster Holly	18-24"	18-24"	18-24"	3 gal	Full
JCP	6	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	9-12"	9-12"	15-18"	3 gal	Full



VUA / ILA CALCULATION

SCALE: 1" = 100'

SITE KEY NOTES

- (A) EX. FREESTANDING SIGN (TO BE REMOVED BY OTHERS)
- (B) EX. TREE, TO REMAIN (TYP.)
- (C) PROP. CROSSWALK
- (D) EX. STEAK N' SHAKE RESTAURANT BUILDING (TO BE REMOVED BY OTHERS)
- (E) PROP. BOJANGLES BUILDING
- (F) PROP. HANDICAP PARKING
- (G) EX. SANITARY SEWER (TYP.)
- (H) PROP. SANITARY SEWER (TYP.)
- (I) PROP. INTERIOR LANDSCAPE AREA
- (M) PROP. 10' PRIVATE SANITARY SEWER EASEMENT (TYP.)
- (J) PROP. PROPERTY LINE
- (K) PROP. WATER QUALITY UNIT
- (L) PROP. HANDICAP RAMP

WAIVERS AND VARIANCES

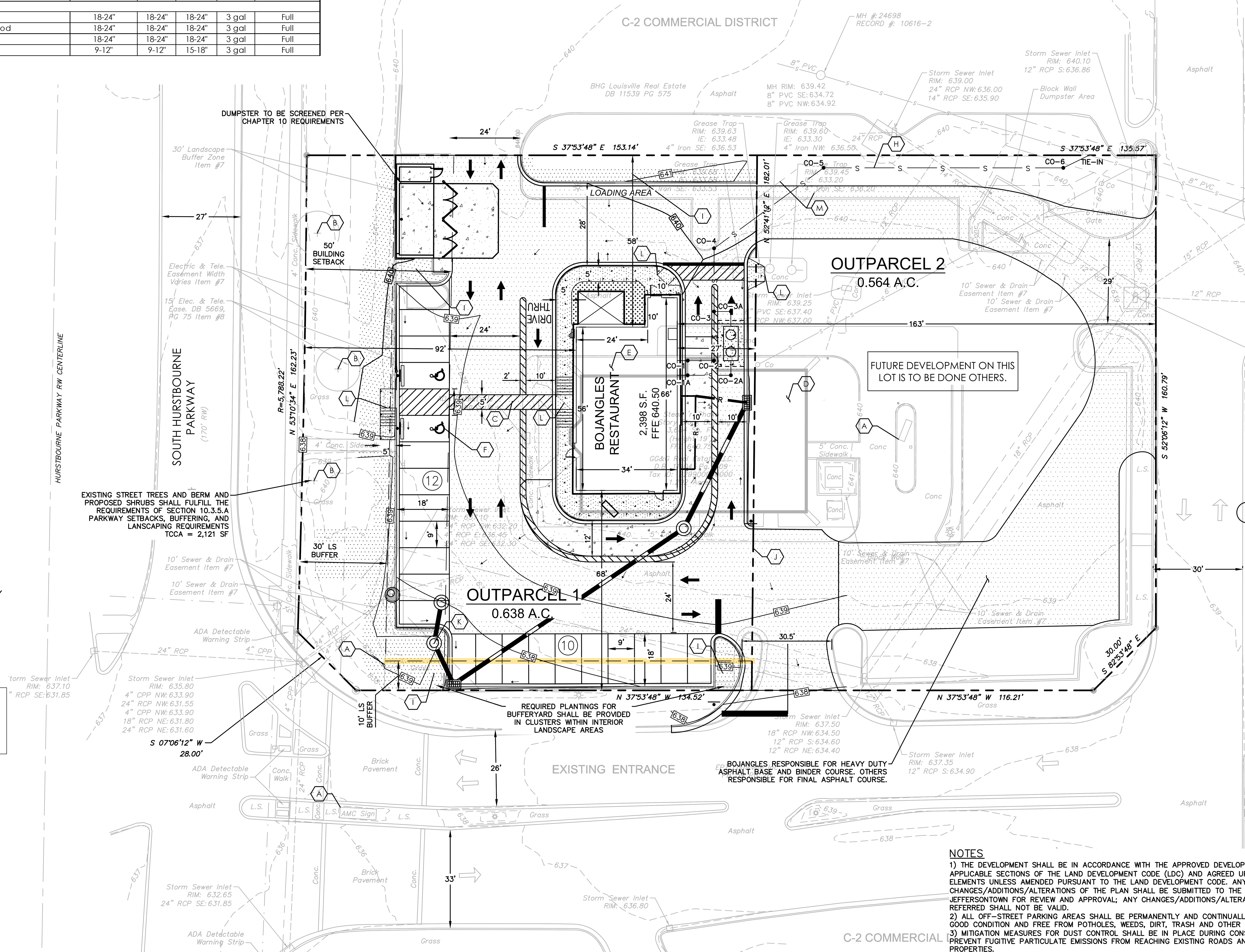
1) 10 FOOT LANDSCAPE BUFFER REQUIREMENT (WHERE HIGHLIGHTED)

OWNER:

GG & G REAL ESTATE, LLC
677 N NEW BALLAS RD, STE 200
SAINT LOUIS, MO 63141-6732

DEVELOPER:

BOJANGLES' RESTAURANTS, Inc.
9432 SOUTHERN PINE BOULEVARD
CHARLOTTE, NC 28273
(704) 527 - 2675



MSD NOTES

1. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATION AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT PRACTICES.

TOTAL SITE DISTURBANCE: 0.87 ACRES
TOTAL COMMON DEVELOPMENT DISTURBANCE: >1.00 ACRES

NOTES

1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
2) ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
3) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

REFER TO RELATED CASE: 09-017-86

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3420 Toringdon Way, Suite 210
Charlotte, NC 28277
(704) 565-7070

BOJANGLES' RESTAURANTS, INC
9432 SOUTHERN PINE BLVD
CHARLOTTE, NC 28273
(704) 524-2675

PROPOSED BOJANGLES

2717 SOUTH HURSTBOURNE PARKWAY
JEFFERSONTOWN, JEFFERSON COUNTY
LOUISVILLE, KENTUCKY

REVISIONS No. Date Desc.

Designed	CKS
Drawn	CKS
Reviewed	AJB
Scale	1"=20'
Project No.	2000467
Date	02/05/2021
CAD File:	SP200046701-LM

Title
METRO SITE PLAN

Sheet No.
SP-1

WM#12240

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21-DDP-0003