

LOCATION MAP
NOT TO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.

Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.

Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.

Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.

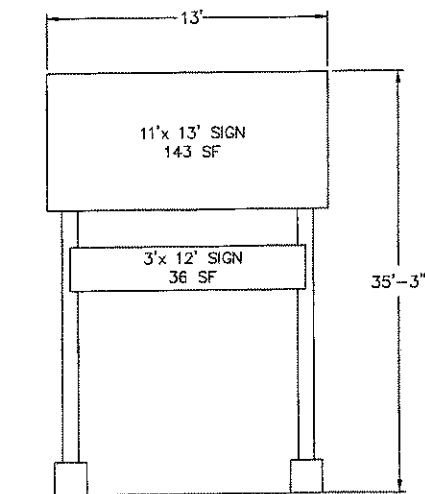
All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.

Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

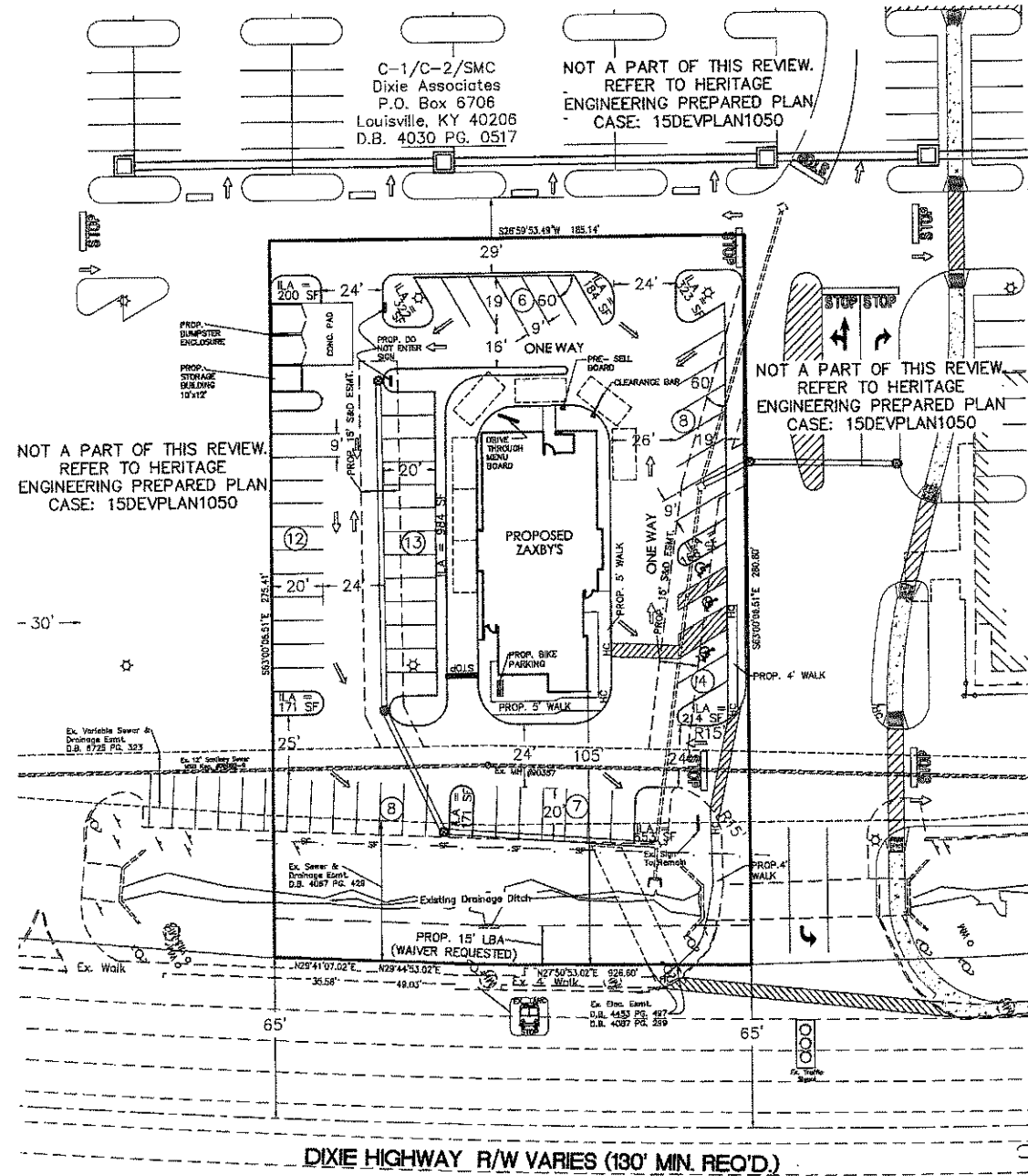
All storm drainage shall conform to MSD standard specifications.

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.



EXISTING SIGN DETAIL
NOT TO SCALE

NOTE: Ex. Sign To Remain and Ex. Sign Area To Be Reskinned For ZAXBYS.



DIXIE HIGHWAY R/W VARIES (130' MIN. REQ'D.)

C-2/SMC Huffman Dixie Realty LLC
4136 Shelbyville Road
Louisville, KY 40207
D.B. 7862 PG. 0825

C-2/SMC Huffman Dixie Realty LLC
4136 Shelbyville Road
Louisville, KY 40207
D.B. 7862 PG. 0828

C-2/SMC Bohn Properties LLC
1815 The Exchange SE
Atlanta, GA 30339
D.B. 10349 PG. 0966

WAIVER REQUESTED:

1. A Landscape Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code for more than 50% overlap of existing easements and the proposed 15 ft. Landscape Buffer Area.

PROJECT DATA

TOTAL SITE AREA	= 1.2± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 22' (60' MAX. ALLOWED)
BUILDING AREA	= 3,850 SF
PARKING REQUIRED	MIN. MAX.
1/125 S.F. MIN.	= 31 SP
1/50 S.F. MAX.	= 77 SP
TOTAL PARKING PROVIDED	= 60 SPACES (3 HC SP INCLUDED)
TOTAL BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/1 LONG TERM (LONG TERM PROVIDED INDOORS)
F.A.R.	= 0.07 (5.0 MAX. ALLOWED)
TOTAL VEHICULAR USE AREA	= 32,250 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 2,419 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,872 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. There is no work in the Right-of-Way for this project.
9. A Cross Access Agreement to be recorded prior to a Certificate of Occupancy being issued.
10. Per Chapter 8 of the Louisville Metro Land Development Code, if any structural components of the existing sign are removed or replaced, the existing sign is required to come into compliance. Requirements are 100 sq ft of face area and a maximum height of 24 ft.
11. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0072 E dated December 5, 2006.
3. 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.
4. The site has thru drainage an assessment plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request was approved by MSD letter dated April 13, 2015.
6. 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 Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

TREE CANOPY CALCULATIONS (CLASS "C" 0% EX. TREE CANOPY)

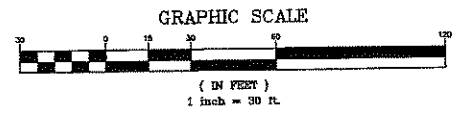
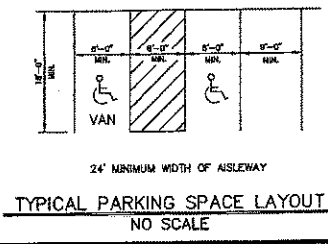
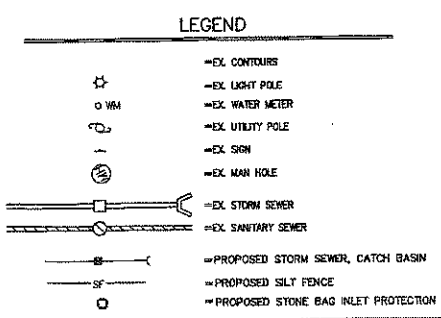
TOTAL SITE AREA	= 52,272 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (10,454 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 21% (10,800 S.F.)

OWNER: DIXIE ASSOCIATES
P.O. BOX 6706
LOUISVILLE, KY 40206

SITE ADDRESS:
4913 DIXIE HIGHWAY
LOUISVILLE, KY 40216
TAX BLOCK 1068, LOT 0497
D.B. 4050, PG. 0517

COUNCIL DISTRICT - 3
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CURRENT PROJECT #15WAIVER1007
WM #11142



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	4/21/15	PER AGENCY COMMENTS		

PROJECT DATA

FILE NAME: 15R8-DR0P	SCALE: AS SHOWN
DATE: 3/20/15	DRAWN BY: JF/MS
DESIGNED BY: ASR	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
507 WINDSOR DRIVE, SUITE 100
FRANKFORT, KY 40601
WWW.LD&D-LLC.COM

CATEGORY 2B PLAN
ZAXBY'S - 4913 DIXIE HIGHWAY
DEVELOPER
NORTH DIXIE - CORNERSTONE, LLC
2000 PNC PLAZA
500 WEST JEFFERSON STREET
LOUISVILLE, KY 40202

JOB NO. 14186	SHEET 1 OF 1
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4-27-15 filed for May 6, 2015 DR.C