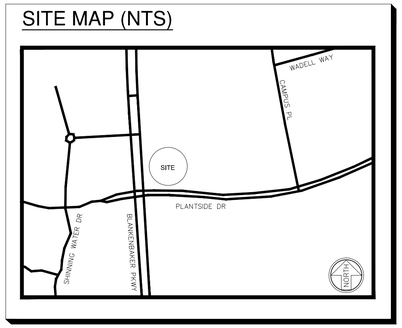
SITE MAP (NTS)

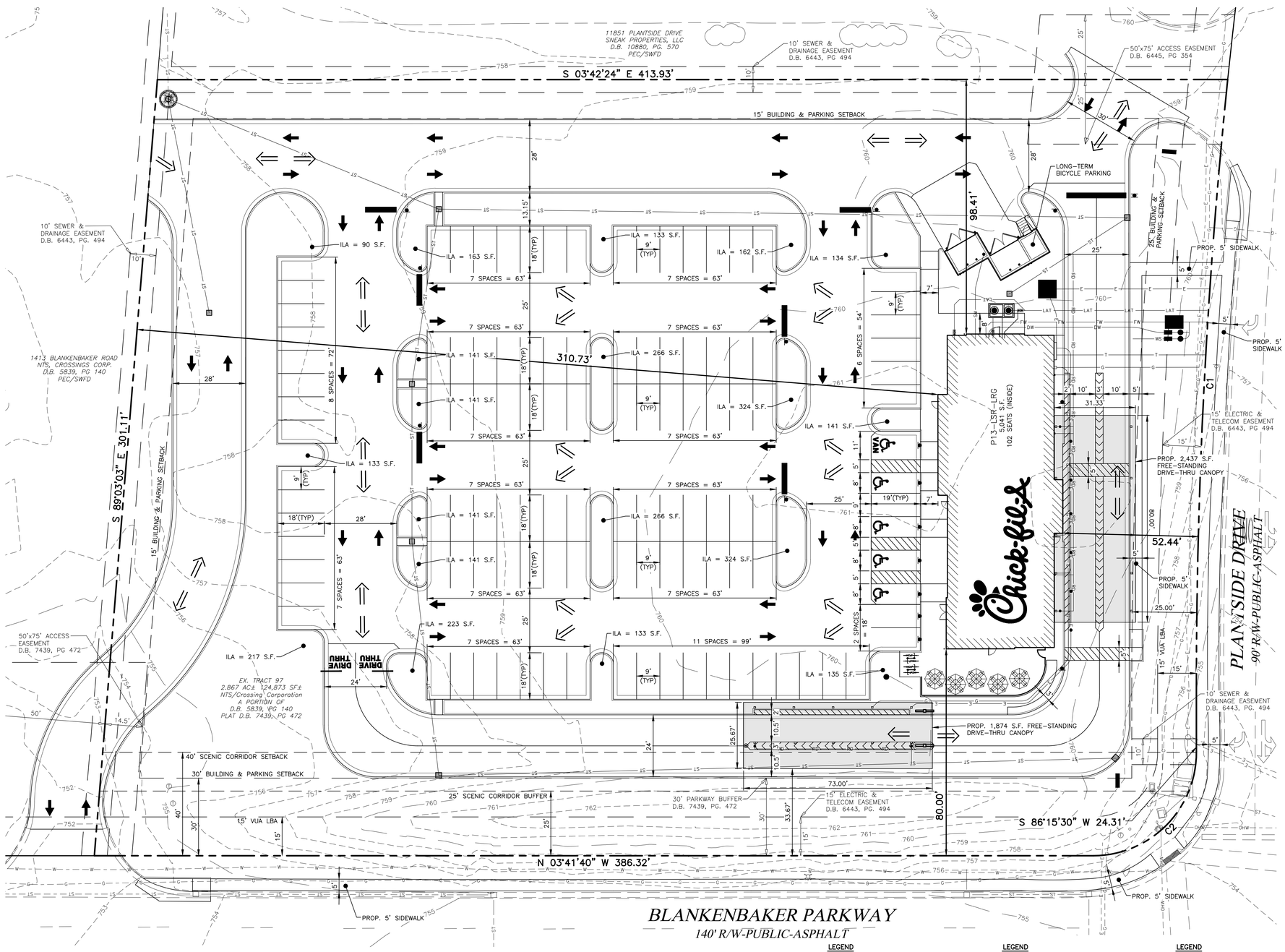


THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 21111C0064E, WITH A MAP REVISED DATE OF DECEMBER 5, 2006, IN LOUISVILLE AND JEFFERSON COUNTY, STATE OF KENTUCKY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	236.06'	2295.00'	5°53'36"	118.13'	235.96'	S 89°15'03" W
C2	62.96'	40.00'	90°11'18"	40.13'	56.66'	S 48°57'17" E

SCALE: 1" = 20'



SITE DATA

LAND USE

SITE ADDRESS:	11801 PLANTSIDE DRIVE
TAX BLOCK & LOT:	T.B.39; T.L. 494
EXISTING ZONING DISTRICT:	PEC
EXISTING FORM DISTRICT:	SWFD
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL/RESTAURANT
EXISTING PARCEL AREA:	2.865 ACRE (124,799 S.F.)
DEED BOOK & PAGE:	D.B. 5839, PG. 140, PLAT D.B. 7439, PG. 472

BUILDING DATA

BUILDING HEIGHT:	50' MAX.
BUILDING FOOTPRINT:	5,200 S.F.
GROSS FLOOR AREA:	5,200 S.F.
FLOOR AREA RATIO:	0.0417

PARKING CALCULATIONS

RESTAURANT: 5,041 S.F. + 805 S.F. PATIO

MIN REQUIRED 1/125 S.F.	47 SPACES
MAX PERMITTED 1/50 S.F.	117 SPACES
PARKING PROVIDED:	117 SPACES
ACCESSIBLE PARKING PROVIDED:	1 VAN SPACES, 4 STANDARD SPACES
BIKE PARKING REQUIRED:	4 SHORT TERM, 1 LONG TERM INDOORS

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	0-40%
RESTAURANT SITE AREA:	124,873 S.F.
PRESERVED TREE CANOPY:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	20% (24,975 S.F.)
TOTAL TREE CANOPY REQUIRED:	20% (24,975 S.F.)

ILA/VUA CALCULATIONS

RESTAURANT VEHICULAR USE AREA:	44,780 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%):	3,359 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	3,408 S.F.
ILA TREES REQUIRED/PROVIDED (1/4000 S.F. VUA + 25%):	14 TREES

EPSC DATA (IN DISTURBED AREA)

EXISTING IMPERVIOUS AREA:	0 S.F.
PROPOSED IMPERVIOUS AREA:	86,092 S.F.
SENSITIVE FEATURES:	NONE
SOIL TYPE:	Ua
HYDROLOGIC SOIL GROUP:	ASSUMED C
AREA OF DISTURBANCE:	134,224 S.F.

SETBACKS

FRONT/STREET SIDE:	25'
SIDE:	NONE
REAR:	NONE

OWNER: BLANKENBAKER INVESTORS, LLC
2151 VOLUNTEER PARKWAY
BRISTOL, TN 37620
423-968-5971

DEVELOPER: CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
770-363-2863

AGENCY NOTES

MSD
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. SANITARY SEWER WILL UTILIZE NEW PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE FLOYDS FORK WOTC.
3. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. THIS 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.
5. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
6. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. STORMWATER RUNOFF TO BLANKENBAKER PARKWAY WILL BE LIMITED TO CURRENT (PRE-DEVELOPED) PEAK FLOW RATES. THE REMAINING POST-DEVELOPED RUNOFF SHALL BE DIRECTED TO THE EAST, IN EXISTING EASEMENT AND RIGHT OF WAY, TO THE PAPA JOHN'S REGIONAL RETENTION BASIN. WATER QUALITY MITIGATION SHALL BE PROVIDED, HOWEVER NO ON-SITE DETENTION IS REQUIRED.

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

HEALTH DEPARTMENT
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. EACH PROPOSED BUILDING/LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER. OWNER MUST PROVIDE DOCUMENTATION OF SEWER CONNECTION.
4. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
5. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.

PDS/JEFFERSONTOWN
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE CITY OF JEFFERSONTOWN LAND DEVELOPMENT CODE.
2. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF JEFFERSONTOWN SIGN ORDINANCE.
3. ALL SIDEWALKS ON SITE AND IN PUBLIC R/W SHALL MEET ADA STANDARDS.
4. LITTER RECEPTACLES TO BE PROVIDED PER THE REQUIREMENTS OF SECTION 9.1.12.F.
5. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.

MPW
1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

WAIVERS REQUESTED
1. WAIVER OF JEFFERSONTOWN LAND DEVELOPMENT CODE SECTION 5.9.2.A.1.B TO NOT PROVIDE DIRECT PEDESTRIAN ACCESS TO BLANKENBAKER PARKWAY.
2. WAIVER OF JEFFERSONTOWN LAND DEVELOPMENT CODE SECTION 10.3.6 TO ALLOW A DRIVE LANE TO ENCROACH INTO THE 40' SCENIC CORRIDOR SETBACK.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AND AVAILABLE PLANS. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN HEREON.

CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 2/11/2020 (NAVD88, GEOID12B)

LEGEND

PROP. FIRE HYDRANT	EX. CURB	LAT	PROP. SANITARY LATERAL
EX. FIRE HYDRANT	PROP. CURB & GUTTER	SLV	PROP. SANITARY LATERAL VENT
PROP. VALVE	PROP. ELECTRIC LINE	SAN	EX. SANITARY SEWER
EX. VALVE	EX. ELECTRIC LINE	ST	PROP. STORM SEWER
PROP. MANHOLE	PROP. GAS LINE	RD	PROP. ROOF DRAIN
EX. MANHOLE	EX. GAS LINE	ST	EX. STORM SEWER
PROP. INLET	PROP. TELEPHONE LINE	FW	PROP. FIRE WATER LINE
EX. BOX INLET	EX. TELEPHONE LINE	DW	PROP. DOMESTIC WATER LINE
EX. LIGHT POLE	PROP. DRAINAGE FLOW ARROW	WS	PROP. WATER SERVICE
PROP. LIGHT POLE			

19-DDP-0055, WM# 6681

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

OWNER: BLANKENBAKER INVESTORS, LLC
2151 VOLUNTEER PARKWAY
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423-968-5971

DEVELOPER: CHICK-FIL-A, INC.
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ATLANTA, GA 30349-2998
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CHICK-FIL-A
BLANKENBAKER FSU
11801 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

FSU# 04679

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

GBC PROJECT #	52229D
PRINTED FOR	
DATE	9/18/20
DRAWN BY	BAW

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SHEET
IDC RETAIL CENTER REVISED DEVELOPMENT PLAN

SHEET NUMBER
1 OF 1