

VICINITY MAP
NOT TO SCALE

LATITUDE N 38°18'58.5" (38.3163)
LONGITUDE W 85°33'39.5" (-85.5610)

APPROXIMATE LOCATION OF
POTENTIAL KARST AREAS PER
TERRACON GEOPHYSICAL
EXPLORATION REPORT, MAY
23, 2025

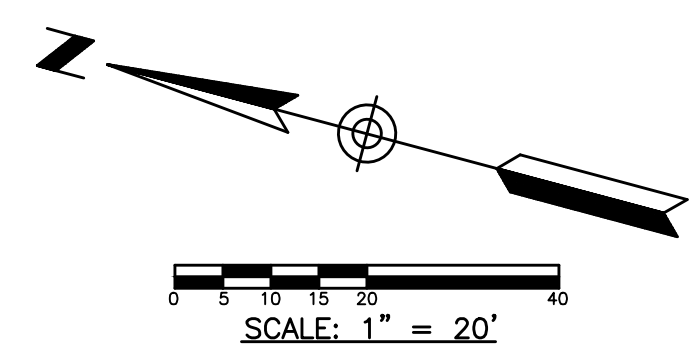
THIS SITE'S STORMWATER QUANTITY AND QUALITY HAS BEEN INCLUDED IN THE STORMWATER QUANTITY AND QUALITY DESIGN FOR THE PUBLIX AT MARSHALL COMMONS PROJECT.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (KENTUCKY ONE CALL 1-800-752-6007 OR 811.)

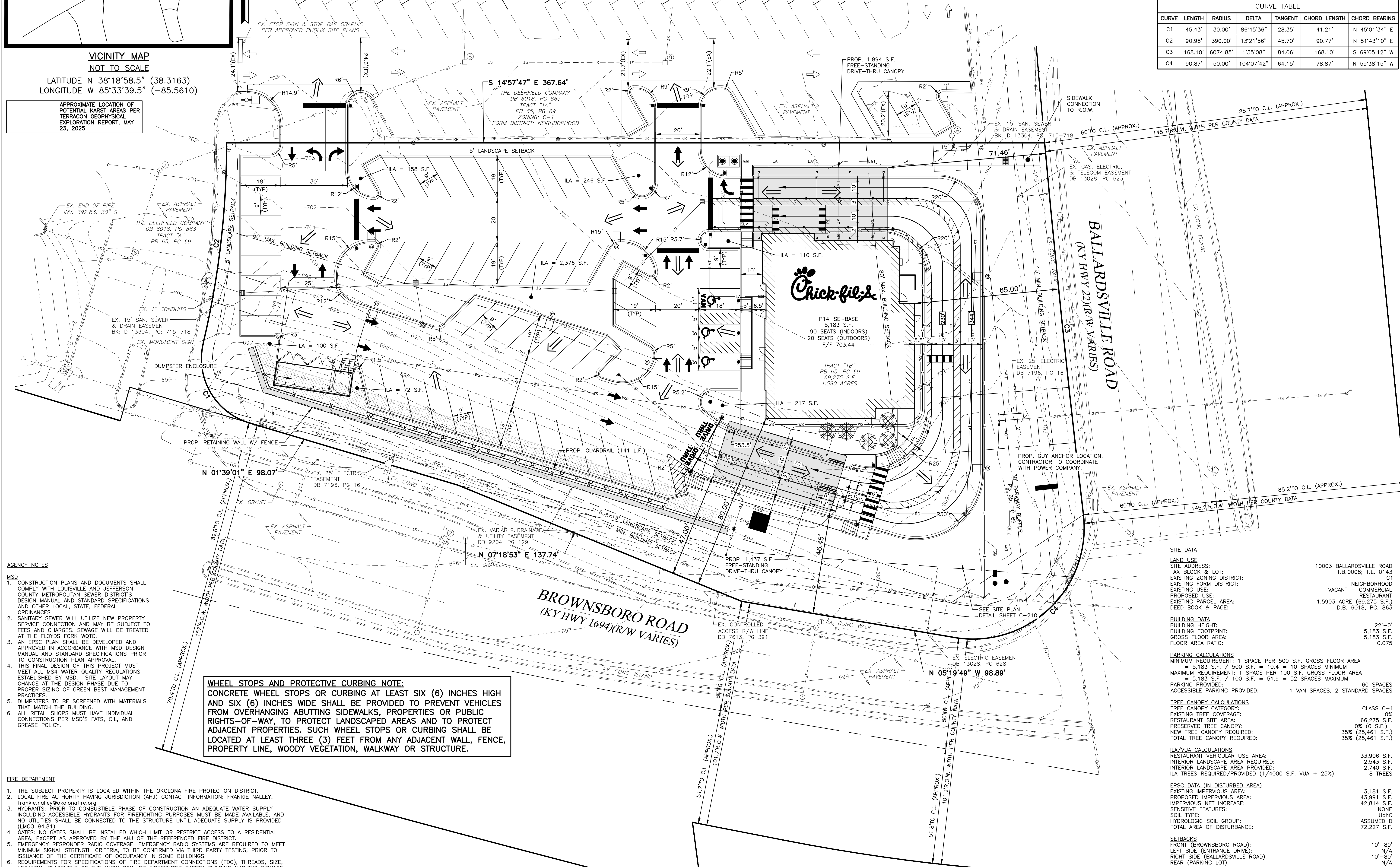
FLOOD ZONE DESIGNATION: THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE LOUISVILLE-JEFFERSON COUNTY, KENTUCKY, PANEL NUMBER 211110009E, WITH A MAP REVISED DATE OF DECEMBER 5, 2006.

LEGEND		LEGEND	
▲	PROP. FIRE HYDRANT	— — — — —	EX. CURB
△	EX. FIRE HYDRANT	— — — — —	PROP. CURB & GUTTER
□	PROP. VALVE	— — — — —	PROP. ELECTRIC LINE
○	EX. VALVE	— — — — —	EX. ELECTRIC LINE
○	PROP. MANHOLE	— — — — —	PROP. GAS LINE
○	EX. MANHOLE	— — — — —	EX. GAS LINE
□	PROP. INLET	— — — — —	PROP. TELEPHONE LINE
□	EX. BOX INLET	— — — — —	EX. TELEPHONE LINE
□	EX. LIGHT POLE	— — — — —	PROP. DRAINAGE FLOW ARROW
□	PROP. LIGHT POLE	→	

LEGEND	
— — — — —	PROP. SANITARY LATERAL
— — — — —	PROP. SANITARY LATERAL VENT
— — — — —	EX. SANITARY SEWER
— — — — —	PROP. STORM SEWER
— — — — —	PROP. ROOF DRAIN
— — — — —	EX. STORM SEWER
— — — — —	PROP. FIRE WATER LINE
— — — — —	PROP. DOMESTIC WATER LINE
— — — — —	PROP. WATER SERVICE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	45.43'	30.00'	86°45'36"	28.35'	41.21'	N 45°01'34" E
C2	90.98'	390.00'	13°21'56"	45.70'	90.77'	N 81°43'10" E
C3	168.10'	6074.85'	1°35'08"	84.06'	168.10'	S 69°05'12" W
C4	90.87'	50.00'	104°07'42"	64.15'	78.87'	N 59°38'15" W



- AGENCY NOTES**
- MSD: 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.
 - SANITARY SEWER WILL UTILIZE NEW PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE FLOODS FORK WOTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - 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.
 - DUMPSTERS TO BE SCREENED WITH MATERIALS THAT MATCH THE BUILDING.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

- FIRE DEPARTMENT**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE OKOLONA FIRE PROTECTION DISTRICT.
 - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: FRANKIE NALLEY, frankie.nalley@okolonafire.org
 - HYDRANTS: PRIOR TO COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
 - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA. TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
 - REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

WHEEL STOPS AND PROTECTIVE CURBING NOTE:
CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

SITE DATA

LAND USE:	RESTAURANT
SITE ADDRESS:	10003 BALLARDSVILLE ROAD
TAX BLOCK & LOT:	T.B.0008; T.L. 0143
EXISTING ZONING DISTRICT:	C1
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT - COMMERCIAL
PROPOSED USE:	RESTAURANT
EXISTING PARCEL AREA:	1.5903 ACRE (69,275 S.F.)
DEED BOOK & PAGE:	D.B. 6018, PG. 863

BUILDING DATA

BUILDING HEIGHT:	22'-0"
BUILDING FOOTPRINT:	5,183 S.F.
GROSS FLOOR AREA:	5,183 S.F.
FLOOR AREA RATIO:	0.075

PARKING CALCULATIONS

MINIMUM REQUIREMENT:	1 SPACE PER 500 S.F. GROSS FLOOR AREA	= 10 SPACES
EXISTING REQUIREMENT:	1 SPACE PER 100 S.F. GROSS FLOOR AREA	= 51.83 SPACES
MAXIMUM REQUIREMENT:	1 SPACE PER 100 S.F. GROSS FLOOR AREA	= 51.83 SPACES
PARKING PROVIDED:	60 SPACES	
ACCESSIBLE PARKING PROVIDED:	1 VAN SPACES, 2 STANDARD SPACES	

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY:	CLASS C-1
EXISTING TREE COVERAGE:	66,275 S.F.
RESTAURANT SITE AREA:	69,275 S.F.
PRESERVED TREE CANOPY:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	35% (25,461 S.F.)
TOTAL TREE CANOPY REQUIRED:	35% (25,461 S.F.)

ILA/VUA CALCULATIONS

RESTAURANT VEHICULAR USE AREA:	33,906 S.F.
INTERIOR LANDSCAPE AREA REQUIRED:	2,543 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	2,740 S.F.
ILA TREES REQUIRED/PROVIDED (1/4000 S.F. VUA + 25%):	8 TREES

EPSC DATA (IN DISTURBED AREA)

EXISTING IMPERVIOUS AREA:	3,181 S.F.
PROPOSED IMPERVIOUS AREA:	43,991 S.F.
IMPERVIOUS NET INCREASE:	42,814 S.F.
SENSITIVE FEATURES:	NONE
SOIL TYPE:	UoHc
HYDROLOGIC SOIL GROUP:	ASSUMED D
TOTAL AREA OF DISTURBANCE:	72,227 S.F.

SETBACKS

FRONT (BROWNSBORO ROAD):	10'-80'
LEFT SIDE (ENTRANCE DRIVE):	N/A
RIGHT SIDE (BALLARDSVILLE ROAD):	10'-80'
REAR (PARKING LOT):	N/A



Chick-fil-A
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Atlanta, Georgia 30349-2998

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Akron, OH 44320-1123
Phone 330-856-0225
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DEVELOPER: CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349-2998 404-765-8000

CHICK-FIL-A
BROWNSBORO ROAD FSU
10003 BALLARDSVILLE ROAD
LOUISVILLE, KY 40241

FSU# 06085

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

GBC PROJECT # 58057A
DATED FOR
DATE 4/24/2026
DRAWN BY B.A.W.

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SHEET DEVELOPMENT PLAN

SHEET NUMBER 1 OF 1