

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER
- PR. SANITARY SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. ELECTRIC W/ TRANSFORMER
- PR. WATER LINE
- PR. GAS LINE
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- LIMITS OF EXISTING BUILDING
- LIMITS OF PROPOSED BUILDING
- LIMITS OF EXISTING PAVEMENT
- LIMITS OF PROPOSED PAVEMENT

EROSION CONTROL NOTES

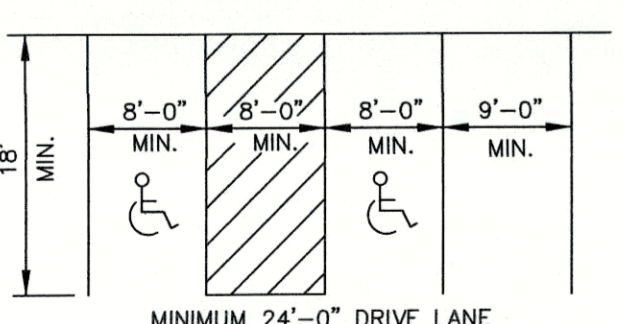
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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. SOIL STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

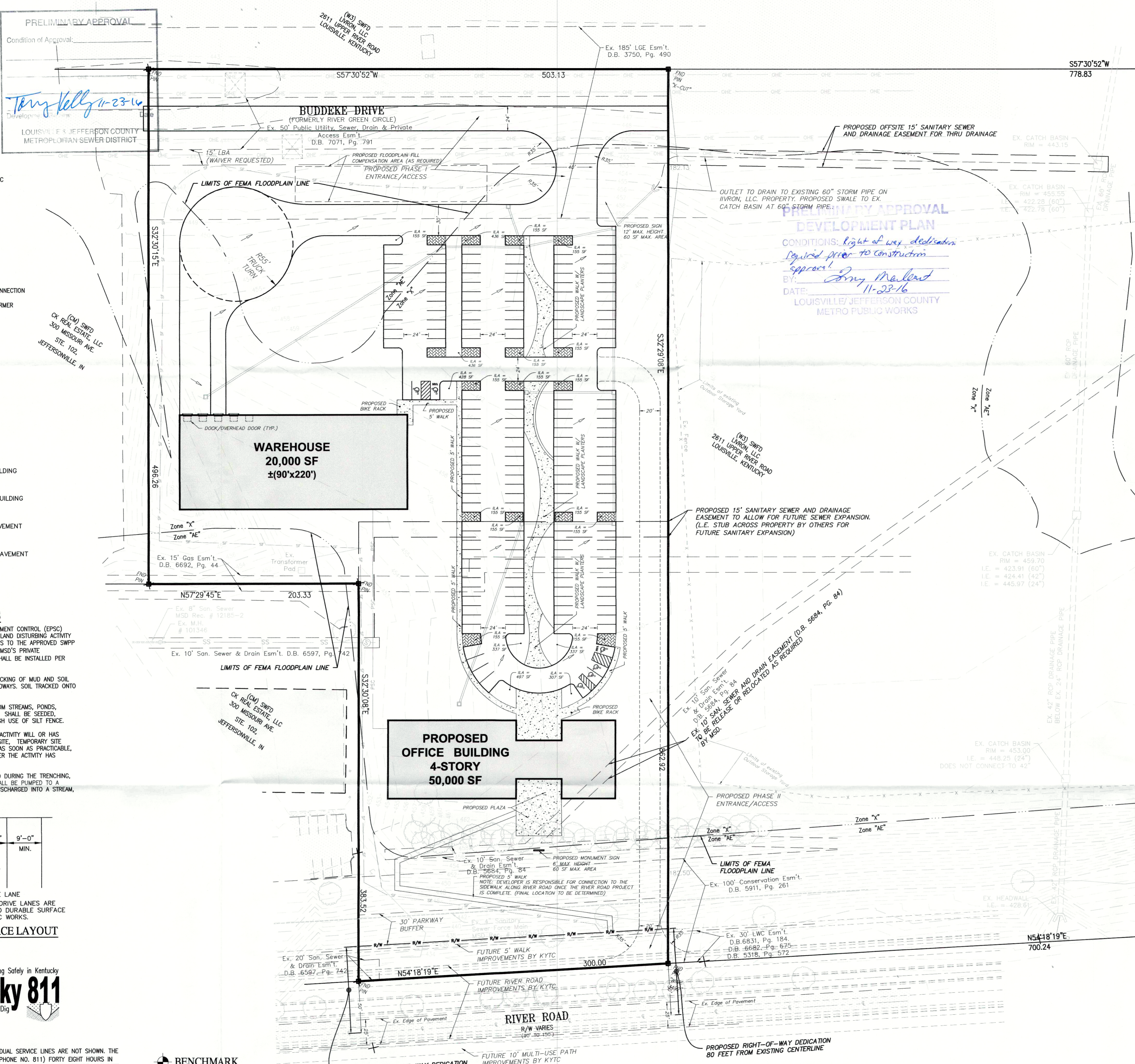
TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by	Approved by
1	11/15/16	ENTRANCE WALK AND PLAZA REDESIGN	JDC	
1	10/28/16	AGENCY COMMENTS	JDC	

BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM SURVEY PERFORMED BY:
ETS SURVEYING, INC.
3316 FURMAN BLVD
LOUISVILLE, KY 40220
PHONE (502) 939-2210
VERTICAL - GSP STATIC OBSERVATION NAVD 88
HORIZONTAL - GSP STATIC OBSERVATION (83)



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Right of way dedication required prior to construction approval.
BY: *Zany Mallent*
DATE: 11-23-16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

- NOTES**
- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW L.E. CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
 - 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
 - 4) THE DEVELOPMENT LIES IN THE METRO LOUISVILLE FIRE DISTRICT.
 - 5) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0027E REV. DECEMBER 5, 2006).
 - 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
 - 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - 9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
 - 10) AN EPCS PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 11) SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE MADE PAYABLE TO MSD.
 - 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - 13) ALL LOWEST FINISHED FLOORS SHALL BE AT OR ABOVE 451.00.
 - 14) PER 157.03.C.4.c OF THE FLOODPLAIN ORDINANCE THIS DEVELOPMENT SHALL NOT BE USED FOR STORAGE OF MATERIALS WHICH ARE FLAMMABLE, EXPLOSIVE, REACTIVE, TOXIC, CORROSIVE, OR BECAUSE OF THEIR BUOYANCY OR OTHER PROPERTIES MAY BE INJURIOUS TO HUMAN, ANIMAL OR PLANT LIFE UNLESS PLANS HAVE BEEN APPROVED BY THE ADMINISTERING AGENCY TO KEEP MATERIALS SECURE.
 - 15) KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 16) ANY REQUIRED FLOODPLAIN COMPENSATION SHALL BE DONE AT A RATIO OF 1:1.
 - 17) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 18) PROPERTY IS LOCATED WITHIN WATERFRONT OVERLAY DISTRICT.

OWNER
QSR AUTOMATIONS, INC.
2301 STANLEY GAULT PARKWAY
LOUISVILLE, KY 40223

SITE DATA
2710 BUDDEKE DRIVE
LOUISVILLE, KY 40206
D.B. 10442, PG. 601
PARCEL 088M0062

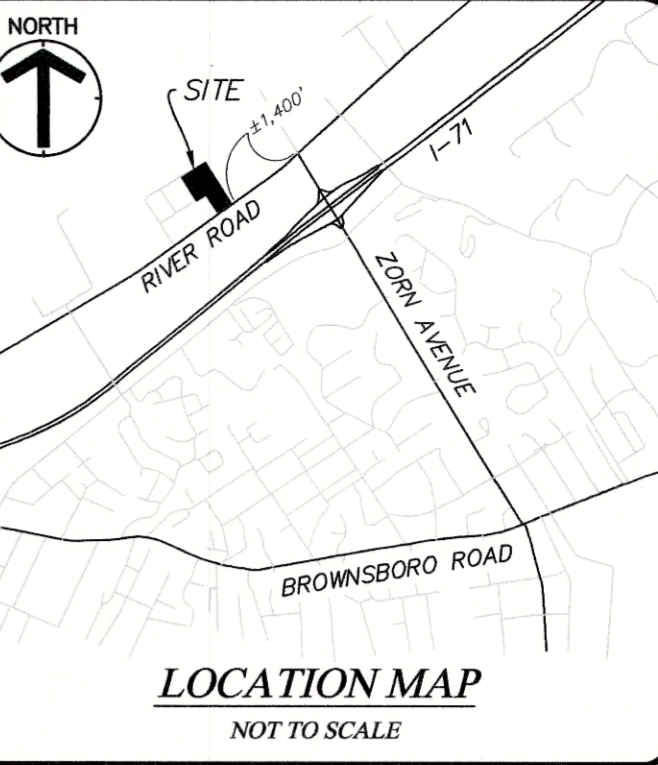
SETBACK DATA
MIN. FRONT YARD: 30' (PARKWAY)
SIDE YARD: N/A
REAR YARD: NONE
MAX. BUILDING HEIGHT: 50'
4' ADDITIONAL FEET / 1 FOOT OF ADDITIONAL SETBACK

PARKING DATA
WAREHOUSE EMPLOYEES: 20 TOTAL
MIN. PARKING REQUIRED (1597/1.5 EMP): 13 SPACES
MAX. PARKING ALLOWED (1597/1.5 EMP): 20 SPACES
OFFICE: 50,000 S.F.
MIN. PARKING REQUIRED (1597/300S.F.): 143 SPACES
MAX. PARKING ALLOWED (1597/300S.F.): 250 SPACES
TOTAL MIN. PARKING REQUIRED: 156 SPACES
TOTAL MAX. PARKING ALLOWED: 270 SPACES
TOTAL PARKING PROVIDED: 178 SPACES (INCL. 6 ADA SPACE)

BICYCLE SUMMARY
SHORT TERM REQUIRED (2 SPACES OR 1/50 EMP): 4 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/5000 SP): 4 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 8 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

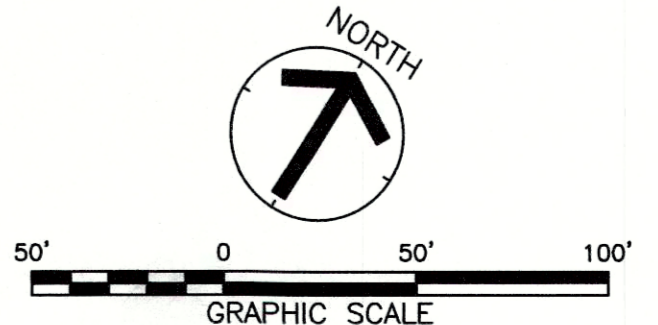
TREE CANOPY CALCULATIONS
GROSS SITE AREA: 4362,000 S.F.
CANOPY COVERAGE CLASS: CLASS C
AREA OF SITE WITH EX. TREE CANOPY: <10%
TREE CANOPY REQUIRED: 72,400 S.F. OR 20%
TREE CANOPY PRESERVED: N/A
TREE CANOPY PLANTED: 72,400 S.F.
TOTAL TREE CANOPY PROVIDED: 72,400 S.F. (20%)

LANDSCAPE DATA
PROPOSED V.U.A.: 87,061 S.F.
EXCLUDING LOADING DOCKS & TRUCK MANEUVERING: 22,282 S.F.
V.U.A. AREA REQUIRING I.L.A.: 64,779 S.F.
I.L.A. REQUIRED: 4,858 S.F.
I.L.A. PROVIDED: 4,948 S.F.



APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 162061062
APPROVAL DATE: 11-17-16
EXPIRATION DATE: 11-17-18
SIGNATURE OF PLANNING COMMISSION: *Zany Mallent*
COMMISSION PLANNING

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



CASE# 16ZONE1062 RELATED CASES# 15DEVPLAN1153, 15187 & 9-110-89 WM# 9142

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
jeffersonville, IN 47130
(502) 952-1117
(812) 480-8281 Fax

QSR AUTOMATIONS, INC.
2301 STANLEY GAULT PARKWAY
LOUISVILLE, KY 40223

REZONING PLAN
DETAILED DISTRICT DEVELOPMENT PLAN
WATERFRONT REVIEW OVERLAY PLAN
FOR
QSR AUTOMATIONS, INC.
2710 BUDDEKE DRIVE
LOUISVILLE, KY 40206

RECEIVED
NOV 16 2016
PLANNING & DESIGN SERVICES

JOB NO: 14058
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: OCTOBER 7, 2016

SHEET
C09

Binding Elements:

1. The development shall be in accordance with the approved district 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 any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 71,220 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - d. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these

binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 17, 2016 Planning Commission hearing.
9. Upon construction of this development, and upon completion of the River Road widening project, the owner shall either a) provide a direct connection to River Road in the location shown on the approved development plan within 6 months, or b) provide a prorated fee toward the cost of a traffic signal at River Road and River Green Circle to Louisville Metro Public Works within 60 days of request by Metro Public Works, not to exceed \$10,000.
10. In an effort to minimize impact of lighting on adjacent properties, lighting for the parking area shall be directed downward and toward the interior of the parking area.
11. The applicant shall complete all new landscaping ~~within two years of the final approval of this rezoning request, or a Detailed Plan is approved.~~ **prior to issuance of the certificate of occupancy.**
12. All landscaping and/or berms, existing or new, shall be maintained in good condition by the applicant **or owner.**
13. **The owner/developer will consult with River Fields in any future landscaping projects.**