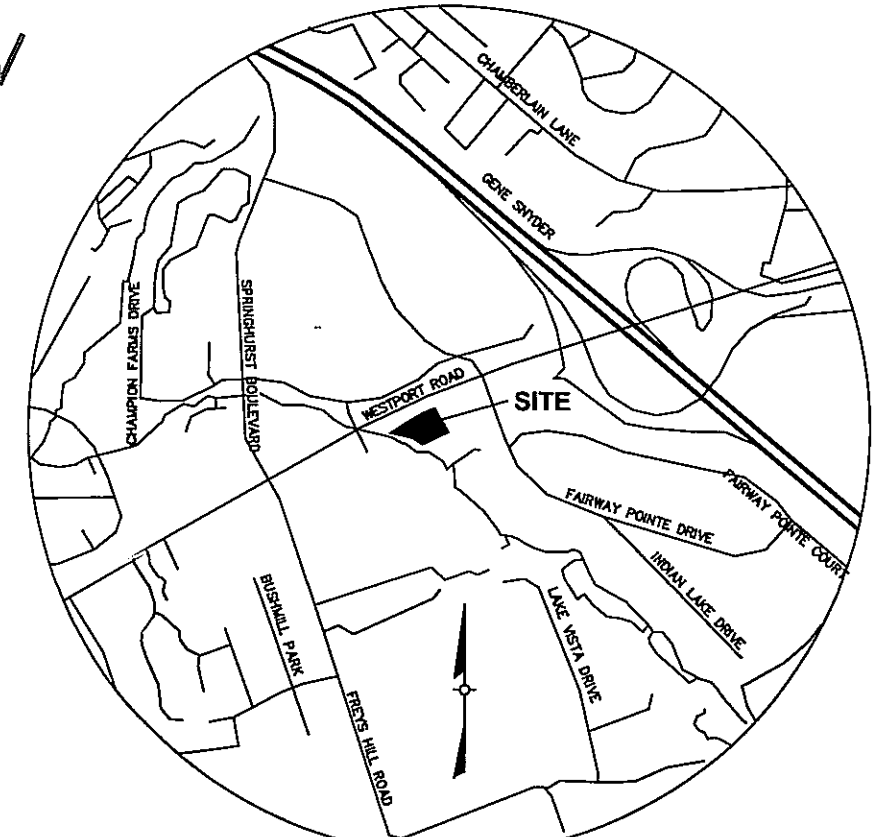


BY: *Jerry Miller*
DATE: 3-12-14
LOUISVILLE / JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP
NO SCALE

- ### GENERAL NOTES
- 1) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
 - 2) ALL PAVED AREAS, INCLUDING PARKING ISLANDS, SHALL BE OUTLINED WITH CONCRETE CURB UNLESS NOTED OTHERWISE.
 - 3) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
 - 4) ALL PARKING SPACES SHALL BE 9' WIDE UNLESS NOTED AS A HANDICAP SPACE OR SHOWN OTHERWISE.
 - 5) EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.
 - 6) CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED HANDICAP PARKING SPACES, PAINTED HANDICAP SYMBOLS, PARKING STRIPES (4" WIDE) AND CROSS HATCH STRIPING IN PARKING AREAS.
 - 7) ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
 - 8) CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH.
 - 9) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE VEGETATION IS ESTABLISHED.
 - 10) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FEMA MAP 2111C0019 E. WORK IN THE FLOODPLAIN IS SUBJECT TO KENTUCKY DOW APPROVAL.
 - 11) MSD SANITARY SEWERS AVAILABLE BY CONNECTION, NOT LATERAL EXTENSION. SITE IS IN BARBOUR LANE RECAPTURE AREA. RECAPTURE FEES AND CHARGES WILL APPLY. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
 - 12) 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.
 - 13) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
 - 14) MINOR PLAT TO BE APPROVED PRIOR TO CONSTRUCTION APPROVAL.
 - 15) THERE SHALL BE NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
 - 16) CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED BY KTC AND METRO WORKS FOR ANY WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.
 - 17) ANY LOSS IN FLOODPLAIN VOLUME TO BE COMPENSATED ON SITE AT A 1:1 RATIO.
 - 18) A RECIPROCAL ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNCIL 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. THE APPLICANT FURTHER AGREES TO CONSTRUCT THE EASEMENT AGREEMENT AREAS UP TO THE COMMON PROPERTY LINE.
 - 19) THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR A PORTION OF THE SIDEWALK REQUIREMENT ALONG WESTPORT ROAD WEST OF THE WESTERMOST PROPOSED ENTRANCE. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - 20) ACCESS EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - 21) RENDERINGS OF FACADE ELEVATIONS REQUIRED FOR STAFF REVIEW OF FUTURE DEVELOPMENT ON LOT 1 (PHASE 2).
 - 22) SIGNAGE DETAIL SHALL BE SUBMITTED FOR STAFF REVIEW OF PROPOSED FREE-STANDING SIGNS ON LOT 1 IN COMPLIANCE WITH LDC CHAPTER 8 GUIDELINES.
 - 23) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - 24) THE LOWEST FINISHED FLOOR OF THE STRUCTURE AND ALL ASSOCIATED ELECTRICAL AND MECHANICAL SYSTEMS MUST BE VERIFIED AT OR ABOVE ELEVATION 652.8
- ### EPSC 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 FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-2.
- 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
- ### VARIANCE REQUEST:
- 1) TO ALLOW THE PROPOSED BUILDING TO EXCEED THE REQUIRED MAXIMUM SETBACK OF 80' ALONG THE WESTPORT ROAD PROPERTY LINE (LDC TABLE 5.3.2).

EPSC PHASING

- 1) CONTRACTOR TO UTILIZE EXISTING ACCESS OFF INDIAN LAKE DRIVE FOR STABILIZED CONSTRUCTION ENTRANCE. SILT FENCE AT DOWNSTREAM END OF SITE SHALL BE INSTALLED DURING INITIAL PHASE OF CONSTRUCTION.
- 2) INSTALL SILT FENCE ALONG THRU DRAINAGE DITCH AS REQUIRED TO PROTECT DITCH DURING INSTALLATION OF PROPOSED THRU DRAINAGE STORM SEWER.
- 3) INSTALL THRU DRAINAGE STORM SEWER TO ACCEPT EXISTING DRAINAGE FROM INDIAN LAKE DRIVE.
- 4) INSTALL EROSION PROTECTION ON INLETS ALONG THRU DRAINAGE SYSTEM FROM USE AS CLEAN WATER DIVERSION DURING GRADING ACTIVITIES ON SITE.
- 5) COMPLETE SITE GRADING, ESTABLISH VEGETATION AND REMOVE ALL TEMPORARY INLET PROTECTION.

UTILITY NOTE

1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 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.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECT'S PLANS.

SITE DATA

FORM DISTRICT: C-2	NEIGHBORHOOD: C-1
PROPOSED ZONING: RESTAURANT WITH DRIVE THRU	
EXISTING USE: PARKING & MAINTENANCE	
PROPOSED USE: RESTAURANT WITH DRIVE THRU	
AREA: 1.99 ACS	LOT 1
GROSS FLOOR AREA: 5,258 SF	
NET FLOOR AREA: 4,881 SF	
BUILDING HEIGHT: 23'-4"	
FAR: 0.06	

PARKING CALCULATIONS

MIN. PARKING REQUIRED: LOT 1 (1/125 = 42)	42 SPACES
MAX. PARKING ALLOWED: LOT 1 (1/50 = 105)	105 SPACES
PARKING PROVIDED: LOT 1 = 45 SPACES	45 SPACES (INCLUDES 3 H.C. SPACES)
BICYCLE PARKING LOT 1	
REQUIRED SHORT-TERM SPACES	4 SPACES
REQUIRED LONG-TERM SPACES	2 SPACES

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA = 36,130 SF = 0.83 AC (42%)
PROPOSED IMPERVIOUS AREA = 44,040 SF = 1.01 AC (51%)
INCREASE IN IMPERVIOUS AREA = 7,910 SF = 0.18 AC (9%)

TREE CANOPY CALCULATIONS

LOT 1
TOTAL SITE AREA 86,588
EXISTING TREE CANOPY 34,742 (40%)
EXISTING TREE CANOPY TO REMAIN 0 SF (0%)
TREE CANOPY REQUIRED 17,314 SF (20%)

ILA CALCULATIONS

LOT 1		
VUA		
ILA REQUIRED (7.5%)	36,830 SF	
ILA PROVIDED	2,762 SF	
TREES REQUIRED	3,951 SF	9 TREES

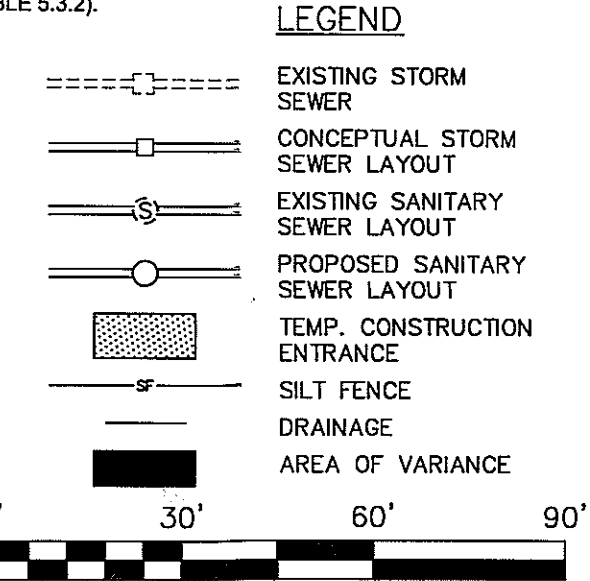
OWNER	DEVELOPER
INDIAN SPRINGS, LLC. 3408 INDIAN LAKE DRIVE LOUISVILLE, KY 40241	McDONALD'S USA, LLC 250 WEST 96TH STREET, SUITE 500 INDIANAPOLIS, IN 46260

RE-BUILT PRACTICE **PRELIMINARY APPROVAL**

Condition of Approval: _____ Date: _____

Jerry Miller 3/12/14
Development Review

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



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PLANNING &
DESIGN SERVICES

PREPARED BY: AMERICAN ENGINEERS, INC. PROFESSIONAL ENGINEERING

McDonald's USA, LLC

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TITLE: CONCEPTUAL SITE DESIGN	SCALE: 1" = 30'
DESCRIPTION: W/M# 10911	DATE ISSUED: 03-03-13
SHEET NO. DDP	DRAWN BY: M. ALLEN
	REVIEWED BY: J. WATSON

13DEUPLAN102