

- 1-19-22**
- Transfer all comments.
  - Put all MSD notes in their own section on the plan.
  - Add WM#9251 / 21 1192 (Add the red number to the WM#)
  - Note: Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
  - Note: all retail shops must have individual connections per MSD's fats, oil and grease policy.
  - Note: Onsite detention is being provided by the existing underground basin. Post developed drainage curve number shall be equal to or less than existing drainage area. To be evaluated prior to MSD construction plan approval. May be subject to KYTC approval.
  - Show all existing and proposed storm structures/lines.
  - Show all existing and proposed sewer lines. Clearly show the existing sewers coming from the Breckenridge lane ROW. Show these sewers up to the first structure onto the subject site in a 15' public sewer easement. Call out the remaining sewers to remain private.
  - Show the sewer relocation required route them around the building. The relocated portion shall be installed as an 8" sewer.
  - Note: Sanitary sewer service provided by existing PSC. Private Lateral extension required for any sewer relocation, subject to Fee's and any applicable charges.
  - Either add the 1<sup>st</sup> note if the area of disturbance is over an acre or add the 2<sup>nd</sup> note if it less than an acre but insert your area of disturbance in place of the XXXX's. Note 1: 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 Mgmt. Practices. -OR- Note 2: Note: This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is XXXX S.F. (fill in the XXX) (Disturbance is defined as where the soil is being disturbed. Work in the paved area where the soil below the existing subgrade is not being disturbed will not count.)
  - List the total site disturbance, existing impervious, proposed impervious and the net increase/decrease of impervious area on the plan.
  - Note: An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan approval.
  - Additional comments may follow once the plan is revised.

**SITE DATA**

2961 BRECKENRIDGE LN  
LOUISVILLE, KY 40220

OWNER'S INFORMATION:  
MCDONALD'S CORPORATION  
DEED BOOK 5093, PAGE 643  
TAX ID: 082K00700000

SITE AREA = 1.32 AC  
PROPOSED BUILDING AREA = 4,365 SF  
EXISTING BUILDING AREA = 3,772 SF  
ZONING = C1  
EXISTING USE: MCDONALD'S RESTAURANT  
PROPOSED USE: MCDONALD'S RESTAURANT  
FORM: REGIONAL CENTER

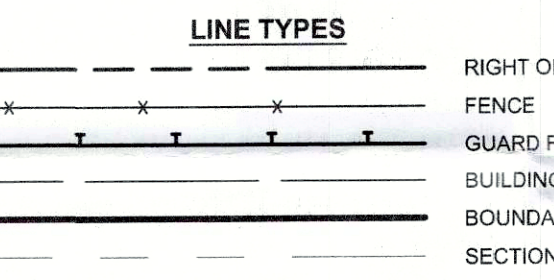
FRONT YARD BSL REQUIRED = 50 FT  
REAR YARD BSL REQUIRED = 25 FT  
SIDE YARD BSL REQUIRED = 5 FT

PARKING REQUIRED:  
MINIMUM PARKING REQUIREMENT:  
1 SPACES / 500 SF BLDG  
PARKING PROVIDED:  
= 10 SPACES  
MAXIMUM PARKING REQUIREMENT:  
1 SPACES / 100 SF BLDG  
PARKING PROVIDED:  
= 44 SPACES  
PARKING DIMENSIONS = 19' x 9'

PARKING PROVIDED:  
STANDARD SPACES: 42  
ADA SPACES: 2  
TOTAL SPACES: 44  
VUA SF: 32,206 SF  
LANDSCAPE BUFFER: 15'  
ILA = 2,505 SF (7.7%)  
PROPOSED TREE CANOPY = 36.9%

**ABBREVIATIONS**

ROW RIGHT OF WAY  
BSL BUILDING SETBACK LINE  
EASEMENT EASEMENT  
D.U.E. DRAINAGE AND UTILITY EASEMENT  
FFE FINISH FLOOR ELEVATION



**UTILITIES**

⊕ FIRE HYDRANT	⊙ ORNAMENTAL LIGHT
⊕ SPRINKLER CONTROL VALVE	⊙ STREET LIGHT
⊕ SPRINKLER	⊕ PARKING LOT LIGHT (1 HEAD)
⊕ SPIGOT	⊕ PARKING LOT LIGHT (2 HEAD)
⊕ WELL HEAD	⊕ PARKING LOT LIGHT (3 HEAD)
⊕ WATER METER	⊕ COMMUNICATIONS JUNCTION BOX
⊕ WATER VALVE	⊕ COMMUNICATIONS MANHOLE
⊕ GAS METER	⊕ COMMUNICATIONS PEDESTAL
⊕ GAS VALVE	⊕ COMMUNICATIONS RISER
⊕ ELECTRIC MANHOLE	⊕ STORM CLEANOUT
⊕ ELECTRIC METER	⊕ BEEHIVE INLET
⊕ ELECTRICAL RISER	⊕ CURB INLET
⊕ TRANSFORMER	⊕ ROUND INLET
⊕ GUY ANCHOR	⊕ SQUARE INLET
⊕ ELECTRIC JUNCTION BOX	⊕ STORM MANHOLE
⊕ UTILITY POLE	⊕ DOWN SPOUT
⊕ UTILITY POLE W/ TRANSFORMER	⊕ SANITARY SEWER CO
⊕ MONITORING WELL	⊕ SANITARY SEWER MH

**NOTE-**  
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROAD AND NEIGHBORING PROPERTIES.

**VEHICULAR USE AREA**

VUE	32,206 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	2,416 SF
INTERIOR LANDSCAPE AREA PROVIDED	10,424 SF

**TREE CANOPY**

REQUIRED TREE CANOPY	20,441 SF	35%
EXISTING TREE CANOPY	0 SF	0%
PROPOSED TREE CANOPY	21,600 SF	36.9%
TOTAL TREE CANOPY	21,600 SF	36.9%

**Waivers Requested:**

- A waiver from 5.6.1.C.1 to not provide the required 50% of the wall surfaces facing Breckenridge Lane to have clear windows and doors that allow views into the building. (21-WAIVER-0162)
- A waiver from 5.5.2.B.1.a to not provide vehicular connection between parking lots of abutting developments (21-WAIVER-0153)
- A waiver from table 10.2.6 to provide a 10 FT VUA/LBA along Breckenridge Lane instead of the required 15 ft VUA/LBA.

**SITE PLAN NOTES**

- PAVEMENT SHEET C8.1**
- BITUMINOUS PAVING FOR PARKING LOT - 165#(SQ YD (1 1/2") BITUMINOUS SURFACE OVER 21#(SQ YD (2 1/2") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
  - CONCRETE PAVING AT DRIVE THRU, 10" WIDE X 5" THICK, 4500 PSI WITH INTEGRAL LOOP DETECTOR AT CUSTOMER ORDER DISPLAY. SEE ELECTRICAL PLANS FOR DETECTOR SPECS
  - CONCRETE PAVING AT DUMPSTER - 8" THICK 4500 PSI WITH 5% AIR ENTRAINMENT OVER 6" CA BASE
  - CONCRETE PAVING AT ADA PARKING, 5" THICK FIBER REINFORCED, 4500 PSI. CROSS SLOPES NOT TO EXCEED 2.0% IN ANY DIRECTION (1.7% RECOMMENDED)
  - 4" THICK X 5" WIDE CONCRETE PAVING FOR ACCESSIBLE CROSSWALK 2% MAXIMUM CROSS SLOPES (1.5% RECOMMENDED) 5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
  - 4" THICK CONCRETE SIDEWALK WITH MONOLITHIC CURB 2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED) 5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
  - N/A
  - 4" THICK CONCRETE CURB RAMP WITH NON-SLIP SURFACE DELIVERY RAMP 8.33% MAXIMUM RUNNING SLOPE (7.75% RECOMMENDED) 2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
  - 4" THICK CONCRETE CURB RAMP WITH NON-SLIP SURFACE PER ADA STANDARDS 8.33% MAXIMUM RUNNING SLOPE (7.75% RECOMMENDED) 2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
  - CONCRETE APRON (SEE DETAIL SHEET C8.1)
  - BITUMINOUS PAVING FOR PARKING LOT - 220#(SQ YD (2") BITUMINOUS SURFACE OVER 330#(SQ YD (3") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
  - HEAVY DUTY ASPHALT FOR ROW PAVEMENT (SEE DETAIL SHEET C8.1)
  - CONCRETE BORDER AROUND SLOTTED DRAIN / CONCRETE CAP OVER STORM PIPE. COORDINATE WITH NOTES ON C4.9 AND C5.0

**HARDSCAPE - SHEET C8.1**

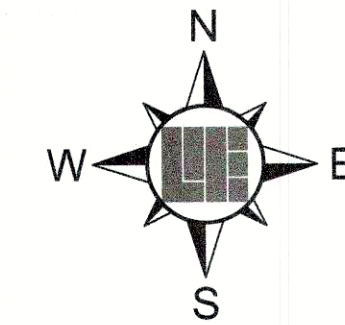
- 6" X 18" STANDARD CONCRETE CURB, PER MCDONALD'S SPECIFICATIONS
- 6" COMBINED CONCRETE CURB & GUTTER, TYPE II (SEE DETAIL, SHEET C8.1)
- TAPER CURB WITHIN 3 FEET
- 6"x18" KYDOT CURB
- MATCH EXISTING PAVEMENT
- TRANSFORMER PAD (REFER TO ELECTRIC COMPANY FOR DETAILS)
- MATCH EXISTING CURB ALONG ROADWAY
- N/A
- N/A

**BUILDING ACCESSORIES - SHEET 8.5**

- ACCESSORIES - SHEET C8.1**
- DUMPSTER ENCLOSURE WITH STORAGE SHED
  - 6" CONCRETE BOLLARD
  - LED LOT LIGHT AND BASE
  - LOOP DETECTOR IN CONCRETE PAVEMENT (SEE ELECTRICAL PLANS FOR SPECIFICATIONS)
  - BICYCLE RACK
  - 0' OAH FLAGPOLE

**SIGNAGE & MARKINGS**

- 9' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE WHITE PAINT STRIPE
- 9' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE YELLOW PAINT STRIPE (PMS 123)
- 9'-0" WIDE ACCESSIBLE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH BLUE PAINT HANDICAP GRAPHIC & 4" WIDE BLUE PAINT STRIPE
- 8' WIDE (MIN) ACCESSIBLE AISLE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" BLUE PAINT STRIPE
- MCDONALD'S ROAD SIGN WITH EMC BOARD, PERMITTED BY OTHERS.
- PAVEMENT MARKINGS - WHITE
- PAVEMENT MARKINGS - YELLOW (PMS 123)
- BOLLARD MOUNTED VAN ACCESSIBLE PARKING SIGN (MIN HEIGHT TO BOTTOM OF SIGN 66" ABOVE PAVEMENT)
- BOLLARD MOUNTED ACCESSIBLE PARKING SIGN (OVERALL HEIGHT TO MATCH VAN ACCESSIBLE PARKING SIGN)
- N/A
- N/A
- "MOBILE ORDER DRIVE THRU" SIGN
- MCDONALD'S DIRECTIONAL "ENTER" SIGN
- MCDONALD'S DIRECTIONAL "THANK YOU" SIGN



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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
1. SUBMITTAL	04.19.2021	BT	WM#9251
2. CHANGE BLDG FROM 48114 TO 4597	05.03.2021	BT	
3. UPDATE MEP UTILITIES	05.11.2021	BT	
4. UPDATE PLAN COMMENTS	07.16.2021	BT	
5. KYDOT AND MSD PLAN COMMENTS	11.04.2021	BT	
6. KYDOT AND MSD PLAN COMMENTS	11.23.2021	BT	
7. KYDOT AND MSD PLAN COMMENTS	11.23.2021	BT	

DARRELL A. EDWARDS P.E. 19172  
PROFESSIONAL ENGINEER

PREPARED FOR:  
MCDONALD'S CORP 016-0064  
LOUISVILLE, KY  
2961 BRECKENRIDGE LANE, LOUISVILLE, KY  
016-0064 LOUISVILLE, KY - C3.0 SITE PLAN

SHEET NO.  
**C3.0**

PROJECT NO.  
W180588

DATE PLOTTED: 04/20/22 3:24pm

20-CAT2-0037