

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

EROSION CONTROL NOTES

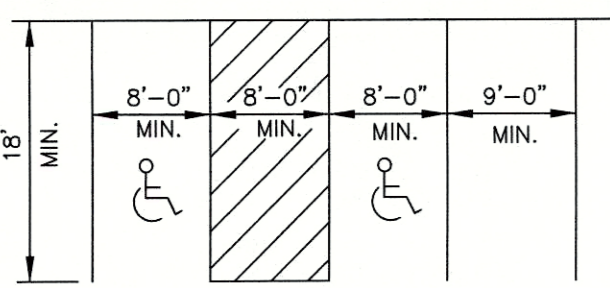
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER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



MINIMUM 24'-0" DRIVE LANE
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



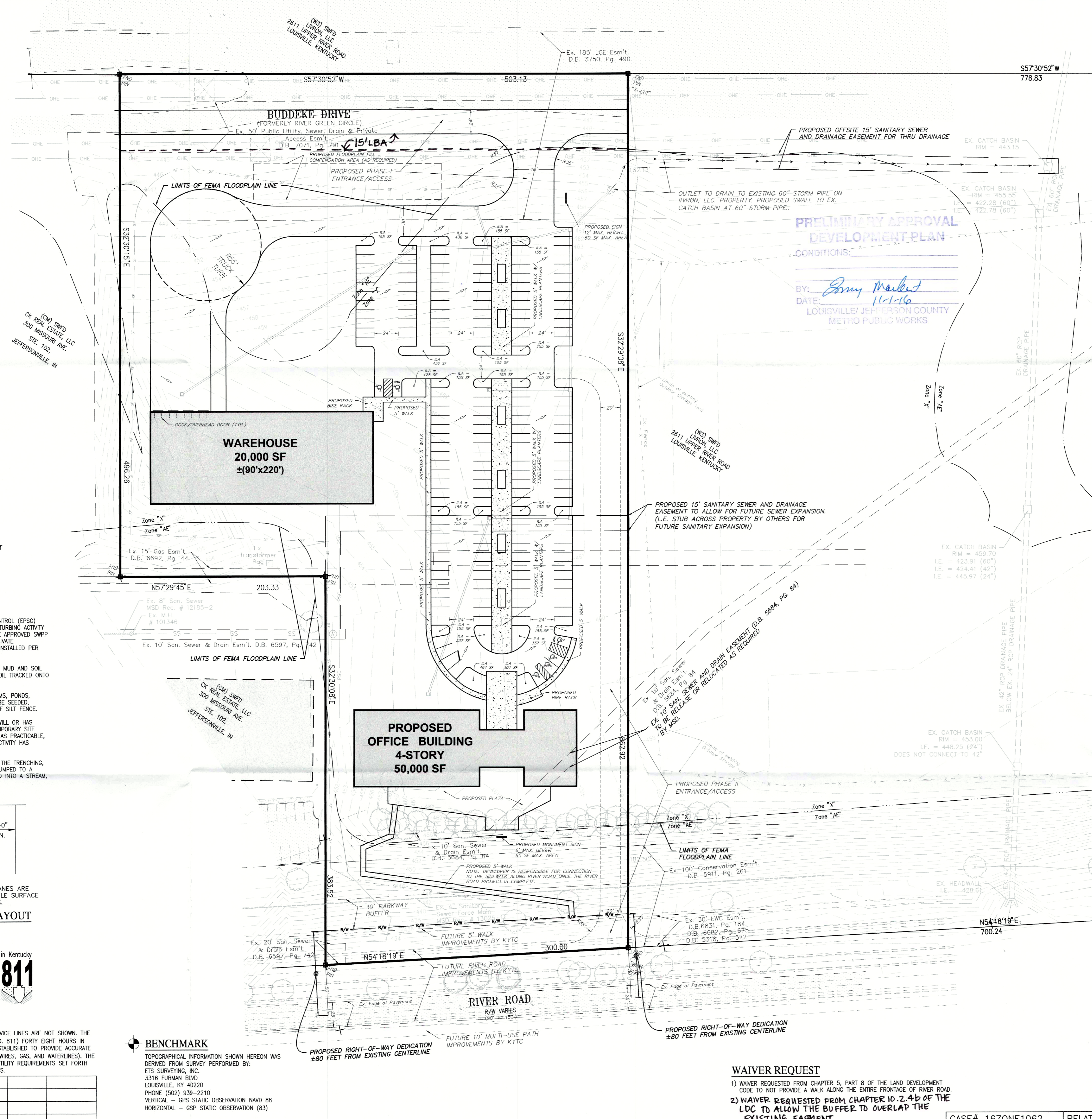
UTILITY NOTE:

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

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM SURVEY PERFORMED BY: ETS SURVEYING, INC.
3316 FURMAN BLVD
LOUISVILLE, KY 40220
PHONE (502) 339-2210
VERTICAL - GPS STATIC OBSERVATION NAVD 88
HORIZONTAL - GPS STATIC OBSERVATION (83)



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Tony Markel*
DATE: *11/1/16*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW I.E. CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FURMAN 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 ABUTTING 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 EPSC 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) KDOT 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 BUDDKE DRIVE
LOUISVILLE, KY 40206
D.B. 10442, PG. 601
PARCEL 088M0062

SETBACK DATA

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

PARKING DATA

WAREHOUSE EMPLOYEES: 20 TOTAL
MIN. PARKING REQUIRED (15P/1.5 EMP.): 13 SPACES
MAX. PARKING ALLOWED (15P/1 EMP.): 20 SPACES

OFFICE: 50,000 S.F.
MIN. PARKING REQUIRED (15P/3500.S.F.): 143 SPACES
MAX. PARKING ALLOWED (15P/2000.S.F.): 250 SPACES

TOTAL MIN. PARKING REQUIRED: 156 SPACES
TOTAL MAX. PARKING ALLOWED: 270 SPACES

TOTAL PARKING PROVIDED: 178 SPACES
(INCL. 6 ADA SPACES)

BICYCLE SUMMARY

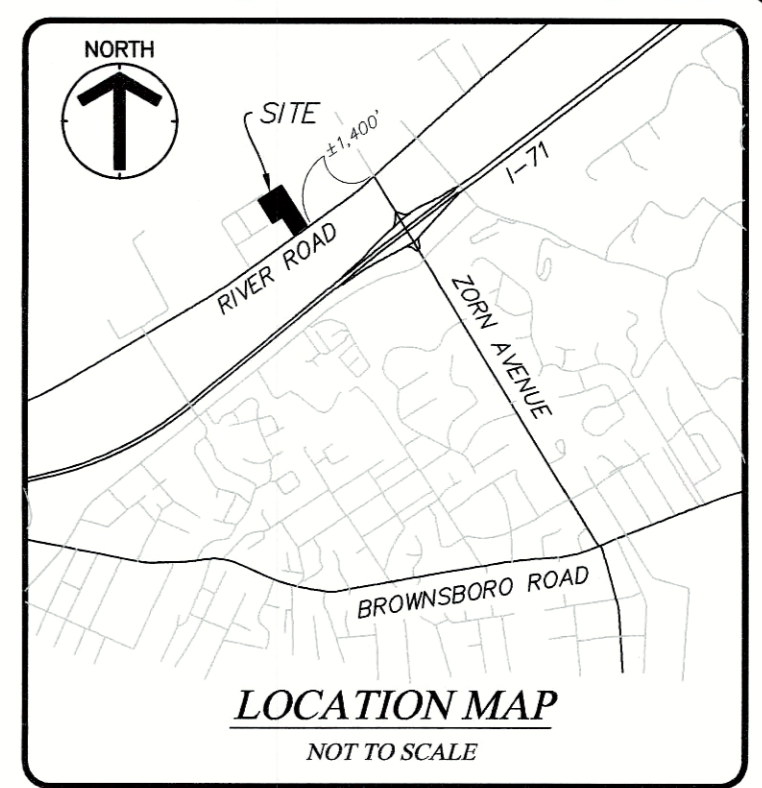
SHORT TERM REQUIRED (2 SPACES OR 1/50 EMP.): 4 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SF.): 4 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 8 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

TREE CANOPY CALCULATIONS

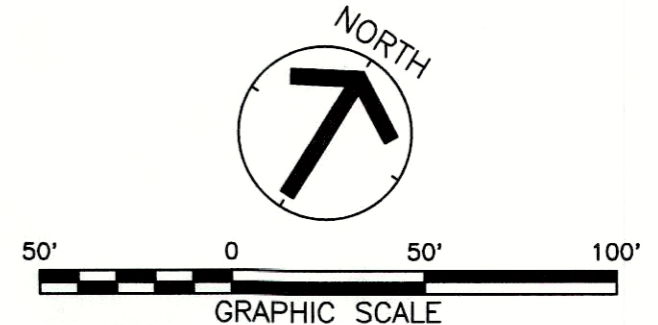
GROSS SITE AREA: 3,362,000 S.F.
CANOPY COVERAGE CLASS: CLASS C
AREA OF SITE WITH EX. TREE CANOPY: <10%
TREE CANOPY REQUIRED: 72,400 S.F. OR 20%
TREE CANOPY PRESERVED: N/A
TREE CANOPY PLANTED: 72,400 S.F.
TOTAL TREE CANOPY PROVIDED: 72,400 S.F. (20%)

LANDSCAPE DATA

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



PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 10-20-16
Date: _____
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS DISTRICT



WAIVER REQUEST

- 1) WAIVER REQUESTED FROM CHAPTER 5, PART 8 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE A WALK ALONG THE ENTIRE FRONTAGE OF RIVER ROAD.
- 2) WAIVER REQUESTED FROM CHAPTER 10.2.4b OF THE LDC TO ALLOW THE BUFFER TO OVERLAP THE EXISTING EASEMENT.

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

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 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 BUDDKE DRIVE
LOUISVILLE, KY 40206

RECEIVED
OCT 10 2016
DESIGN SERVICES

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

SHEET
C07