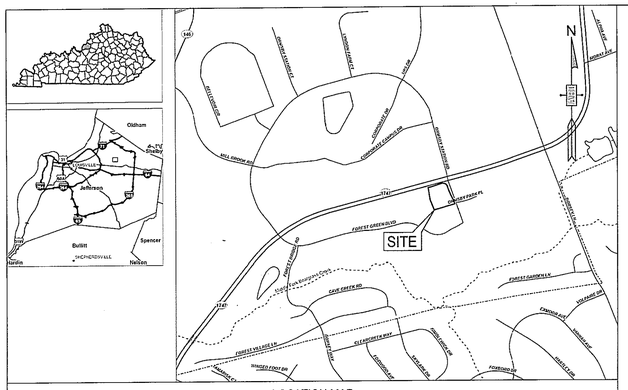


LOCATION MAP
NOT TO SCALE

SITE DATA

FORM DISTRICT:	CAMPUS
PROPOSED ZONING:	C-1
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
AREA:	1.14 ACS
GROSS FLOOR AREA:	4,320 SF
PATIO AREA:	475 SF
BUILDING HEIGHT:	17.66'
FAR:	0.11

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA = 29,770 SF = 0.68 AC (60%)
PROPOSED IMPERVIOUS AREA = 29,821 SF = 0.68 AC (60%)
DECREASE IN IMPERVIOUS AREA = 40 SF = 0.00 AC (0%)

PARKING CALCULATIONS

MIN. PARKING REQUIRED: LOT 1 (1/125 = 38)	38 SPACES
MAX. PARKING ALLOWED: LOT 1 (1/50 = 96)	96 SPACES
EXIST. PARKING: (INCLUDES 2 H.C. SPACES)	97 SPACES
PARKING PROVIDED: (INCLUDES 2 H.C. SPACES)	38 SPACES
SHORT TERM BICYCLE PARKING:	4 SPACES
LONG TERM BICYCLE PARKING: (LOCATED INSIDE BUILDING)	2 SPACES

ILA CALCULATIONS

LOT 1

EXISTING VUA	22,403 SF
PROPOSED VUA	22,424 SF
EXISTING ILA	2,454 SF
PROPOSED ILA	2,461 SF

TREE CANOPY

LOT 1

TOTAL SITE AREA	49,658 SF
REQUIRED TREE CANOPY	9,932 SF (20%)
EXISTING TREE CANOPY	31,392 SF (63%)
TREE CANOPY PRESERVED	26,592 SF (54%)
TREE CANOPY REQUIRED	0 SF (0%)

EPSC PHASING

1) INSTALL SILT FENCE ALONG THRU DRAINAGE DITCH AS REQUIRED TO PROTECT DITCH DURING INSTALLATION OF PROPOSED THRU DRAINAGE STORM SEWER.

2) INSTALL EROSION PROTECTION ON INLETS FOR USE AS CLEAN WATER DIVERSION DURING GRADING ACTIVITIES ON SITE.

3) 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 ARCHITECTS PLANS.

3) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

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) EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.

5) CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED HANDICAP PARKING SIGNS, PAINTED HANDICAP SYMBOLS, PARKING STRIPES (4" WIDE) AND CROSS HATCH STRIPING IN PARKING AREAS.

6) ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.

7) CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH.

8) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE VEGETATION IS ESTABLISHED.

9) 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.

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.

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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE PLACED DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

VARIANCE REQUEST:

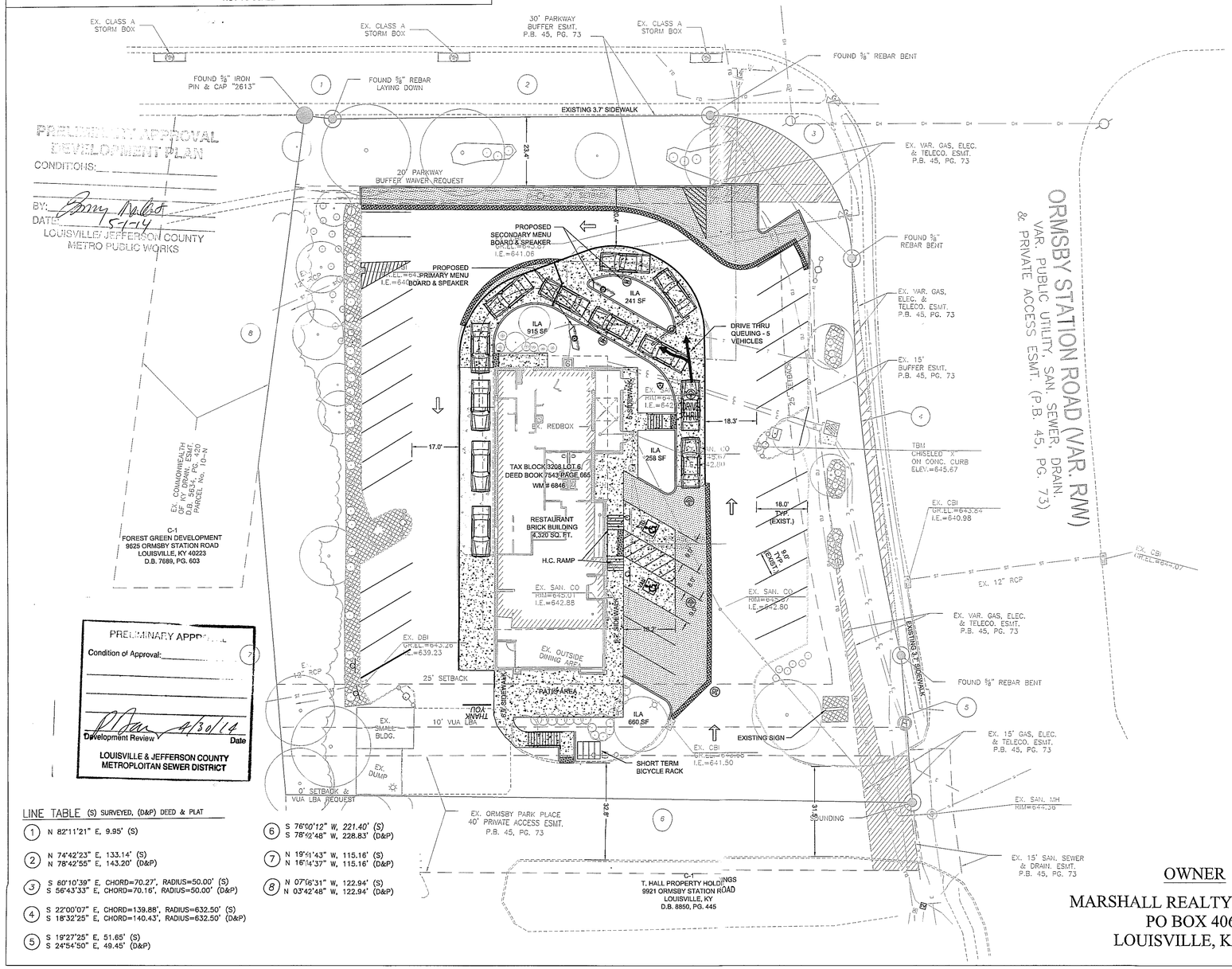
1) TO REDUCE THE SETBACK ALONG ORMSBY STATION ROAD FROM 25' TO 15' FOR THE VUA ENCROACHMENT.

2) TO REDUCE THE SETBACK ALONG ORMSBY PARK PLACE FROM 25' TO 0' FOR THE DUMPSTER, SMALL BUILDING AND VUA ENCROACHMENT.

WAIVER REQUEST:

1) TO ALLOW VUA TO ENCROACH INTO THE 30' PARKWAY BUFFER ALONG HURSTBOURNE PARKWAY.

2) TO ALLOW THE DUMPSTER AND SMALL BUILDING TO ENCROACH INTO THE 10' LBA ALONG ORMSBY PARK PLACE.



LINE TABLE (S) SURVEYED, (D&P) DEED & PLAT

1	N 82°11'21" E, 9.95' (S)	
2	N 74°42'23" E, 133.14' (S) N 78°42'55" E, 143.20' (D&P)	
3	S 60°10'39" E, CHORD=70.27', RADIUS=50.00' (S) S 56°43'33" E, CHORD=70.16', RADIUS=50.00' (D&P)	
4	S 22°00'07" E, CHORD=139.88', RADIUS=632.50' (S) S 18°32'25" E, CHORD=140.43', RADIUS=632.50' (D&P)	
5	S 19°27'25" E, 51.65' (S) S 24°54'50" E, 49.45' (D&P)	
6	S 76°00'12" W, 221.40' (S) S 78°02'48" W, 228.83' (D&P)	
7	N 19°01'43" W, 115.16' (S) N 16°14'37" W, 115.16' (D&P)	
8	N 07°06'31" W, 122.94' (S) N 03°42'48" W, 122.94' (D&P)	

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- EXISTING EASEMENT
- EX. CONCRETE CURB WITH CURB CUT
- EX. OVERHEAD WIRES
- EX. UNDERGROUND ELECTRICAL LINE
- EX. WATER LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. SANITARY SEWER
- EX. GASLINE
- EX. 6' HIGH WOODEN FENCE
- EX. HAND RAILING
- EX. STORM SEWER
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. GAS METER
- EX. EXISTING POWER POLE
- EX. GUY WIRE
- EXISTING LIGHT POLE (1 LIGHT)
- EXISTING LIGHT POLE (2 LIGHT)
- SEWER CLEANOUT
- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. DROP BOX INLET (DBI)
- EX. ELECTRIC BOX
- I.E. — EX. INLET ELEVATION
- O.E. — EX. OUTLET ELEVATION
- B.S.B.L. — EX. BUILDING SETBACK LINE
- F.L. ELEV. — EX. FLOW LINE ELEVATION
- COL. — EX. CONCRETE COLUMN
- EX. TELEPHONE PEDESTAL
- EX. TREE
- EX. SIGN
- EX. BOLLARD (U.N.O.)
- EX. MAIL BOX
- EX. DIRECTIONAL ARROWS
- EX. HANDICAPPED PARKING SPACE
- EX. BENCH MARK
- EX. SPRINKLER HEAD
- EX. TRAFFIC SIGNAL BOX
- EX. FLAGPOLE
- 1 / 2" IRON PIN & CAP (SET) R. NEUHAUS KY PLS-3857
- 5/8" IRON PIN FOUND OR AS DESCRIBED
- CHISEL MARK
- 1" IRON PIPE FOUND
- MAGNETIC NAIL SET R. NEUHAUS KY PLS-3857
- CALCULATED POINT NOT SET
- LA — EX. LANDSCAPE AREA
- EXISTING STRUCTURE (AS NOTED)
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- EXISTING PAVEMENT
- PROP. ASPHALT
- PROP. CONCRETE
- PROP. STRIPING

STATE OF KENTUCKY JOSEPH T. WATSON 28017 4/30/14 LICENSED PROFESSIONAL ENGINEER

Kentucky811

CAUTION: CONTRACTOR IS ADVISED THAT ANY ADVERSE IMPACTS CAUSED TO ADJOINING PROPERTY DURING CONSTRUCTION SHALL BE CORRECTED TO THE ADJOINING PROPERTY OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

RECEIVED APR 25 2014 PLANNING & DESIGN SERVICES

OWNER
MARSHALL REALTY COMPANY
PO BOX 4066
LOUISVILLE, KY 40257

DEVELOPER
McDONALD'S USA, LLC
250 WEST 96TH STREET, SUITE 500
INDIANAPOLIS, IN 46260

REV	DATE	DESCRIPTION	BY
3	12/17/13	REVISED BUILDING LAYOUT	MA
2	10/29/13	REVISED BUILDING LAYOUT	BY

PREPARED BY:
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130 W. 2ND STREET, SUITE 101, MADISONVILLE, KY 42431 (270) 824-7808

PREPARED FOR:
McDonald's USA, LLC

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TITLE: DETAILED DEVELOPMENT PLAN

DESCRIPTION: RENOVATION DUAL DRIVE THRU
AEI PROJECT #213-147

SITE # 16-084

SITE ADDRESS: 9901 ORMSBY STATION RD LOUISVILLE, KY 40223

SCALE: 1" = 20'
DATE ISSUED: 4-25-14
DRAWN BY: M. ALLEN
REVIEWED BY: J. WATSON

SHEET NO. DDP

14DEVPLAN1007