

LOCATION MAP  
NOT TO SCALE

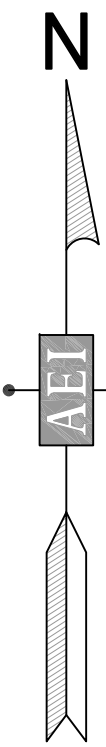
<b>IMPERVIOUS AREA</b>	
EXISTING IMPERVIOUS SURFACE	45,810 SQ FT (1.05 ACRES) 87.5%
PROPOSED IMPERVIOUS SURFACE	46,383 SQ FT (1.06 ACRES) 88.7%
TOTAL AREA OF SITE	52,272 SQ. FT. (1.2 ACRES)

**GENERAL NOTES**

- ALL PROPOSED UTILITIES SHALL BE PUT IN A COMMON TRENCH.
- THE SITE WILL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY AT 1200 S HURSTBOURNE PARKWAY SHOULD THAT SITE REDEVELOP.
- LONG TERM AND SHORT TERM BICYCLE PARKING SHALL BE PROVIDED ON SITE OR INSIDE THE BUILDING. LOCATION TO BE DETERMINE BY THE OWNER.
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 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 15,400 S.F.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL. SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES. SUBJECT TO KYTC APPROVAL FOR THE INCREASED RUN OFF.

**PROJECT DATA**

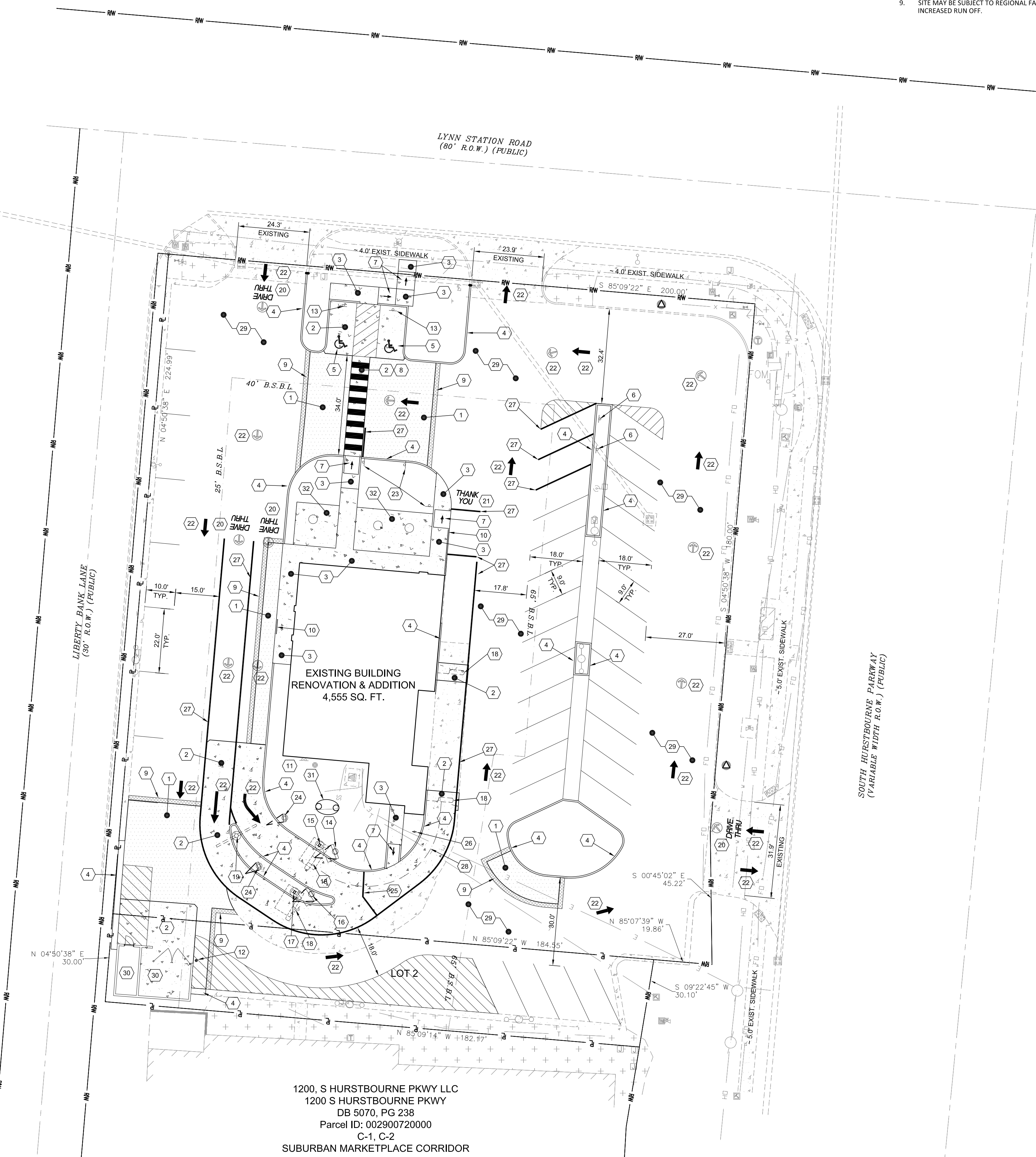
TOTAL SITE AREA	LOT 1 = 1.04 ACRES LOT 2 = 0.13 ACRES
PARCEL ID	LOT 1 = 002900410000 LOT 2 = 002900740000
OWNER	LOT 1 = MCDONALD'S USA, LLC LOT 2 = ARCHLAND PROPERTY I, LLC.
PROPERTY ADDRESS	LOT 1 = 1100 S HURSTBOURNE PARKWAY LOT 2 = 1102 S HURSTBOURNE PARKWAY
DEED BOOK & PAGE	LOT 1 = DB 10409 PG 692 LOT 2 = DB 8438 PG 195
PLAN CERTAIN NUMBER	LOT 2 = 09-045-78
ZONING	C-1
FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
OVERLAY DISTRICT	NO
HISTORIC DISTRICT	NO
FEMA MAP	21111C0047E
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
EXISTING BUILDING AREA	4,477 SQ. FT.
PROPOSED BUILDING AREA	4,477 + 78 SQ. FT. = 4,555 (10% FAR)
LOT SIZE - NO MIN. REQUIREMENTS	NA
BUILDING SETBACK - NOT TO EXCEED 15' MEASURED FROM ROW	59' TO SOUTH 2ND STREET AND 48' TO WEST BROADWAY
MAX. BLDG. HEIGHT ALLOWED	14 STORIES BEFORE STEP BACK
EXISTING BLDG. HEIGHT	17' - 6"
PROPOSED BLDG. HEIGHT	17' - 6"
FIRE PROTECTION DISTRICT	ST. MATTHEWS
PARKING SPACES REQ.	1 PER 125 SQ. FT. OF GROSS FLOOR AREA (37 SPACES)
PROVIDED PARKING SPACES	41 SPACES INCLUDING 2 H.C. SPACES
EXISTING IMPERVIOUS AREA	38,370 SQ. FT. (85%)
PROPOSED IMPERVIOUS AREA	39,396 SQ. FT. (89%)
PROPOSED VUA	5,906 SQ. FT. (13%)
TOTAL SITE DISTURBANCE	0.30 ACRES



**LEGEND**

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING CONCRETE CURB
- EXISTING CONCRETE CURB WITH DROP CURB
- EDGE OF PAVEMENT
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- EXISTING POWER POLE
- EXISTING LIGHT POLE (2 LIGHTS)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- DROP BOX INLET (DBI)
- EXISTING TRANSFORMER PAD
- TELEPHONE PEDESTAL
- EXISTING TREE
- SPRINKLER HEAD
- EXISTING SIGN
- BENCH MARK
- DOWNSPOUT
- ELECTRIC JUNCTION BOX
- EXISTING GUIDE WIRE
- EXISTING CLEANOUT
- EXISTING BOLLARD
- 



1200, S HURSTBOURNE PKWY LLC  
1200 S HURSTBOURNE PKWY  
DB 5070, PG 238  
Parcel ID: 002900720000  
C-1, C-2  
SUBURBAN MARKETPLACE CORRIDOR

**KEY NOTES**

- NEW ASPHALT PAVEMENT (REFER TO DETAIL 1 / SD-1)
- NEW CONCRETE PAVEMENT (REFER TO DETAIL 2 / SD-1)
- ADA COMPLIANT SIDEWALK (REFER TO DETAIL 3 / SD-1)
- PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1) MATCH EXISTING CURB WIDTH WHEN TYING TO EXISTING
- ACCESSIBLE HANDICAP STALL. REFER TO DETAIL 8 / SD-1
- RESERVED MOP SIGN (REFER TO DETAIL 4 / SD-3)
- PROPOSED CURB RAMP WITH CURB REVEAL (REFER TO GRADING PLAN)
- CROSSWALK STRIPING (REFER TO DETAIL 9 / SD-1)
- EDGE KEY (REFER TO DETAIL 6 / SD-1)
- GUARDRAIL (REFER TO DETAIL 10 / SD-1)
- TIE EXISTING DOWNSPOUT PROPOSED STORM PIPE
- PIPE BOLLARD (REFER TO DETAIL 11 / SD-1)
- HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE. REFER TO DETAIL 7 / SD-1
- PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
- PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
- PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
- PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
- PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING
- PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
- "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
- "THANK YOU" PAVEMENT MARKING WITH 8" YELLOW STRIPE (REFER TO DETAIL 9 / SD-1)
- PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
- RESERVED ROLL FORWARD DRIVE-THRU SIGN (REFER TO DETAIL 4 / SD-3)
- PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
- 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS)
- "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6" FROM THE BACK OF THE BUILDING
- 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS)
- 60'-0" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD
- 1/5" MILL AND ASPHALT OVERLAY. RE-STRIPE ENTIRE PARKING LOT AS SHOWN
- STORAGE SHED AND TRASH CORRAL (REFER TO DETAIL 4 / SD-5)
- NEW GREASE TRAP (REFER TO MECHANICAL PLANS)
- CONCRETE PATIO



24-HOUR CONTACT  
ACM: SHARON SILLS  
PHONE: (615) 517-0877



PREPARED BY:	AMERICAN ENGINEERS, INC.	
DESIGNING YOUR FUTURE	65 Aberdeen Drive Glasgow, KY 40304	
REVISIONS:	NO. 001	DATE 02/10/21
DESCRIPTION:	REVISED FOR ROLL FORWARD AND DUMPSTER	
TITLE:	SITE LAYOUT	
SCALE:	1" = 20'	
DATE ISSUED:	02-10-21	
DRAWN BY:	M. ALLEN	
REVIEWED BY:	J. WATSON	
DESCRIPTION:	MAJOR REMODEL PROJECT	
AEI PROJECT NO.:	217-297	
SITE ID:	16-0054	
AEI ADDRESS:	1100 S HURSTBOURNE PARKWAY, LOUISVILLE, KY 40222	
SHEET NO.:	C-3.0	
WM #:	11542	