

McDONALD'S USA, LLC

L/C# 34-2068

RIVERS CROSSING WEST VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO



VICINITY MAP - NTS

SITE SUMMARY

BOUNDARY AND TOPOGRAPHIC INFORMATION ARE BASED ON FIELD SURVEY PERFORMED BY BAYER BECKER 9-16-19.

LOT ACREAGE: 43720 SF (1.0037 ACRES)

EXISTING ZONING: "B-2" (General Business)

MINIMUM LOT AREA: 8,000 S.F.

MINIMUM LOT FRONTAGE: 60'

MINIMUM FRONT YARD DEPTH: 20'

SIDE YARD DEPTH: 10'

MINIMUM REAR YARD DEPTH: 20'

MAXIMUM BUILDING HEIGHT: 35'

PRIVATE ACCESS DRIVE TO BE BUILT AT 29' WIDE B/C TO B/C

LANDSCAPE AREA REQUIRED: 5% OF TOTAL LOT AREA = 2,186 SF

1 TREE PER 400 SF OF REQUIRED

1 SHRUB PER 250 SF OF REQUIRED

LANDSCAPING ADJACENT TO SR 48 RIGHT OF WAY MAY REQUIRE A 30' WIDE SCREEN BUFFER, 3' HIGH, WITH 1 TREE AND 6 SHRUBS EVERY 30' ALONG FRONTAGE.

PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE THRU

PROPOSED SITE:
GROSS FLOOR AREA: 4073 SQUARE FEET

PARKING CALCULATIONS:

PARKING SETBACKS:
FRONT: 3' REAR: 3'
LEFT: 0' RIGHT: 0'

PROVIDED PARKING = 51 SPACES (INCLUDING 3 ACCESSIBLE)

REQUIRED ACCESSIBLE SPACES FOR 51 TO 75 TOTAL SPACES = 3 SPACES

UTILITY COMPANIES

Gas
Duke Energy
Contact: Tony Giska
Tony.Giska@duke-energy.com
5445 Audio Drive
Cincinnati, OH 45247
513-287-4667

Sanitary Sewer
Village of South Lebanon
Contact: Jerry Haddix
10 N High Street
South Lebanon, OH 45065
513-770-4871

Water Main
Village of South Lebanon
99 High Street
South Lebanon, OH 45065
513-4942296

Storm
Village of South Lebanon
99 High Street
South Lebanon, OH 45065
513-4942296

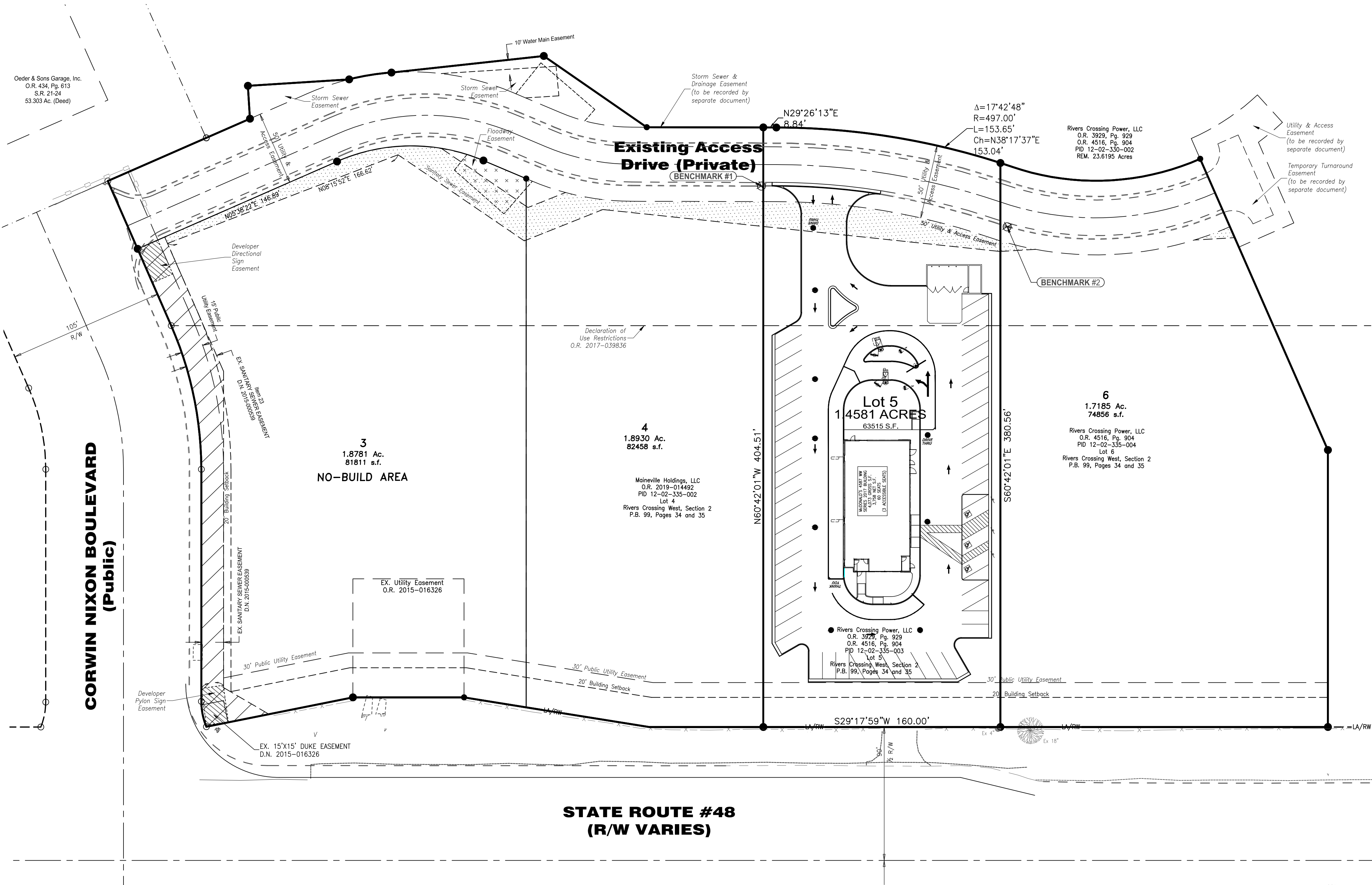
Electric
Duke Energy
Contact: Greg Finley
Gregory.Finley@duke-energy.com
5445 Audio Drive
Cincinnati, OH 45247
513-287-1104

Telephone
AT&T
3233 Woodman Drive
Dayton, OH 45420
937-296-7066

Cable TV
Time Warner Cable
11254 Cornell Park Drive
Cincinnati, OH 45242
513-489-5957

SHEET INDEX

C1.0	TITLE SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	SITE DETAILS
C3.2	SITE DETAILS
C3.3	DRIVE THRU DETAILS
C4.0	UTILITY PLAN
C4.1	UTILITY DETAILS
C4.2	UTILITY DETAILS
C5.0	GRADING PLAN
C5.1	EROSION DETAILS
L1.0	PLANTING PLAN
L2.0	PLANTING NOTES & DETAILS



CIVIL ENGINEER, SURVEYOR & LANDSCAPE ARCHITECTURE

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
513-336-6600

OWNER

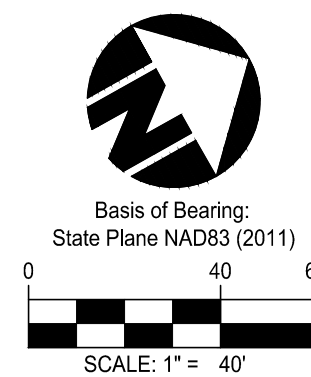
McDONALD'S CORPORATION
2 EASTON OVAL, SUITE 200
COLUMBUS, OHIO 43219

BENCHMARK #1

A cross notch located along the back of existing curb on the east side of the existing private access drive, 10.4' southwest of an existing storm manhole and 42.8' southwest of an existing water valve.
Elevation=667.81

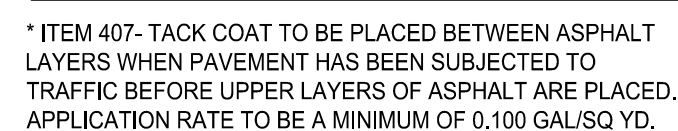
BENCHMARK #2

A cross notch located along the back of existing curb on the east side of the existing private access drive, 2.3' north of the center of an existing catch basin and 7.3' northwest of an existing sanitary manhole.
Elevation=672.88





PRODUCTS & COLORS: Color of the detectable warnings should contrast with surrounding concrete walk and ramp. Black is not an acceptable color. Contractor to submit Armor-Tile Detectable/Tactile Warning Surface Cast In Place Tile or approved equal cut sheets for color selection approval to Owner. Install as per manufacturer's printed instructions.

[illegible]

JOB NO. 19-0175
DATE: 12/5/19
SCALE: 1"= NTS
<i>SITE DETAILS</i>
SHEET: C3.1



SEE SIGN MANUFACTURE'S PLANS FOR
STRUCTURAL COMPONENTS SHOWN ON THIS
PLAN. THE ENGINEER'S STAMP AFFIXED FOR
CONCRETE FOUNDATION DIMENSIONS ONLY.

—THE FOLLOWING CODES WERE USED IN DESIGN:

- THE FOLLOWING CODES WERE USED IN DESIGN:
- ACI 207
 - ACI 308-08
 - ACI 318-08
 - ACI 336 THIRD EDITION
 - AWS D11
- WIND SPEED 115 MPH (3-SECT GUST)
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT² (x2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
- ALL EXISTING SOIL CONDITIONS ARE NOT PRESENT. FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- ALL LIGHTS AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- SEE SIGN MANUFACTURER DETAILS FOR ANCHOR BOLT PATTERNS
- SEE SIGN MANUFACTURER DETAILS TO BE PROVIDED BY GENERAL CONTRACTOR, PER SIGN MANUFACTURER DETAILS

CONCRETE:

- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR
ENHANCED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY
DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED
OTHERWISE.
ALL PIERS TO EXTEND TO TOP OF GRADE AS DETERMINED BY LOCAL
SURVEYOR OR AS SHOWN ON THE PLANS.
TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT
ACCUMULATE.
MINIMUM PIER STRENGTH (F=3,000 PSI) SHALL CONFORM WITH
MONDOVALS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
AIR ENTRAINMENT SHALL CONFORM TO MONDOVALS CAST-IN-PLACE
CONCRETE SPECIFICATION SECTION 2.6
WATER CONTENT RATIO SHALL CONFORM TO MONDOVALS CAST-IN-PLACE
CONCRETE SPECIFICATIONS SECTIONS 2.6-A & 2.13-A
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CONCRETE SPECIFICATIONS SECTIONS 2.6-A & 2.13-A
FOUNDATION CONCRETE TO BE TESTED PER MONDOVALS CAST-IN-PLACE
CONCRETE SPECIFICATIONS SECTION 2.13-A
PROVIDE A MINIMUM 3" OF CRACKED COVER OVER ALL EMBEDDED STEEL
REINFORCEMENT PLACEMENT SHALL CONFORM TO MONDOVALS
CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.6.5
PERFORMED BY GENERAL CONTRACTOR
CONCRETE SHALL BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD
PRACTICE
DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER
MONDOVALS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.13-E

STEEL:

- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (F_y=35ksi)
HSS ROUND SECTION: ASTM A500 GRADE B (F_y=42ksi)
HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (F_y=42ksi)
HEAVY WALL FLAT PLATE: ASTM A572 GRADE 50 (F_y=50ksi) ALTERNATIVE
IS ASTM F1554 OR 51, WHEN THE EMBEDDED END OF THE ROD IS
WELDED TO THE PLATE.
STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
STEEL ANGLE: HEAVY WALL FLAT PLATE 60" BY GENERAL CONTRACTOR
WASHERS: A563, HEAVY WALL
WASHERS: ASTM F446 A36
ANCHOR RODS: ANCHOR RODS DIPPED GALVANIZED BOLTS AND FASTENERS
ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY.
ANCHOR RODS SHALL BE SHIPPED WITH THE FOLLOWING INFORMATION:
NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT
ENGINEER'S APPROVAL.
ANCHOR RODS SHALL BE INSTALLED AFTER INSTALLATION OF POLE.
AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN
EPOXY-BASED PAINT.
ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND
PERFORMED IN ACCORDANCE WITH AWS D11.
FOR ALL MANUFACTURING AND INSTALLATION INSTRUCTIONS FOR
ADDITIONAL INFORMATION.
THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS
OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER

[illegible]

L/C# 34-2068

McDonald's®



**PROPOSED McDONALD'S RESTAURANT AT:
RIVERS CROSSING WEST
VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OH**

JOB NO. 19-0175

DATE: 12/5/19

SCALE: 1"= NTS

SHEET: C3.2

<p>PROJECT INFORMATION</p> <p>ENGINEER PROJECT DRAWING NO. DATE</p> <p>DESIGNED BY CHECKED BY APPROVED BY</p> <p>DRAWN BY CHECKED BY APPROVED BY</p> <p>PROJECT NO.</p>		  <p>FOR STORMTECH INSTRUCTIONS DOWNLOAD THE INSTALLATION APP</p>
<p>ADVANCED DRAINAGE SYSTEMS, INC.</p>		
<h1 style="text-align: center;">MCDONALD'S S. LEBANON</h1> <h2 style="text-align: center;">SOUTH LEBANON, OH</h2>		
<p>SC-740 STORMTECH CHAMBER SPECIFICATIONS</p>		<p>IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM</p>
<ol style="list-style-type: none"> CHAMBERS SHALL BE STORMTECH SC-740. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COMPOUNDED WALL STORMTECH COLLECTION CHAMBERS. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2814-B, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMTECH COLLECTION CHAMBERS". CHAMBERS ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOWLINE LIMIT ACCESS FOR INSPECTION. THE STRUCTURAL DESIGN, DETAILS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASDOT LOGIC BRIDGE DESIGN PRESCRIPTIONS, SECTION 12.12 ARE MET FOR IT). CHAMBERS SHALL BE DESIGNED TO RESIST LIVE LOADS BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE TESTED CONDITIONS. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2721, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF STORMTECH CORRUGATED WALL STORMTECH COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (24-HR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED 1-WHEEL, AASHTO DESIGN TRUCK. REQUIREMENTS FOR HANDLING AND INSTALLATION: TO MAINTAIN THE WEIR OR CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING LIPS. TO SECURE A SECURE CATCH DURING TRANSPORT AND BACKFILL, THE HEIGHT OF THE CHAMBERS CATCH SHALL NOT BE LESS THAN 2" DIA 2". TO PRESERVE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, IF THE CHAIR STRIPPERS CONTACT AS DEFINED IN SECTION 8.2.2 OF ASTM F2814 SHALL BE GREATER THAN OR EQUAL TO 50% LEBANON. AND 1) TO RESET CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 70° F, 2) CHAMBERS SHALL BE PROTECTED FROM REFLECTIVE ROAD OR YELLOW COLORED. ONLY CHAMBERS THAT ARE APPROVED BY THE STRUCTURE ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBERS MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERY OF CHAMBERS TO THE PROJECT SITE. THE FOLLOWING: THE STRUCTURAL EVALUATION SHALL BE REALIZED BY A REGISTERED PROFESSIONAL ENGINEER. THE STRUCTURAL EVALUATION SHALL BE CONDUCTIVE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.58 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2721 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LOGIC BRIDGE DESIGN PRESCRIPTIONS FOR THERMOPLASTIC PIPE. THE TEST DERIVED CRACK MOMENTS IS PROVIDED IN ASTM F2721 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 15-YEAR MODULUS OF ELASTICITY. CHAMBERS AND END-CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY. 		<ol style="list-style-type: none"> STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-3150C-7400D-780 CONSTRUCTION GUIDE". CHAMBERS ARE NOT TO BE BACKFILLED WITH AN EXCAVATOR OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 SHOVEL METHODS: STOREHOUSES LOCATED OFF THE CHAMBER BED. BACKFILL ROWS ARE BACKFILL JUMP AN EXCAVATOR ON THE FOUNDATION SOLE OR SUBGRADE. BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOSE OR EXCAVATOR. THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING STONES. JUNT'S BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE. MAINTAIN MINIMUM (.75" MIN) SPACING BETWEEN THE CHAMBER ROWS. EMBEDMENT STONE SURROUNDING CHAMBERS SHALL BE A CLEAN, CURBED, ANGULAR STONE 3/4"-(20-50 mm). THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER. AIDS RECOMBINE THE USE OF "FLXSTONAR CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL KNOTS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF. <p>NOTES FOR CONSTRUCTION EQUIPMENT</p> <ol style="list-style-type: none"> STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-3150C-7400D-780 CONSTRUCTION GUIDE". THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED: NO EQUIPMENT IS ALLOWED ON BASIC CHAMBERS. HEAVY TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FLIP DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-3150C-7400D-780 CONSTRUCTION GUIDE". REBAR LISTS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE FOLLOWING: FULL 36" (914mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR CLIMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ONLY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD AND NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY. <p>CONTACT STORMTECH AT 1-888-862-2864 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.</p>

[illegible]

UNDERDRRAIN DETAIL

STORMTECH CHAMBERS

STORMTECH END CAP

OUTLET MANIFOLD

FOUNDATION STONE

GEOSYNTHETIC FILTER

SECTION A-A

SECTION B-B

NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
 4" (100 mm) TYP FOR SC-310 & SC-180LP SYSTEMS
 6" (150 mm) TYP FOR SC-760, SC-360, SC-360S, MC-360S & MC-400 SYSTEMS

SC-760 TECHNICAL SPECIFICATION

NTS

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STORMTECH END CAP

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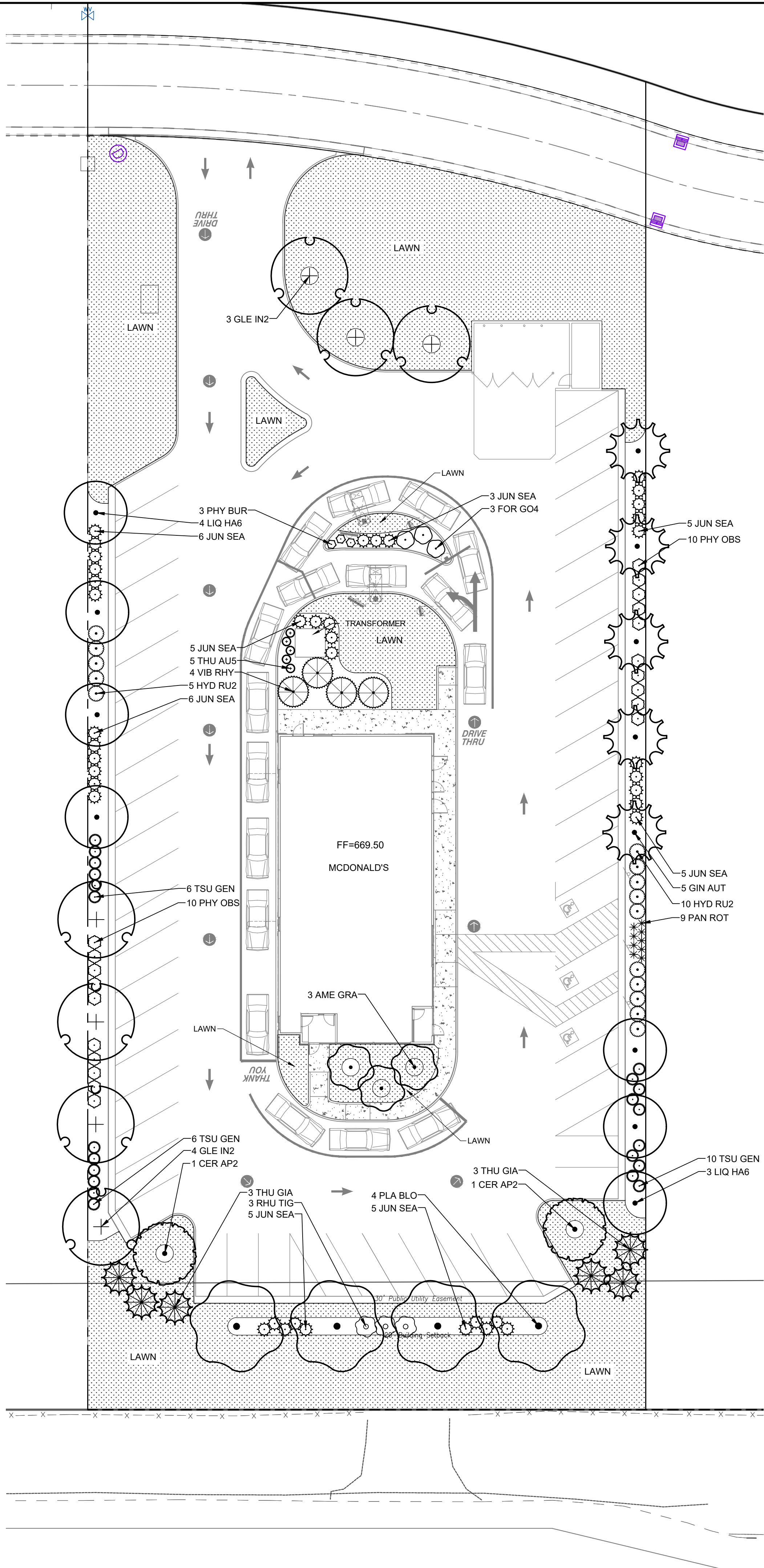
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 <p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p>	<p>PROPOSED McDONALD'S RESTAURANT AT: RIVERS CROSSING WEST VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OH</p>	<p>L/C# 34-2068</p>	 <p>www.bayerbecker.com 6900 Tylersville Road, Suite A Mason, OH 45040 - 513.336.6800</p>			REV	DATE	BY
JOB NO. 19-0175								
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Plot time: Nov 26, 2019 -- 8:31am -- Login Name: alexholt
Drawing name: J:\2019\19-0175\LA DWG\19-0175 LA.dwg -- Layout Tab: L1.0



ZONING CALCULATIONS

REQUIRED PARKING LOT SCREENING (SECTION 15.17.5)

ALL PARKING LOTS WITH FIVE (5) OR MORE PARKING SPACES, INCLUDING VEHICULAR SALES LOTS, THAT FACE ANY PROPERTY IN ANY ZONE OR ANY PUBLIC OR PRIVATE STREET RIGHT-OF-WAY OR ACCESS ROAD OR SERVICE ROAD SHALL PROVIDE A LANDSCAPE SCREEN AS FOLLOWS:

1. THE BUFFER WIDTH SHALL BE A MINIMUM OF 10' WIDE
2. A 30" HIGH CONTINUOUS SCREEN CONSISTING OF AN EARTH MOUND, PLANTING, HEDGE OR DECORATIVE WALL OR ANY COMBINATION THEREOF, SHALL BE PROVIDED.
3. ONE DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY 30 LF OF THE REQUIRED BUFFER ZONE
4. THE PLANNING COMMISSION MAY MODIFY OR WAIVE THE PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS IF THE PROVIDED BUFFER STRIP LANDSCAPING ADJACENT TO RIGHTS-OF-WAY AND BETWEEN LAND USES ADEQUATELY SCREENS THE PARKING LOT FROM VIEW FROM ADJACENT PROPERTIES AND ROADS

SOUTH BUFFER

109.5 LF / 30 = 4 DECIDUOUS TREES

EAST BUFFER

232.62 LF / 30 = 8 DECIDUOUS TREES

WEST BUFFER

216.5 LF / 30 = 8 DECIDUOUS TREES

ON-SITE LANDSCAPING (SECTION 15.17.9)

FOR EVERY NEW NON-RESIDENTIAL DEVELOPMENT, THERE SHALL BE INTERIOR LANDSCAPING AREAS EXCLUSIVE OF ANY OTHER REQUIRED LANDSCAPING CONSISTING OF AT LEAST 5% OF THE TOTAL LOT AREA. THIS LANDSCAPED AREA SHOULD BE GROUPED NEAR BUILDING ENTRANCES, ALONG BUILDING FOUNDATIONS, ALONG PEDESTRIAN WALKWAYS, AND ALONG SERVICE AREAS. ALL INTERIOR LANDSCAPING SHALL CONFORM TO THE FOLLOWING:

1. ONE DECIDUOUS TREE OR ORNAMENTAL TREE OR EVERGREEN TREE SHALL BE PROVIDED FOR EVERY 400 SF OF REQUIRED INTERIOR LANDSCAPING AREA
2. ONE SHRUB SHALL BE PROVIDED FOR EVERY 250 SF OF REQUIRED LANDSCAPING AREA
3. THE INTERIOR LANDSCAPING AREA SHALL CONTAIN GRASS, GROUND COVER, 4" DEEP SHREDDED BARK MULCH, AND SHALL BE CURVED OR EDGED AS NECESSARY

TOTAL LOT AREA = 63,515 SF

63,515 SF / 5% = 3,175.75 SF OF REQUIRED LANDSCAPING AREA

3,175.75 / 400 SF = 8 REQUIRED TREES

3,175.75 / 250 SF = 13 REQUIRED SHRUBS

INTERIOR PARKING LOT LANDSCAPING (SECTION 15.17.10)

WITHIN EVERY PARKING AREA CONTAINING AT LEAST 5 PARKING SPACES, AT LEAST 5% OF THE TOTAL PARKING LOT AREA SHALL BE LANDSCAPED, IN ADDITION TO ANY OTHER LANDSCAPING REQUIREMENTS. THIS LANDSCAPING SHALL MEET THE FOLLOWING STANDARDS:

1. ONE DECIDUOUS TREE SHALL BE PLANTED FOR EVERY 300 SF OF REQUIRED INTERIOR PARKING LOT LANDSCAPING AREA
2. LANDSCAPING SHALL BE DISPERSED THROUGHOUT THE PARKING LOT IN ORDER TO BREAK UP LARGE EXPANSES OF PAVEMENT AND HELP DIRECT SMOOTH TRAFFIC FLOW WITHIN THE LOT. A MINIMUM OF 1 TREE SHALL BE PLANTED AND INCLUDED IN EACH LANDSCAPING ISLAND OR REQUIRED LANDSCAPING AREA PURSUANT TO THE CALCULATIONS OF THIS SECTION
3. LANDSCAPING SHALL BE INSTALLED SUCH THAT WHEN MATURE, IT DOES NOT OBSCURE TRAFFIC SIGNS OR LIGHT, OBSTRUCT ACCESS TO FIRE HYDRANTS NOR INTERFERE WITH ADEQUATE MOTORIST SIGHT DISTANCE
4. ALL LANDSCAPE ISLANDS SHALL BE CURBED. DIMENSIONS OF ISLANDS SHALL BE SHOWN ON THE SITE PLAN. MINIMUM ISLAND WIDTH SHALL BE 10'. MINIMUM RADII SHALL BE 10' AT ENDS FACING MAIN AISLES AND A MINIMUM 1' FOR RADII NOT ADJACENT TO MAIN CIRCULATION AISLES. THE LENGTH OF THE ISLANDS SHALL BE 2' SHORTER THAN ADJACENT PARKING SPACE TO IMPROVE MANEUVERING

VUA = 31,618 SF

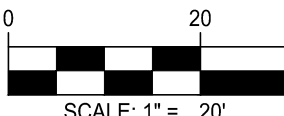
31,618 SF / 5% = 1,580.9 SF OF REQUIRED LANDSCAPING AREA

1,580.9 / 300 SF = 6 REQUIRED TREES

PLANT SCHEDULE					
DECIDUOUS TREES					
	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
GIN AUT	5	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	B & B	2.0' Cal
GLE IN2	7	Gleditsia triacanthos 'nervosa' 'Sunburst'	Sunburst Common Honeylocust	B & B	2.0' Cal
LIQ HA6	7	Liquidambar styraciflua 'Hagdoll'	Happidaze Sweet Gum	B & B	2.0' Cal
PLA BLO	4	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.0' Cal
EVERGREEN TREES					
	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
THU GIA	6	Thuja plicata 'Green Giant'	Western Red Cedar	B & B	6' Ht.
ORNAMENTAL TREES					
	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry Tree Form	B & B	2.0' Cal
CER AP2	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	B & B	2.0' Cal
DECIDUOUS SHRUBS					
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
FOR GO4	3	Forsythia x 'Gold Tides'	Golden Tide Forsythia	3 gal	15' Ht.
HYD RU2	15	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	5 gal	24" Ht.
PHY BUR	3	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	15' Ht.
PHY OBS	20	Physocarpus opulifolius 'Obsidian'	Obsidian Ninebark	3 gal	24" Ht.
RHU TIG	3	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	B & B	36" Ht.
EVERGREEN SHRUBS					
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN SEA	40	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	30" Ht.
THU AU5	5	Thuja occidentalis 'Aurea'	Golden Globe Arborvitae	B & B	18" Ht.
TSU GEN	22	Tsuga canadensis 'Gentsh White'	Gentsh White Hemlock	B & B	18" Ht.
VIB RHY	4	Viburnum x rhytidophyloides 'Alleghany'	Alleghany Viburnum	B & B	36" Ht.
ORNAMENTAL GRASSES					
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
PAN ROT	9	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Switch Grass	5 gal	Clump

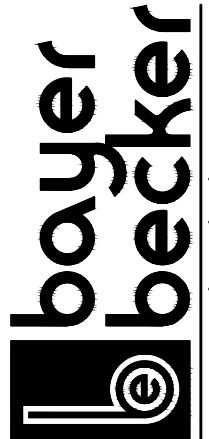



Basis of Bearing:
State Plane NAD83 (2011)



CAUTION!!!

ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

BY	
DESCRIPTION	
DATE	
REV	
 www.bayerbecker.com 6900 Tylersville Road, Suite A Mason, OH 45040 - 513.336.6600	
L/C# 34-2068	
 THESE LANDSCAPING REQUIREMENTS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. PROPOSED MCDONALD'S RESTAURANT AT: RIVERS CROSSING WEST VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OH	
JOB NO. 19-0175	
DATE: 11/26/19	
SCALE: 1"=20'	
PLANTING PLAN	
SHEET: L1.0	

