



417.888.0645
tothassociates.com
1550 E Republic Road
Springfield, MO 65804

February 14, 2022

Planning & Design Services
Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

RE: 7 Brew Middletown – Case #: 22-DDP-0129

Please accept this document as our Letter of Explanation and Justification Statement for our waiver to increase the maximum allowed parking count on site at **12525 Shelbyville Rd, Middletown KY 40243**.

The proposed development is a drink only drive-thru facility that does not feature dine-in seating. The on-site parking is intended for employee use only and shall be used during and in between shifts. Based on operation practices of the 7 Brew franchise, a maximum of 5 – 6 employees can be expected on any one shift. Providing additional spaces to allow for the next shift of employees to park on site while the current shift clocks off and leaves is critical to ensure speedy and consistent operation.

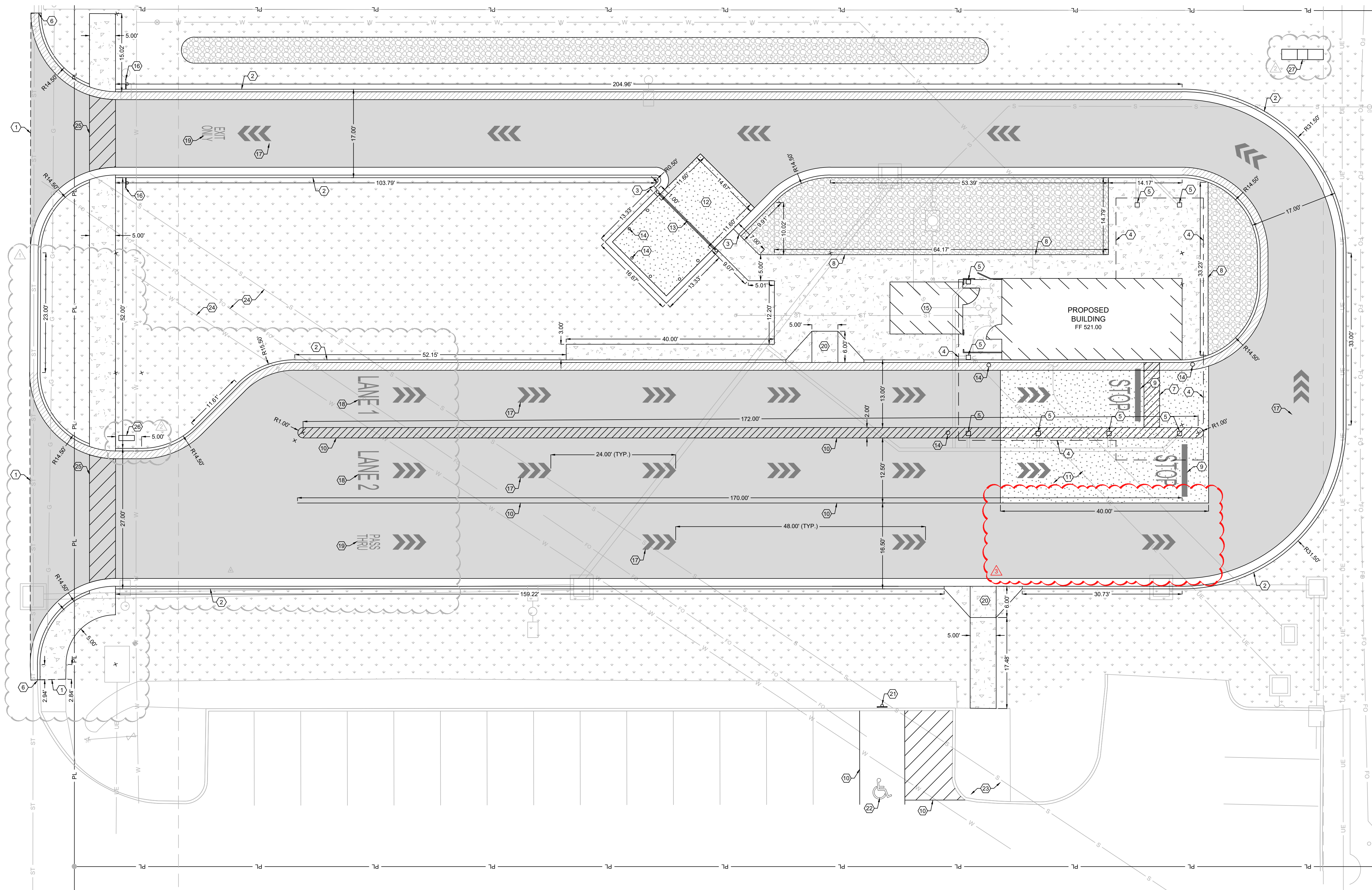
Please see attached parking studies for existing 7 Brew locations in Kingsport, TN and Jeffersonville, IN. The counts collected verify this volume of parking is utilized and needed.

Should you have any questions or concerns regarding this letter and our justification, please do not hesitate to call me at 417.888.0645.

A handwritten signature in blue ink, appearing to read 'S. Barry'.

Shawn W. Barry, PE
Vice President





PROJECT NOTES:

1. PROPOSED USE: COMMERCIAL DRIVE-THRU
2. ZONING: PLANNED DEVELOPMENT (PD)
3. BUILDING AREAS:
 B - BUSINESS: 540 SQ. FT.
 S-2 - STORAGE (REMOTE COOLER): 140 SQ. FT.

HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAILS SHEET C-701.
- = 4" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- = 8" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- = SPILL CURB PER DETAILS SHEET C-701.
- = LAWN RESTORATION INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARILY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
- = LANDSCAPE ROCK PLACE 6" OF 2'-3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL SHEET C-701.
3. INSTALL CURB TRANSITION PER DETAIL SHEET C-701.
4. CANOPY PER ARCHITECTURAL PLANS.
5. COLUMNS PER ARCHITECTURAL PLANS.
6. CONNECT TO EXISTING CURB.
7. ALIGN CROSS WALK WITH SLIDING DOOR PANEL AT FRONT OPENING.
8. EDGE OF CONCRETE SLAB TO BE THICKENED PER CONCRETE STOOP/WALK EDGE DETAIL SHEET C-701.
9. 12" SOLID RED STOP BAR WITH 48" TALL "STOP" TEXT PAINTED IN RED, PER DETAIL SHEET C-701.
10. 4" SOLID BLUE PAVEMENT MARKER, TYPICAL.
11. 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C-701.
12. 8" CONCRETE PAD FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS SHEET C-701.
13. TRASH ENCLOSURE AND GATE, SEE ARCHITECTURE PLANS.
14. PIPE BOLLARD, TYPICAL PER DETAIL SHEET C-701.
15. FREEZER LOCATION. FREEZER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER DETAILS SHEET C-701.
16. ONE-WAY, DO NOT ENTER SIGN PER DETAIL SHEET C-701.
17. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C-701.
18. 48" TALL "LANE #" PAINTED IN BLUE.
19. 24" TALL "PASS THRU & EXIT ONLY" PAINTED IN BLUE.
20. TYPE 1 ADA CURB RAMP PER DETAILS SHEET C-701.
21. ADA VAN ACCESSIBLE SIGN PER DETAILS SHEET C-701.
22. BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAILS SHEET C-701.
23. EXISTING ADA RAMP.
24. APPROXIMATE LOCATION OF ABANDONED UTILITIES. THESE UTILITIES MAY STILL EXIST BUT SHOULD BE INACTIVE. CONTRACTOR TO EXERCISE CAUTION WHEN WORKING AROUND THEM.
25. 4" SOLID WHITE PAVEMENT MARKER, TYPICAL.
26. DIRECTIONAL SIGN PER SMALL SIGNAGE DETAIL, SEE STRUCTURAL PLAN SHEET S3.2.
27. PYLON SIGN PER LARGE SIGNAGE DETAIL, SEE STRUCTURAL PLAN SHEET S3.2.

STORMWATER NOTES:

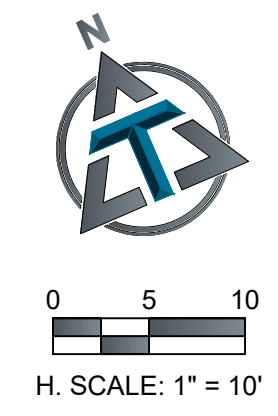
PRE-PROJECT IMPERVIOUS AREA = 6,756 SQ. FT.
 PRE-PROJECT PERVIOUS AREA = 34,390 SQ. FT.
 POST-PROJECT IMPERVIOUS AREA = 25,578 SQ. FT.
 POST-PROJECT PERVIOUS AREA = 15,570 SQ. FT.

NOTE:
 CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE ARE TAKEN INSIDE THE PROPERTY LINE.

PARKING SCHEDULE NOTES:

PROPOSED
 7 BREW (RESTAURANT); CITY CODE REQUIREMENTS = 4 SPACES REQUIRED
 = 15 SPACES PROVIDED

PARKING STUDY - EXISTING 7 BREW - JEFFERSONVILLE, IN



TOTH & ASSOCIATES
 1550 E. REPUBLIC ROAD
 SPRINGFIELD, MO 65904
 Ph: 417-888-9845 Fax: 417-888-0657
 www.tothassociates.com
 CERTIFICATE OF AUTHORITY
 IN# NOT REQUIRED
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TORGERSON DESIGN PARTNERS
 ARCHITECTURE / REAL ESTATE / DEVELOPMENT
 116 NORTH 2ND AVENUE OZARK, MO 65721 P (417) 581-8889 F (417) 581-9002
 ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

CMC
 CREATIVE MODULAR CONSTRUCTION

7 BREW COFFEE
JEFFERSONVILLE, IN
 TRACT 9B-1 IN E. 10TH STREET
 JEFFERSONVILLE, IN 47130

ENGINEER OF RECORD:
 NAME: MATTHEW MILLER
 LICENSE NO. IN # PE-12100343

PROJECT NUMBER:
 22100 7BJ

REVISION:
 06/29/2022 CITY REVIEW COMMENTS
 07/26/2022 OWNER COMMENTS
 08/10/2022 OWNER COMMENTS

C-201
 SITE PLAN

DATE: MAY 27, 2022

Date:

1/6/2023

1/7/2023

1/8/2023

	Time	7 Brew Jeffersonville IN	Time	7 Brew Jeffersonville IN	Time	7 Brew Jeffersonville IN
9:00	9:11	10	9:01	11	9:02	10
10:00	10:08	9	10:06	10	10:02	9
11:00	11:09	9	11:00	10	11:03	9
12:00	12:09	9	12:09	10	12:05	9
1:00	1:01	7	1:04	8	1:09	7
2:00	2:06	7	2:08	8	2:00	7
3:00	3:02	6	3:02	7	3:00	6
4:00	4:09	6	4:06	7	4:06	6
5:00	5:00	6	5:00	7	5:11	6
6:00	6:02	6	6:09	7	6:06	6
7:00	7:05	5	7:11	6	7:02	5
8:00	8:01	5	8:12	6	8:00	5
Average		7.08		8.08		7.08

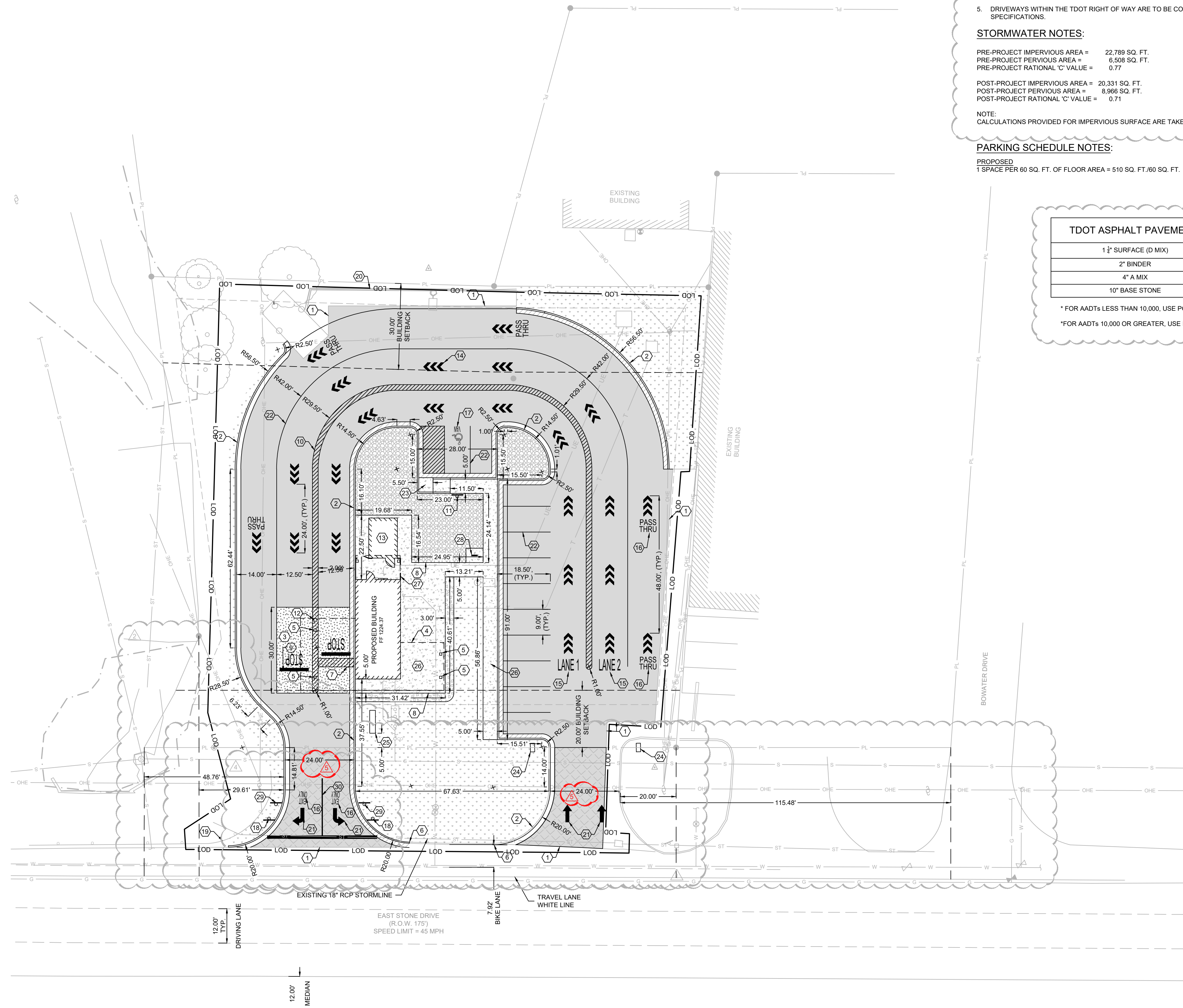
7 Brews Coffee

7 Brews Coffee

7 Brews Coffee

**PARKING STUDY - EXISTING 7 BREW -
JEFFERSONVILLE, IN**

PARKING STUDY - EXISTING 7 BREW - KINGSFORT, TN



TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) NOTES:

- ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
- EAST STONE DRIVE ANNUAL AVERAGE DAILY TRAFFIC (AADT):
LOCATION ID 8200080: 31,476 (2021)
LOCATION ID 82000104: 29,540 (2021)
*PER TDOT TRANSPORTATION DATA MANAGEMENT SYSTEM
- ALL STRIPING IN IN TDOT ROW SHALL BE THERMOPLASTIC AND CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- THERE WILL BE NO INCREASE IN THE C_{10} RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW. SEE STORMWATER NOTES BELOW SHOWING A REDUCTION IN THE SITE RATIONAL 'C' VALUE.
- DRIVEWAYS WITHIN THE TDOT RIGHT OF WAY ARE TO BE CONSTRUCTED PER TDOT SPECIFICATIONS.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 22,789 SQ. FT.
PRE-PROJECT PERVIOUS AREA = 6,508 SQ. FT.
PRE-PROJECT RATIONAL 'C' VALUE = 0.77

POST-PROJECT IMPERVIOUS AREA = 20,331 SQ. FT.
POST-PROJECT PERVIOUS AREA = 8,966 SQ. FT.
POST-PROJECT RATIONAL 'C' VALUE = 0.71

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE ARE TAKEN INSIDE THE PROPERTY LINE.

PARKING SCHEDULE NOTES:

PROPOSED
1 SPACE PER 60 SQ. FT. OF FLOOR AREA = 510 SQ. FT./60 SQ. FT. = 9 SPACES REQUIRED
= 12 SPACES PROVIDED

TDOT ASPHALT PAVEMENT*

- 1 1/2" SURFACE (D MIX)
- 2" BINDER
- 4" A MIX
- 10" BASE STONE

* FOR AADTs LESS THAN 10,000, USE PG64-22

* FOR AADTs 10,000 OR GREATER, USE PG70-22

PROJECT NOTES:

- PROPOSED USE: COMMERCIAL DRIVE-THRU
- ZONING: HIGHWAY ORIENTED BUSINESS DISTRICT (B-3)
- BUILDING AREAS:
B - BUSINESS: 540 SQ. FT.
S-2 - STORAGE (REMOTE COOLER): 140 SQ. FT.
- AREA OF DISTURBANCE: 27,800 SQ. FT.

HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAILS, SHEET C-701.
- TDOT ASPHALT PAVEMENT PER TDOT TYPICAL PAVEMENT SECTIONS, THIS SHEET.
- 4" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS, SHEET C-701.
- 8" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS, SHEET C-701.
- SPILL CURB PER DETAILS, SHEET C-701.
- LAWN RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARILY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
- LANDSCAPE ROCK. PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- LANDSCAPE PLANTING BEDS. BEDS SHALL RECEIVE MINIMUM 12" DEPTH OF SOIL MIX CONSISTING OF 3 PARTS TOPSOIL, 1 PART SAND, 1 PART ORGANIC MATTER. COVER SOIL MIX WITH COMMERCIAL GRADE WEED FABRIC, TOPPED WITH 3" 4" DEPTH OF SHREDDER HARDWOOD MULCH. COLOR TO BE APPROVED BY OWNER. PLANTINGS BY OWNER.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB AND GUTTER PER DETAIL, SHEET C-701.
- 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS, SHEET C-701.
- CANOPY PER ARCHITECTURAL PLANS.
- COLUMNS PER ARCHITECTURAL PLANS.
- CONNECT TO EXISTING CURB.
- ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- EDGE OF CONCRETE SLAB TO BE THICKENED PER CONCRETE STOOP/WALK EDGE DETAIL, SHEET C-701.
- 1'-0" SOLID RED STOP BAR ON ASPHALT WITH 4'-0" TALL "STOP" TEXT PAINTED IN RED PER DETAIL, SHEET C-701.
- 4" SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACED AT 24'.
- ADA VAN ACCESSIBLE SIGN PER DETAILS SHEET C-701.
- PIPE BOLLARD, TYPICAL PER DETAIL SHEET C-701.
- FREEZER LOCATION, FREEZER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL DETAIL. FF ELEVATION = 1224.37.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C-701.
- 48" TALL "LANE #' PAINTED IN WHITE.
- 24" TALL "PASS THRU & EXIT ONLY" PAINTED IN WHITE.
- BLUE PAINTED ADA VAN ACCESSIBLE PARKING SYMBOL PER DETAILS SHEET C-701.
- MUTCD R5-1 "DO NOT ENTER" SIGN (30" X 30") PER TYPICAL SIGN POST DETAIL SHEET C-701.
- EXISTING GUARDRAIL, PROTECT.
- EXISTING RETAINING WALL, PROTECT.
- DIRECTIONAL TRAFFIC ARROW AS SHOWN.
- 4" SOLID BLUE PAVEMENT MARKING, TYPICAL.
- TYPE 2 CURB RAMP PER DETAIL SHEET C-701.
- DIRECTIONAL SIGN, SEE ARCHITECTURAL PLANS. 4 SQ. FT. OF SIGNAGE, EITHER SIDE.
- PYLON SIGN, SEE ARCHITECTURAL PLANS. 50 SQ. FT. OF SIGNAGE, EITHER SIDE.
- 4" THICK CONCRETE PAVEMENT FOR SIDEWALK PER CONCRETE PAVEMENT DETAIL SHEET C-701.
- SCREEN WALL PER ARCHITECTURAL DETAILS.
- INSTALL BIKE RACK PER DETAIL SHEET C-701. CENTER BIKE RACK ON 5' X 6' CONCRETE PAD. INSTALL 4" THICK CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- MUTCD R-11 "STOP" SIGN (36" X 36") PER TYPICAL SIGN POST DETAIL SHEET C-701.
- 4" SOLID WHITE PAVEMENT MARKING.



H. SCALE: 1" = 20'



1-800-351-1111
www.tennessee811.com

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65904
Ph: 417-888-8945 Fax: 417-888-0657
www.tothassociates.com
CERTIFICATE OF AUTHORITY:
TN# 00131073
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Date:

1/6/2023

1/7/2023

1/8/2023

	Time	7 Brew Kingsport TN	Time	7 Brew Kingsport TN	Time	7 Brew Kingsport TN
9:00	9:11	11	9:01	12	9:02	11
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11:00	11:09	10	11:00	11	11:03	10
12:00	12:09	10	12:09	11	12:05	10
1:00	1:01	8	1:04	9	1:09	8
2:00	2:06	8	2:08	9	2:00	8
3:00	3:02	7	3:02	8	3:00	7
4:00	4:09	7	4:06	8	4:06	7
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Average		8.08		9.08		8.08

7 Brews Coffee

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**PARKING STUDY - EXISTING 7 BREW -
KINGSPORT, TN**