

UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NUMBER 1-800-752-6007 OR LOCAL NO. 502-266-6123) 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 WATER LINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- WAIVER REQUEST:**
- 1) WAIVER OF LDC 10.3.6 / TABLE 10.3.2 TO ENCR OACH UPON THE 25' SCENIC CORRIDOR BUFFER.
 - 2) A WAIVER OF LDC 10.2.4.8 TO ALLOW A RETAINING WALL TO EXCEED 4' WITHIN THE LBA.
 - 3) A WAIVER OF LDC 10.2.10 TO ENCR OACH UPON THE 10' VUA LBA ALONG SHELBYVILLE ROAD.

- GENERAL NOTES:**
- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER EXPENSE.
 - 2) TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - 3) PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ER ECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - 4) THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
 - 5) ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - 6) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - 7) BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - 8) ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - 9) A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - 10) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - 11) THERE ARE NO KARST FEATURES ON THE SUBJECT SITE PER A JULY 28, 2017 SITE VISIT BY GPD GROUP, INC.
 - 12) ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE CONSTRUCTION PLANS, BOND PERMIT FROM KYTC.
 - 13) CITY OF MIDDLETOWN APPROVAL REQUIRED.

SITE INFORMATION	
SITE ADDRESS:	13319 SHELBYVILLE ROAD
OWNER / DEVELOPER:	KRISPY KREME DOUGHNUT CORPORATION 370 KNOXWOOD STREET, SUITE 500 WINSTON-SALEM, NORTH CAROLINA 27103 PHONE: (336) 725-2981 FAX: (336) 733-3798
DESIGNER / ENGINEER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-4121 FAX: (919) 848-3741
TAX BLOCK / LOT NUMBER:	LOT 7 MIDDLETOWN COMMONS, BOOK 54, PAGE 48 OFFICE OF CLERK OF THE JEFFERSON COUNTY COURT, KENTUCKY
ZONING:	C1 - COMMERCIAL
FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT
BUILDING SETBACKS: RIGHT OF WAY SIDE	75 FEET FROM CENTERLINE OF SHELBYVILLE ROAD 0 FEET
PARKING REQUIREMENTS:	MINIMUM: 1/125 GFA = 2930 / 125 24 REQUIRED SPACES (MIN.) MAXIMUM: 1 SPACE / 50 GSF = 59 SPACES (MAX.)
BICYCLE PARKING REQUIRED:	LONG TERM - 2 SPACES OR 1 PER 50 EMPLOYEES 6 EMPLOYEES / 50 = 0.3 REQUIRED SHORT TERM - 4 SPACES OR 1 PER 50 SEATS 21 SEATS / 50 = 0.42 REQUIRED
BICYCLE PARKING PROVIDED:	2 PROVIDED
BICYCLE PARKING	2 SHORT TERM SPACES
PARKING PROVIDED:	28 TOTAL SPACES 2 HANDICAP SPACES 28 TOTAL SPACES
SITE AREA: DISTURBED AREA: MAXIMUM IMPERVIOUS ALLOWED: PROPOSED IMPERVIOUS AREA: EXISTING IMPERVIOUS AREA: NET IMPERVIOUS AREA:	32,836 SF OR 0.75 ACRE 34,981 SF OR 0.80 ACRE 25,717 SF OR 0.59 ACRE OR 78.8% (PER SHOPPING CENTER PLANS) 25,382 SF OR 0.58 AC OR 77.8% 0 SF OR 0 AC OR 0% 25,204 SF OR 0.58 ACRE OR 77.4%
BUILDING AREA:	2,939 SF
MAX HEIGHT:	60 FEET
PROPOSED BUILDING HEIGHT:	25'-6"
FEMA MAP / ZONE:	PANEL NO. 21111C0049, EFFECTIVE DATE DECEMBER 5, 2006
TREATMENT PLANT:	FLOYD'S FORK
WATER:	LOUISVILLE WATER
SEWER:	LOUISVILLE / JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE KEYNOTES:

- 1) CONSTRUCT 18" CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
- 2) CONSTRUCT 18" CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- 3) CONSTRUCT CONCRETE SIDEWALK ON PRIVATE PROPERTY PER DETAIL SHEET
- 4) CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
- 5) HANDICAP PARKING STALL
- 6) INSTALL STANDARD HANDICAP PARKING SIGN PER DETAIL SHEET
- 7) INSTALL VAN ACCESSIBLE HANDICAP PARKING SIGN PER DETAIL SHEET
- 8) CONCRETE PAVEMENT PER DETAIL SHEET
- 9) ASPHALT PAVEMENT PER DETAIL SHEET
- 10) TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
- 11) CONSTRUCT DUMPSTER PAD, 7" CONCRETE WITH 4" AGGREGATE BASE. PER SOILS REPORT BY TERRACON, PROJECT # 57175050 DATED AUGUST 17, 2017 AND TRASH ENCLOSURE WITH GATES. SEE ARCHITECTURAL SHEETS FOR DETAIL. MATERIALS TO MATCH BUILDING
- 12) CONCRETE WHEEL STOP PER DETAIL SHEET, MINIMUM 6" HIGH AND 6" WIDE MINIMUM 3 FEET OFF FACE OF CURB, WALL ETC. MINIMUM 4 FEET OFF ALL SHRUBS
- 13) POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
- 14) PAINT 4" WIDE STRIPE, WHITE
- 15) PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART
- 16) PAINT TRAFFIC ARROWS PER DETAIL SHEET
- 17) SITE IDENTIFICATION SIGN
- 18) CONCRETE FLUME PER DETAIL
- 19) MATCH EXISTING CURB & GUTTER
- 20) ASPHALT/CONCRETE TRANSITION PER DETAIL
- 21) INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
- 22) MATCH EXISTING ASPHALT PAVEMENT
- 23) MATCH EXISTING CONCRETE SIDEWALK
- 24) PAINT CROSSWALK PER DETAIL SHEET
- 25) CONCRETE PATIO LESS THAN OR EQUAL TO 2% IN ANY DIRECTION
- 26) STOP SIGN PER MUTCD
- 27) PAINT 24" SOLID WHITE STOP BAR PER MUTCD
- 28) PAINT "DO NOT ENTER" PER MUTCD
- 29) "DO NOT ENTER" SIGN PER MUTCD
- 30) ALL SIDEWALK INSIDE PUBLIC RW PER CITY SPECIFICATIONS. COMPLY WITH ADA REQUIREMENTS.
- 31) RETAINING WALL WITH SAFETY RAIL AT OP WALL PER BUILDING CODE REQUIREMENTS TO BE DESIGNED BY STRUCTURAL ENGINEER
HEIGHT = 5' MAXIMUM
CONSTRUCTION MATERIALS CONCRETE TO MATCH BUILDING FINISH
- 32) CONCRETE HEADER CURB
- 33) CLEARANCE BAR
- 34) MENU BOARD, ORDER STATION, AND CANOPY
- 35) 12" WIDE CURB ADJACENT TO BUILDING PER KRISPY KREME STANDARDS
- 36) NOSE DOWN CURB
- 37) BIKE RACK PER DETAIL SHEET, 2 SPACES
- 38) PSC SANITARY CONNECTION



NOTE:
CONNECTS TO MASTER STORM DETENTION FACILITY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°53'41" E	137.27'

DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENT AGREEMENT
D.B. 10184, PAGE 0001

STORMWATER POLLUTION PREVENTION PLAN NOTE:

- 1) THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. NOTE: EXISTING MASTER DETENTION BASIN
- 3) 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.
- 4) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 5) ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03. NOT - NO STREAM CROSSINGS.
- 6) SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A SMALL STREAM, POND, SWALE, OR CATCH BASIN.
- 7) WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

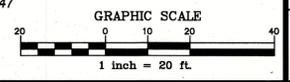
PUBLIC WORKS AND KYTC NOTES:

- 1) NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- 2) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 3) THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- 4) ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KYTC STANDARD DRAWINGS FOR SIDEWALKS AND "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 5) ALL WORK WITHIN THE RIGHT-OF-WAY REQUIRES CONSTRUCTION PLANS, ENCROACHMENT PERMIT, AND BOND.
- 6) ENCROACHMENT PERMIT AND / OR LICENSE AGREEMENT MAY BE REQUIRED FROM EITHER METRO PUBLIC WORKS OR KYTC FOR THE PROPOSED DETENTION BASIN TO BE PLACED IN THE SHELBYVILLE ROAD PUBLIC RIGHT-OF-WAY.

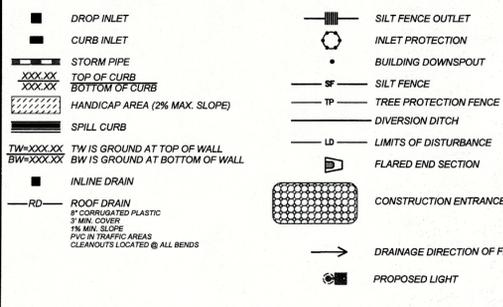
MSD NOTES:

- 1) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY PROPOSED PROPRIETARY SERVICE CONNECTIONS, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 2) DRAINAGE / STORM WATER DETENTION: DETENTION IS PROVIDED OFF SITE. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE
- 3) EROSION CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0049).
- 5) THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.

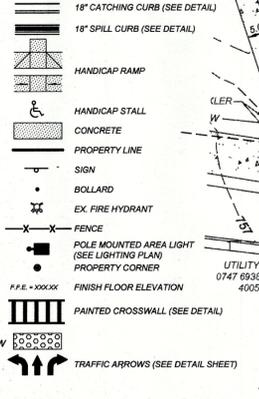
MSD RECORD # 13LE11062 / MANHOLE # 117647
17 LSCAPE 1197
WM #11029



GRADING/EROSION CONTROL LEGEND



SITE LEGEND



COMMERCIAL SITE DESIGN

811 CALL CENTER

01-22-2018 DDP COMMENTS

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REVISIONS

1 01-22-2018 DDP COMMENTS

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WINSTON-SALEM, N.C. 27103
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Fax: (336) 733-3798

Project location: 298 SCL. FT. IN BRIDGE MARSH W/ PROPOSED SHOPPING CENTER
13319 SHELBYVILLE ROAD
MIDDLETOWN, KENTUCKY

DESIGNED AND DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 12/15/2017
DRAWN BY: STH
CHECKED BY: NRW
SHEET NO.: C-1