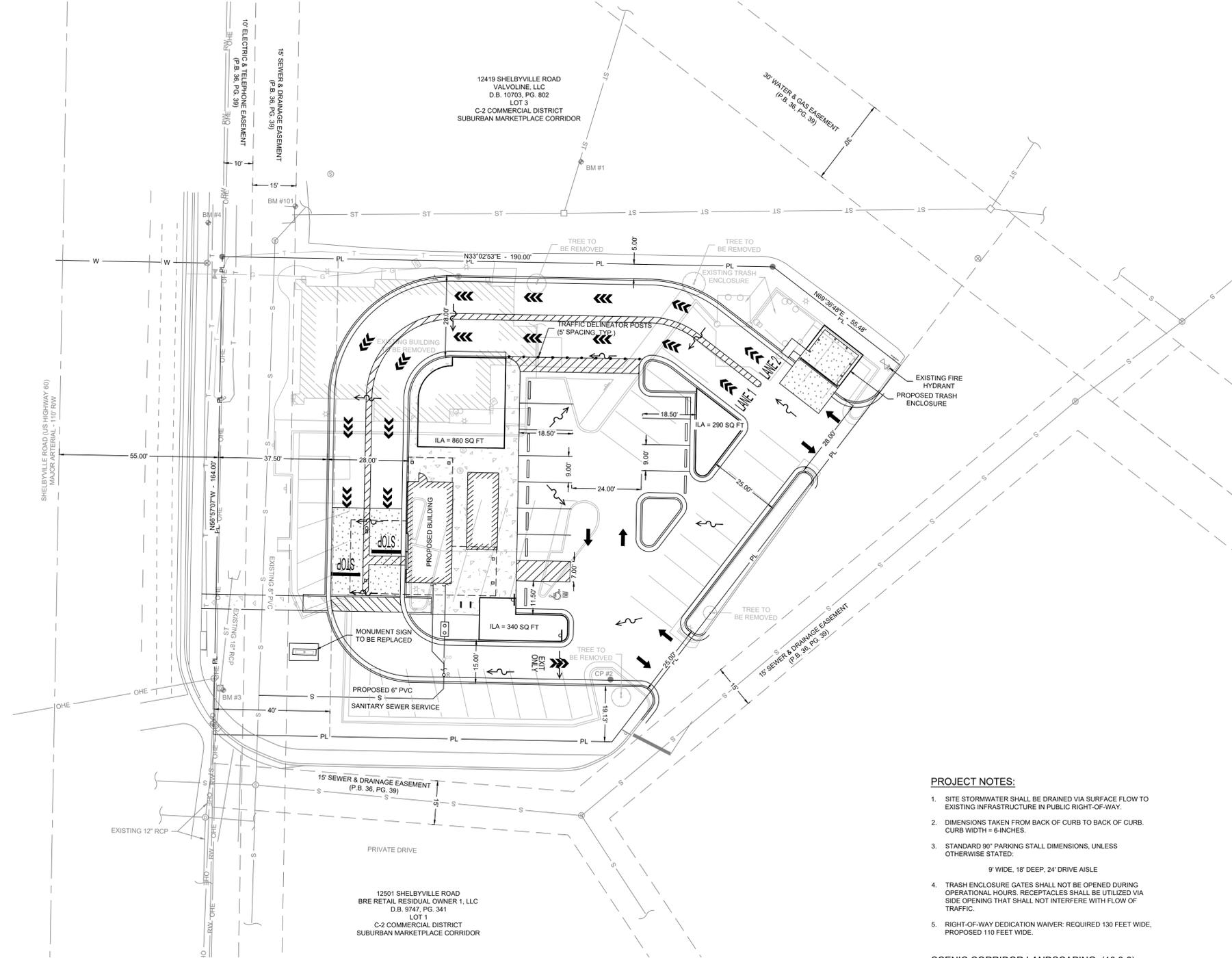


VICINITY MAP  
1" = 2,000'

SYMBOLS		LINETYPES	
	MARKER STONE		PROPERTY LINE
	RIGHT OF WAY MARKER		RIGHT OF WAY LINE
	IRON PIN FOUND		SANITARY SEWER LINE
	IRON PIN SET		SANITARY SEWER FORCE MAIN
	CUT CROSS		STORM SEWER LINE
	CONTROL POINT		IRRIGATION WATER LINE
	BENCHMARK		FLOW LINE
	SANITARY SEWER MANHOLE		OVERHEAD ELECTRIC LINE
	STORM SEWER INLET		UNDERGROUND ELECTRIC LINE
	TELEPHONE MANHOLE		GAS LINE
	POWER POLE		WATER LINE
	GUY ANCHOR		COMMUNICATIONS LINE
	LIGHT POLE		TELEPHONE LINE
	TELEPHONE RISER		FIBER OPTIC LINE
	GAS VALVE		CABLE TELEVISION
	GAS METER		CHAIN LINK FENCE
	WATER VALVE		BARBED WIRE FENCE
	WATER METER		WOOD FENCE
	FIRE HYDRANT		EXISTING MAJOR CONTOUR
	IRRIGATION VALVE		EXISTING MINOR CONTOUR
	WELL		PROPOSED MAJOR CONTOUR
	MAIL BOX		PROPOSED MINOR CONTOUR
	POST		TREE LINE
	CLEANOUT		
	SIGN		
	AIR CONDITIONING UNIT		
	DIRECTION OF SHEET FLOW		



- PROJECT NOTES:**
- SITE STORMWATER SHALL BE DRAINED VIA SURFACE FLOW TO EXISTING INFRASTRUCTURE IN PUBLIC RIGHT-OF-WAY.
  - DIMENSIONS TAKEN FROM BACK OF CURB TO BACK OF CURB. CURB WIDTH = 6-INCHES.
  - STANDARD 90° PARKING STALL DIMENSIONS, UNLESS OTHERWISE STATED:  
9' WIDE, 18' DEEP, 24' DRIVE AISLE
  - TRASH ENCLOSURE GATES SHALL NOT BE OPENED DURING OPERATIONAL HOURS. RECEPTACLES SHALL BE UTILIZED VIA SIDE OPENING THAT SHALL NOT INTERFERE WITH FLOW OF TRAFFIC.
  - RIGHT-OF-WAY DEDICATION WAIVER: REQUIRED 130 FEET WIDE, PROPOSED 110 FEET WIDE.

**SITE NOTES:**  
ADDRESS: 12525 SHELBYVILLE ROAD  
MIDDLETOWN, KY 40243  
TAX DISTRICT: 13  
PARCEL ID: 246100040000  
SUBDIVISION: EASTGATE, LOT 4  
ZONING: C-2 COMMERCIAL DISTRICT  
FROM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
LOT SIZE (AC): 0.720 AC  
EXISTING USE: RESTAURANT (DINE-IN)  
PROPOSED USE: RESTAURANT WITH DRIVE-THRU  
PROPOSED FLOOR AREA RATIO (FAR): 0.02  
MAX. BUILDING HEIGHT: 60 FEET

**REQUIRED SETBACKS:**  
FRONT - 40 FT  
SIDE - NONE  
REAR - NONE

**STORMWATER NOTES:**  
PRE-PROJECT IMPERVIOUS AREA = 21,815 S. F.  
PRE-PROJECT PERVIOUS AREA = 9,557 S. F.  
POST-PROJECT IMPERVIOUS AREA = 18,797 S. F.  
POST-PROJECT PERVIOUS AREA = 12,575 S. F.

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

**QUANTITIES**  
CURB & GUTTER: 880 L.F.  
ASPHALT PAVEMENT: 13,370 S.F.  
8" CONCRETE PAVEMENT: 1,100 S.F.  
4" CONCRETE PAVEMENT: 1,615 S.F.  
TURF GRASS SOD: 10,290 S.F.  
LANDSCAPING ROCK: 115 S.F.  
LANDSCAPE MULCH: 2,170 S.F.

**SCENIC CORRIDOR LANDSCAPING: (10.3.6)**  
TABLE 10.3.2 (NON-RESIDENTIAL)  
REQUIRED SETBACK = 40'  
REQUIRED BUFFER AREA = 25'  
(1) TYPE A TREE PER 40 L.F. CORRIDOR FRONTAGE: 164 L.F. / 40 L.F. = 4 TREES REQUIRED  
\*SEE KEYNOTE 2

**VUA LANDSCAPING: (10.2.9)**  
**PEREMETER: (10.2.10)**  
LANDSCAPE BUFFER ALONG VUA FRONTING STREET: 10'  
1 TREE PER 50 L.F. OF VUA BOUNDARY:  
180 L.F. / 50 L.F. = 4 TREES REQUIRED  
3 FOOT CONTINUOUS SCREEN (SHRUBS)

**INTERIOR: (10.2.11 - 10.2.12)**  
ILA = (VUA) X 7.5% = 15,592 S.F. X 7.5% = 1,170 S.F. REQUIRED INT. LANDSCAPE AREA (ILA)  
1,490 S.F. PROVIDED  
1 TREE PER 4,000 S.F. VUA:  
15,592 / 4,000 = 4 TREES REQUIRED

**TREE CANOPY CALCULATIONS:**  
EXISTING TREE CANOPY = 4,800 S.F. (15%)  
REQUIRED TREE CANOPY (LDC TABLE 10.1.2 CLASS C) = 20% OF COMMERCIAL LAND USE PROPERTY = 31,372 S.F. X (0.20) = 6,275 S.F. REQUIRED TREE CANOPY  
NO EXISTING TREES WILL BE PRESERVED AS A PART OF THIS PROJECT.

**BUILDING AREA**  
PROPOSED BUILDING: 510 S.F.  
STORAGE (REMOTE COOLER): 280 S.F.  
CONSTRUCTION TYPE: V-B

**PARKING REQUIREMENTS:**  
LDC FOR THE CITY OF MIDDLETOWN, KENTUCKY TABLE 9.1.2  
SUBURBAN FORM MIN = (1) SPACE / 200 SQ. FT. FLOOR AREA = (4) SPACES  
SUBURBAN FORM MAX = (1) SPACE / 100 SQ. FT. FLOOR AREA = (8) SPACES  
(1) ADA SPACE REQUIRED  
(12) SPACES PROVIDED, (1) ADA VAN ACCESSIBLE  
\*WAIVER OF TABLE 9.1.2 OF THE LDC IS REQUESTED TO PERMIT GREATER THAN THE MAXIMUM REQUIRED PARKING

**DRIVE-THRU STACK REQUIREMENTS:**  
LDC FOR THE CITY OF MIDDLETOWN, KENTUCKY SECTION 9.1.1.4  
COFFEE SHOP DRIVE-THRU = (6) SPACES / PICK UP STATION  
(12) SPACES REQUIRED  
(22) SPACES PROVIDED

- MUNICIPALITY NOTES:**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - ALL INTERIOR SIDEWALKS ABUTTING PARKING AREAS SHALL BE FIVE (5) FEET MINIMUM.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALKS SHALL CONFORM TO ADA STANDARD SPECIFICATION.
  - SANITARY SEWER SERVICE IS TO BE APPROVED BY MSD.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
  - PROJECT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES
  - ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - STORMWATER  
NO DETENTION BASIN IS INTENDED FOR THIS DEVELOPMENT. SEE STORMWATER NOTES FOR CALCULATED REDUCTION IN IMPERVIOUS SURFACE AREA
  - WASTEWATER  
SANITARY SEWER WILL CONNECT TO FLOYD FORK WATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.
  - AN EROSION PREVENTION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (FEMA FIRM PANEL - 21111C0049F).
  - FINAL DESIGN OF PROJECT SHALL MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
  - KTC APPROVAL REQUIRED.
  - NO MSD RECAPTURE AREA ON PROPERTY.

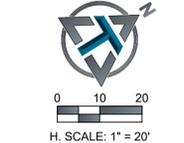


FIRM LICENSE NO. KY# 0736482

ARCHITECT OF RECORD:  
NAME: SHAWN BARRY  
LICENSE NO. KY #PE-37474

PROJECT NUMBER: 22041 7BMKY  
REVISION:

7 BREW COFFEE  
MIDDLETOWN, KY  
12525 SHELBYVILLE RD.,  
MIDDLETOWN KY 40203



CASE #: 22-DDP-0129  
WM #12537



D.1  
GENERAL/DETAILED  
DEVELOPMENT  
PLAN  
DATE: March 13, 2023

22-DDP-0129