

**HATCH TYPES**

	PROVIDE HEAVY DUTY ASPHALT PAVEMENT
	PROVIDE STANDARD DUTY ASPHALT PAVEMENT
	PROVIDE CONCRETE SIDEWALK PAVEMENT
	PROVIDE HEAVY DUTY CONCRETE PAVEMENT
	REPLACE EXISTING GRAVEL AREA (MATCH EXISTING THICKNESS)

- PLAN KEY NOTES**
- (A) PROVIDE 6" EXTRUDED CURB (STANDARD DUTY ASPHALT PAVEMENT AREAS)
  - (B) PROVIDE 6" INTEGRAL CURB & SIDEWALK
  - (C) PROVIDE 18" CONCRETE HEADER CURB (HEAVY DUTY PAVEMENT AREAS)
  - (D) PARKING LOT STRIPING: 4" SOLID WHITE STRIPE, (2) COATS REFLECTIVE WHITE PAINT.
  - (E) PROPOSED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR MORE INFO)
  - (F) SIDEWALK RAMP OR LANDING WITH TRUNCATED DOMES, RAMP TO COMPLY WITH ADA STANDARDS
  - (G) HANDICAP SYMBOL SHALL BE (2) COATS REFLECTIVE BLUE PAINT AND PARKING STALL STRIPING SHALL BE (2) COATS REFLECTIVE BLUE PAINT. H.C. AISLE STRIPE 6" WIDE SOLID BLUE LANES, 3' APART w/ SOLID BLUE TRANSVERSE LINES. TYP. HANDICAP PARKING SIGN INSTALLED AT HANDICAP SPACE AND PARKING BLOCK
  - (H) TRANSITION CURB FROM 6" TO FLUSH WITH PAVEMENT
  - (I) PROVIDE STRIPE 6" WIDE SOLID WHITE LINES, 3' APART w/ SOLID WHITE TRANSVERSE LINES. STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT
  - (J) PROPOSED MENU ORDER-BOARD, SPEAKER, AND CONCRETE BOLLARD (MENU ORDER-BOARD AND SPEAKER TO BE DESIGNED BY OTHERS)
  - (K) PROVIDE STRIPING OF 4" WIDE DASHED WHITE LINE. STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT
  - (L) PROVIDE STRIPING OF 24" WIDE WHITE STOP BAR. STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT
  - (M) PROVIDE BUTT JOINT (AS NECESSARY)
  - (N) PROVIDE 3-BIKE CAPACITY BIKE RACK
  - (O) PROVIDE TRUNCATED DOMES TO COMPLY WITH ADA STANDARDS
  - (P) PROVIDE CROSSWALK STRIPING (6" WIDE WHITE STRIPING)

**IMPERVIOUS AREA COMPARISON**  
 EXISTING IMPERVIOUS AREA = 0.385 ACRES  
 PROPOSED IMPERVIOUS AREA = 0.344 ACRES  
 PERCENT REDUCTION IN IMPERVIOUS AREA = 10.6%

NOTE: CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERTHROWING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. (LDC 9.1.12.C)

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY PERMIT(S) AS NECESSARY FOR ANY WORK DONE IN RIGHT-OF-WAY

**PROJECT DATA**  
 ZONING: C1  
 FORM DISTRICT: REGIONAL CENTER  
 ACREAGE OF SITE: 0.415 ACRES  
 EXISTING USE OF SITE: VACANT  
 PROPOSED USE OF SITE: RESTAURANT

**SITE INFORMATION**  
 PROJECT NAME: BIGGBY COFFEE LOUISVILLE  
 PROJECT ADDRESS: 3737 DIANN MARIE RD LOUISVILLE, KY 40241  
 BLOCK: 3012  
 LOT #: 7

**KARST SURVEY**  
 A KARST SURVEY WAS PERFORMED BY ECS SOUTHEAST, LLC. ECS DETERMINED THAT NO KARST FEATURES WERE OBSERVED AT THE TIME OF THEIR EVALUATION.

**PARKING SUMMARY:**

PROPOSED CAR PARKING	7
NON-ADA SPACES	1 (VAN ACCESSIBLE)
ADA SPACES	1
TOTAL PARKING SPACES	8

PARKING SPACES REQUIRED PER CODE (RESTAURANT) MINIMUM:  
 1 SPACE PER 500 SQ FT OF GROSS FLOOR AREA  
 861 SQ FT BUILDING  
 TOTAL PARKING SPACES REQUIRED 2

MAXIMUM:  
 1 SPACE PER 100 SQ FT OF GROSS FLOOR AREA  
 861 SQ FT BUILDING  
 TOTAL PARKING SPACES REQUIRED 8

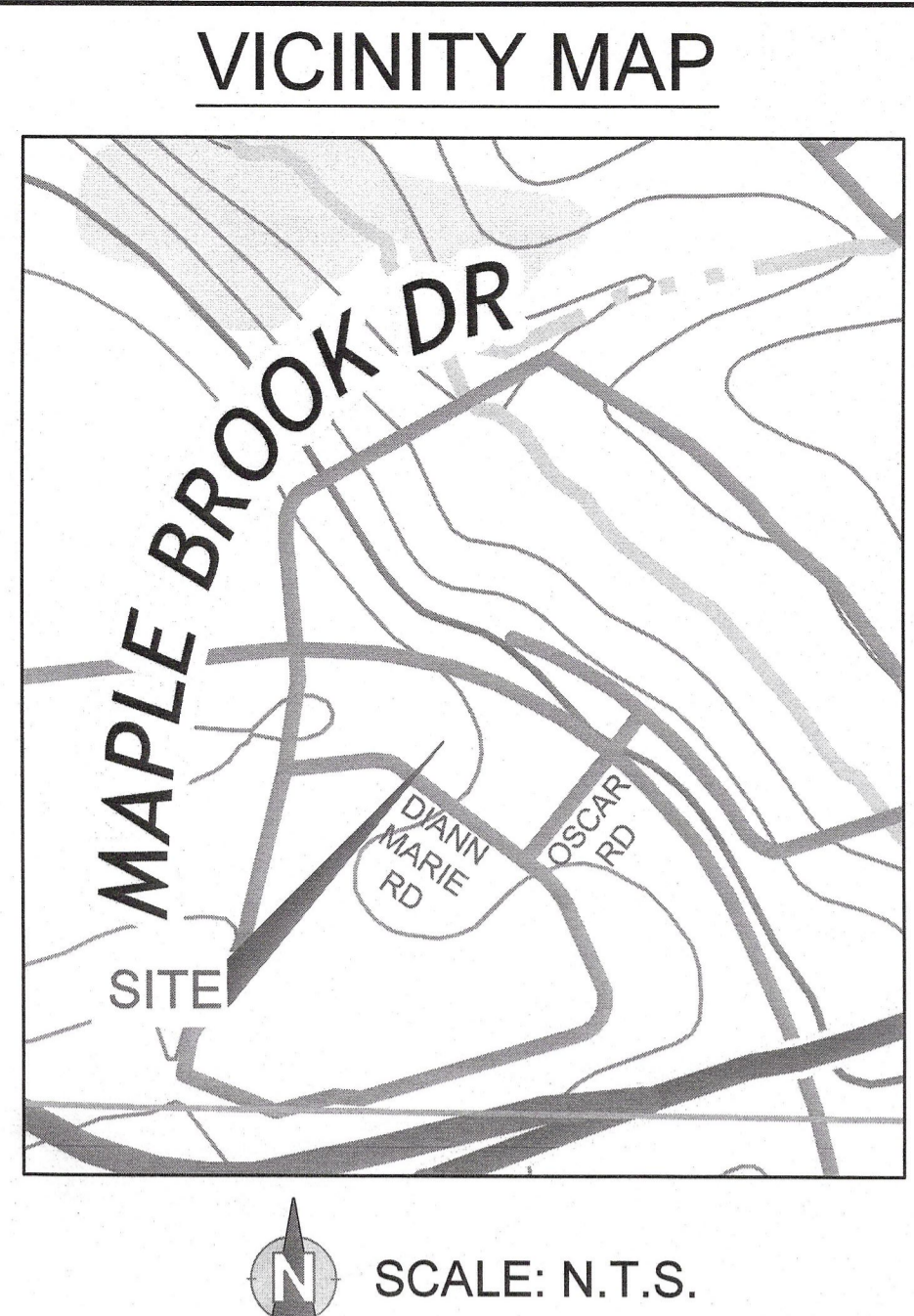
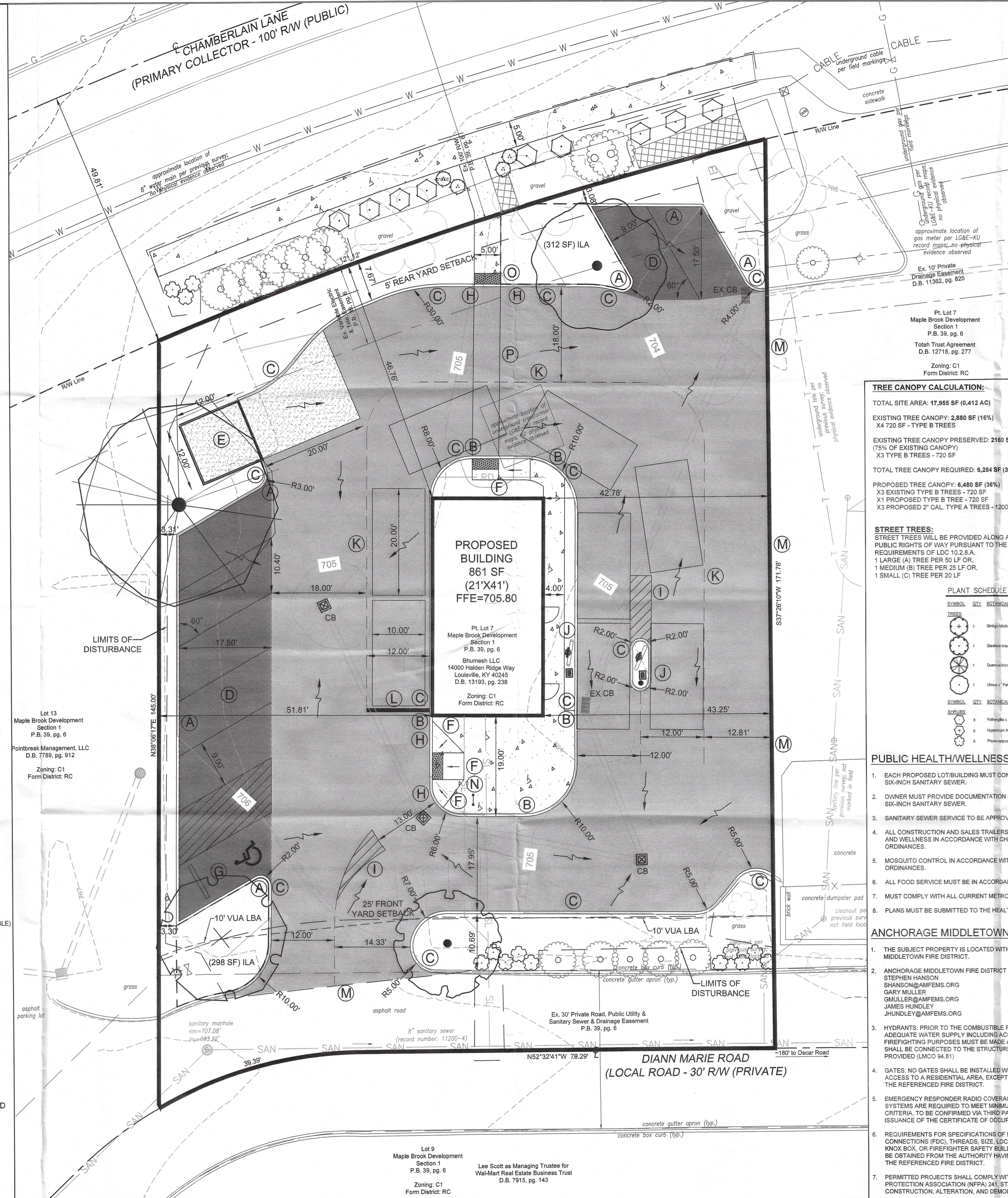
ADA SPACES  
 TOTAL REQUIRED PER CODE 1 (1-25 SPACES)

REQUIRED BIKE PARKING:  
 3 SPACES OR 10% OF PARKING, WHICHEVER IS GREATER  
 10% X 8 SPACES = 1 SPACE NEEDED, SO 3 SPACES ARE REQUIRED

NOTE: COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES

**LEGEND**

	Sanitary manhole
	Sanitary cleanout
	Storm catchbasin
	Transformer
	Electric box
	Cable Pedestal
	Tele. Pedestal
	Fire hydrant
	Water meter
	Water valve
	Gas valve
	Bollard
	Light post
	Bush
	Tree
	Proposed catch basin
	Drainage arrow
	Existing contour
	Proposed contour
	Limits of disturbance
	Proposed sanitary lateral
	Existing sanitary sewer
	Proposed storm sewer
	Existing storm sewer
	Truncated domes



**TREE CANOPY CALCULATION:**

TOTAL SITE AREA: 17,955 SF (0.412 AC)  
 EXISTING TREE CANOPY: 2,880 SF (16%)  
 X4 720 SF - TYPE B TREES

EXISTING TREE CANOPY PRESERVED: 2160 SF (75% OF EXISTING CANOPY)  
 X3 TYPE B TREES - 720 SF

TOTAL TREE CANOPY REQUIRED: 6,284 SF (35%)

PROPOSED TREE CANOPY: 6,480 SF (36%)  
 X3 EXISTING TYPE B TREES - 720 SF  
 X1 PROPOSED TYPE B TREE - 720 SF  
 X3 PROPOSED 2" CAL. TYPE A TREES - 1200 SF

**STREET TREES:**  
 STREET TREES WILL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY PURSUANT TO THE REQUIREMENTS OF LDC 10.2.5.A  
 1 LARGE (A) TREE PER 50 LF OR,  
 1 MEDIUM (B) TREE PER 25 LF OR,  
 1 SMALL (C) TREE PER 20 LF

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	COAT.	REMARKS
	1	Gleditsia 'Autumn Gold'	Autumn Gold Shingle	2" Cal.	n/a	858	Full even growth Type 4
	1	Gleditsia inermis 'Drew's'	Street Keeper Honey Locust	1.75" Cal.	n/a	858	Full even growth Type 4
	1	Quercus bicolor	Swamp White Oak	2" Cal.	n/a	858	Full even growth Type 4
	1	Ulmus 'Patriot'	Patriot Elm	2" Cal.	n/a	858	Full even growth Type 4
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
	3	Fothergilla 'Intermedia 'Mount Airy'	Mount Airy Fothergilla	3 gal.	18"-24"	4'0"	Full even growth. Preferred shrub.
	2	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	3 gal.	18"-24"	3'0"	Full even growth. Preferred shrub.
	2	Physocarpus opulifolius 'Dieter'	Andreas J. Diener	3 gal.	18"-24"	3'0"	Full even growth. Preferred shrub.

- PUBLIC HEALTH/ WELLNESS NOTES:**
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
  - OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
  - SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - ALL FOOD SERVICE MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
  - MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
  - PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION AND/OR FACILITY OPENING.

- ANCHORAGE MIDDLETOWN FIRE NOTES:**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
  - ANCHORAGE MIDDLETOWN FIRE DISTRICT CONTACT INFORMATION:  
 STEPHEN HANSON SHANSON@AMFEMS.ORG  
 GARY MULLER GMULLER@AMFEMS.ORG  
 JAMES HUNDLEY JHUNDLEY@AMFEMS.ORG
  - HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE. AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
  - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
  - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA TO BE CONFIRMED VIA THIRD PARTY TESTING. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
  - REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION (AHJ) OF THE REFERENCED FIRE DISTRICT.
  - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

**VUA:**  
 EXISTING VUA AREA: 15,324 SF  
 PROPOSED VUA AREA: 11,704 SF

**VUA BUFFER LANDSCAPE:**  
 10FT WIDE VUA BUFFER

**VUA PERIMETER LANDSCAPE:**  
 WHERE VUA IS ADJACENT TO A ROADWAY:  
 1 LARGE (A) TREE PER 50 LF  
 1 MEDIUM (B) TREE PER 25 LF  
 1 SMALL (C) TREE PER 20 LF

**VUA INTERIOR LANDSCAPE:**  
 5% OF VUA (865 SF) INTERIOR LANDSCAPE AREA REQUIRED:  
 (5.2%) 610 SF PROVIDED  
 W/ 1 LARGE (A) OR (MEDIUM (B) TREES PER 4000 SF OF VUA AREA: 2000 SF = 2.9 - 3 LARGE (A) OR MEDIUM (B) TREES  
 LANDSCAPED WITH SHRUBS, GROUND COVER, OR TURF

**SITE BUFFER LANDSCAPE:**  
 NO LANDSCAPE BUFFER AREA REQUIRED FOR ADJOINING COMMERCIAL USES

RECEIVED  
 APR 10 2026  
 PLANNING & DESIGN SERVICES



(859) 727-3293  
 455 Erlanger Rd.  
 Erlanger, KY 41018

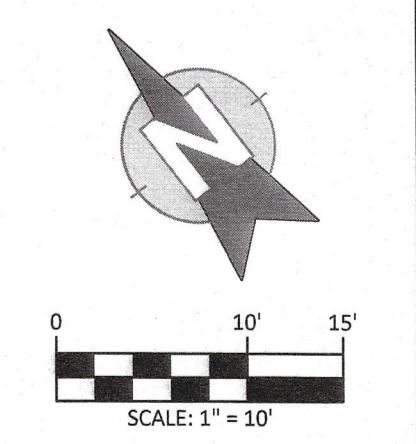
(615) 576-1000  
 632 Lila Avenue  
 Millford, OH 45150

**NOT FOR CONSTRUCTION**

Date	2/15/25
Revision	3/26/25
CITY REVISIONS	4/8/25
CITY REVISIONS	
CITY REVISIONS	

**BIGGBY COFFEE LOUISVILLE**  
**SITE PLAN**  
 CITY OF LOUISVILLE,  
 JEFFERSON COUNTY, KENTUCKY

Project No:	165025001
Date:	1/8/26
Drawn:	APR
Checked:	MDC



LAYOUT PLAN  
 C-200  
 Wm#11867  
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