



HATCH LEGEND:

- [Hatch] = ASPHALT PAVEMENT
PER DETAIL 2.06 SHEET C7.1.
- [Hatch] = CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- [Hatch] = CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
- [Hatch] = COOLER/STORAGE PAD
PER STRUCTURAL DETAIL 7 SHEET S2.1.
- [Hatch] = TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB PER DETAIL 2.01 SHEET C7.1.
- 3 SIDEWALK PER DETAIL 2.02 SHEET C7.1.
- 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK
EDGE DETAIL 2.04 SHEET C7.1.
- 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
- 6 REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD
WITH THICKENED EDGE PER STRUCTURAL PLANS.
- 7 BUILDING CANOPY OUTLINE.
- 8 CANOPY COLUMNS LOCATIONS, TYPICAL.
- 9 BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO
DETAIL 2.07 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- 10 CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS
2.03 & 2.05 SHEET C7.1.
- 11 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 12 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
- 13 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
- 14 INSTALL CURB TRANSITION PER DETAIL 2.15 SHEET C7.2.
- 15 CONNECT TO EXISTING CURB.
- 16 SIGN, SEE SHEET C6.1.
- 17 ACCESSIBLE PATH FROM PARKING TO BUILDING.
- 18 TYPE 2 ADA CURB RAMP PER DETAIL 2.12 SHEET C7.2.
- 19 TYPE 3 ADA CURB RAMP PER DETAIL 2.12 SHEET C7.2.
- 20 TYPE 4 ADA CURB RAMP PER DETAIL 2.14 SHEET C7.2.
- 21 BICYCLE RACK PER DETAIL 2.17 SHEET C7.2.
- 22 EXISTING CURB, DO NOT DISTURB.
- 23 RELOCATED LIGHT POLE, SEE SHEET C4.1 UTILITY PLAN.
- 24 50 FOOT BUILDING SETBACK LINE.
- 25 DETECTABLE WARNINGS PER KYDOT DETAIL RGX-040-03 SHEET C7.3.
- 26 CONCRETE CURB & GUTTER PER KYTC DETAIL RPM-100-10, SHEET C7.4.

MUNICIPALITY NOTES:

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT
FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED
PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF
THE LDC.
4. ALL INTERIOR SIDEWALKS ABUTTING PARKING AREAS SHALL BE FIVE (5) FEET MINIMUM.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS
OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. ALL SIDEWALKS SHALL CONFORM TO ADA STANDARD SPECIFICATION.
8. SANITARY SEWER SERVICE IS TO BE APPROVED BY MSD.
9. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO
ORDINANCES.
10. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
11. PROJECT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
12. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. STORMWATER
NO DETENTION BASIN IS INTENDED FOR THIS DEVELOPMENT. SEE STORMWATER NOTES FOR CALCULATED
REDUCTION IN IMPERVIOUS SURFACE AREA
3. WASTEWATER
SANITARY SEWER WILL CONNECT TO DEREK GUTHRIE WATER TREATMENT PLANT BY PROPERTY SERVICE
CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SANITARY SEWER CAPACITY TO BE
APPROVED BY METROPOLITAN SEWER DISTRICT.
4. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.
5. 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.
6. NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (FEMA FIRM
PANEL - 21111C0105F).
7. FINAL DESIGN OF PROJECT SHALL MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
8. NO MSD RECAPTURE AREA ON PROPERTY.

PROJECT NOTES:

1. SITE STORMWATER SHALL BE DRAINED VIA SURFACE FLOW
TO EXISTING INFRASTRUCTURE IN PUBLIC RIGHT-OF-WAY.
2. DIMENSIONS TAKEN FROM BACK OF CURB TO BACK OF
CURB. CURB WIDTH = 6-INCHES.
3. STANDARD 60" PARKING STALL DIMENSIONS, UNLESS
OTHERWISE STATED.
9' WIDE, 20' DEEP, 24' DRIVE AISLE
4. 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.

SITE NOTES:

ADDRESS: 10645 DIXIE HWY
LOUISVILLE, KY 40272
TAX DISTRICT: 09
PARCEL ID: 105206690000
SUBDIVISION: VALLEY COMMONS
ZONING: C-2 COMMERCIAL DISTRICTS
FROM DISTRICT: SUBURBAN MARKETPLACE
CORRIDOR
LOT SIZE (AC): 0.50 AC
EXISTING USE: PARKING LOT
PROPOSED USE: RETAIL
PROPOSED FLOOR AREA RATIO (FAR): 0.02
MAX. BUILDING HEIGHT: 20 FEET

REQUIRED SETBACKS:

FRONT - 1/2 THE WIDTH OF STREET (50 FEET)
SIDE - NONE
REAR - NONE

BUILDING AREA

PROPOSED BUILDING: 510 S.F.
HORIZONTAL PROJECTED AREA (UNDER CANOPY): 772 S.F.
NO OUTDOOR SEATING AREA PROVIDED.
STORAGE (REMOTE COOLER): 280 S.F.

CONSTRUCTION TYPE: V-B

PARKING REQUIREMENTS:

MOTOR VEHICLE PARKING:

LDC TABLE 9.1.2 RESTAURANT.

BUILDING = 510 S.F.
COOLER/STORAGE = 280 S.F.
TOTAL = 790 S.F.

SUBURBAN FORM MIN = (1) SPACE / 500 SQ. FT. FLOOR AREA = (2) SPACES
SUBURBAN FORM MAX = (1) SPACE / 100 SQ. FT. FLOOR AREA = (8) SPACES

(1) ADA SPACE REQUIRED

(11) SPACES PROVIDED, (1) ADA VAN ACCESSIBLE

BICYCLE PARKING:

LDC TABLE 9.2.5 SHOPPING, BUSINESS, OR TRADE

3 SPACES REQUIRED

4 SPACES PROVIDED

DRIVE-THRU QUEUING REQUIREMENTS:

COFFEE SHOP DRIVE-THRU = (6) SPACES / PICK UP WINDOW
(12) SPACES REQUIRED (25) SPACES PROVIDED

STORMWATER NOTES:

PROJECT FOOTPRINT 29,923 S.F. = 0.69 ACRES

PRE-PROJECT IMPERVIOUS AREA = 25,382 S.F.
PRE-PROJECT PERVIOUS AREA = 4,541 S.F.

POST-PROJECT IMPERVIOUS AREA = 21,910 S.F.
POST-PROJECT PERVIOUS AREA = 8,015 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE THE LIMITS OF DISTURBANCE.

QUANTITIES

CURB & GUTTER: 1,475 L.F.
ASPHALT PAVEMENT: 15,890 S.F.
8" CONCRETE PAVEMENT: 1,160 S.F.
4" CONCRETE SIDEWALK: 1,330 S.F.
COOLER/STORAGE SLAB: 343 S.F.



ENGINEER OF RECORD:

NAME: MOISES LOZANO

LICENSE NO. KY #PE-39594

PROJECT NUMBER:

91124

REVISION:

02-27-2025 CITY REVIEW COMMENTS

7 BREW COFFEE
LOUISVILLE, KY
(DIXIE)

10645 DIXIE HWY
LOUISVILLE, KY 40272



0 10 20
H. SCALE: 1" = 20'



Call 811 or
1.800.752.6007
www.kentucky811.org

WM # _____



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C 2.1

SITE PLAN

DATE: JANUARY 23, 2025