

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'S EXPENSE.
2. LANDSCAPE & TREE CANOPY/PRESERVATION PLAN:
A LANDSCAPE AND 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 ERECTED 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 TREE 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 HIGHWAY FIRST DISTRICT.
5. ALL LUMINARIES 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. PARKWAY BUFFER AND PLANTINGS SHALL BE PROVIDED PER LDC SECTION 10.3.1.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
10. BOUNDARY SHOWN IS FROM SURVEY PREPARED BY PALMER ENGINEERING, DATED APRIL 10, 1997 AND RECORDED IN DEED BOOK 12583 PAGE 224.
11. DIGITAL ORDER SCREEN WITH FOOTING AND ELECTRICAL CONDUIT PER DUNKIN'S SPECIFICATIONS. SIGN AND CANOPY BY DUNKIN.
12. MENU BOARD WITH FOOTING AND ELECTRICAL CONDUIT PER DUNKIN'S SPECIFICATIONS. SIGN BY DUNKIN.
13. DIRECTIONAL ARROWS AND STOP BARS PER DUNKIN'S SPECIFICATIONS.
14. CANOPY PROTECTION BAR PER DUNKIN'S SPECIFICATIONS.
15. ALL DIMENSIONS ARE FROM FACE OF VERTICAL CURB UNLESS OTHERWISE NOTED.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0095F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-UDORTHERNTS (UaH).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE ER-01-03
STONE BAG INLET PROTECTION EF-03-02
SILT FENCE PROTECTION EF-09-02

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

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.

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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

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.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT AREA EXISTING LATERAL EXTENSION AGREEMENT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE / STORM WATER:
DETENTION NOT PROVIDED DUE TO NO INCREASE IN RUN OFF. DRAINAGE PATTERN DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT 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.
5. DRAINAGE PATTERNS SHALL REMAIN THE SAME AS TODAY.
6. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
7. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.

TRANSPORTATION PLANNING NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
2. AN ENCROACHMENT PERMIT WILL BE REQUIRED BY KY TRANSPORTATION CABINET FOR ANY NEW ENTRANCE ONTO OUTER LOOP.
3. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PLANNING STANDARDS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS OR KY TRANSPORTATION CABINET FOR ROADWAY REPAIRS DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS OR KY TRANSPORTATION CABINET.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
9. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER CONSTRUCTED, RECONSTRUCTED OR REPAIRED AS REQUIRED TO MEET CURRENT ADA STANDARDS.
10. NO ADDITIONAL RUNOFF SHALL BE DIRECTED TOWARD THE STATE RIGHT OF WAY.
11. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
12. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
13. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
14. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
15. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
16. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OUTER LOOP. ACCESS SHALL BE PROVIDED VIA ACCESS ROAD OPPOSITE THE MOORE HIGH SCHOOL ENTRANCE AND/OR VIA CROSS CONNECTION TO THE DEVELOPMENT IMMEDIATELY EAST OF THE SITE.
17. A KTC ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE STATE RIGHT OF WAY.

PLAN KEY NOTES:

KEY	DESCRIPTION	KEY	DESCRIPTION
(A)	PROPOSED/EXISTING BUILDING (SEE ARCHITECTURAL PLANS FOR SPECIFICS)	(M)	ADA MAT
(AB)	MAN DOOR (SEE ARCHITECTURAL PLANS FOR SPECIFICS)	(N)	PAVEMENT MARKING (WHITE PAINT AS SHOWN)
(B)	ASPHALT PAVEMENT	(O)	DRIVE THRU MARKING
(C)	CONCRETE PAVEMENT	(P)	6" VERTICAL CONCRETE CURB
(D)	HANDICAP SIDEWALK RAMP	(Q)	NOT USED
(E)	HANDICAP ACCESSIBLE PARKING SIGN PER ADA REQUIREMENTS	(R)	SIDEWALK
(F)	HANDICAP SYMBOL (BLUE PAINT PER ADA REQUIREMENTS)	(S)	GENERATOR
(G)	5' HANDICAP NEUTRAL ZONE (4" BLUE PAINT)	(T)	ORDER SIGNAGE
(H)	HANDICAP PARKING STRIPE (4" BLUE PAINT)	(U)	CROSS SPEAKER
(J)	PARKING STRIPE (4" WHITE PAINT)	(V)	5' CROSSWALK PER ADA REQUIREMENTS (4" YELLOW PAINT)
(K)	WHEEL STOP	(W)	RAILING
(X)	6" TALL MASONRY TRASH CORAL PAINTED TO MATCH BUILDING WITH NEW GATES (METAL FRAME / TREX FENCING PICKETS)	(X)	SIGN, DIRECTIONAL AND MESSAGE (TYP 3' X 2')
(L)	6" PIPE BOLLARDS (PAINTED SAFETY YELLOW)	(Y)	BICYCLE PARKING
		(Z)	MONUMENT SIGN (10' WIDE X 6' TALL)
		(AA)	CLEARANCE BAR
		(BB)	LANE STRIPE (6" WHITE PAINT)
		(CC)	LOOP DETECTOR

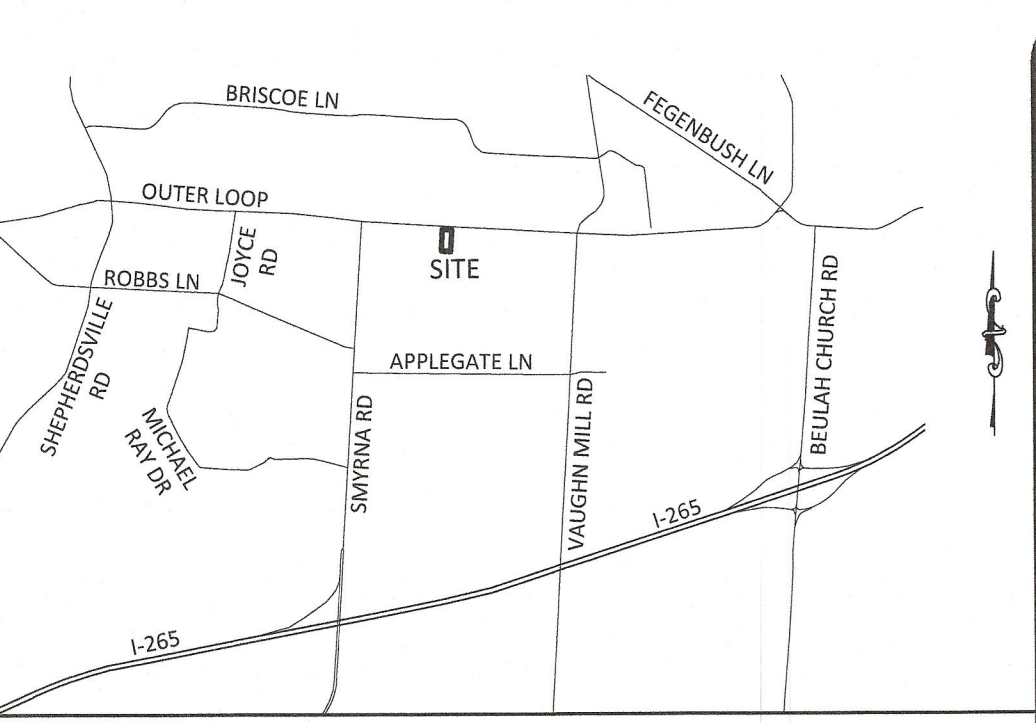
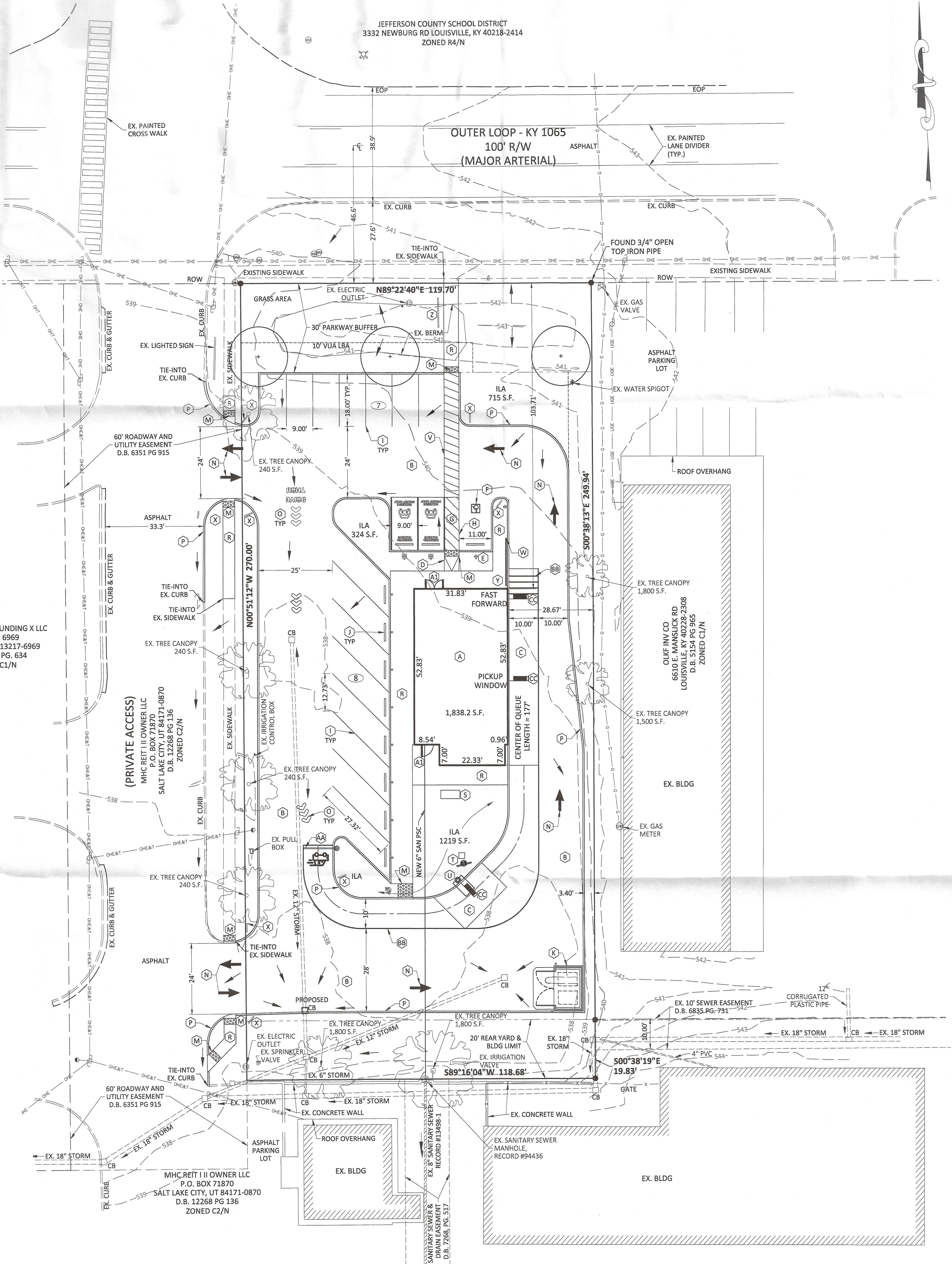
BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) 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 WATERLINES. WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND 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.



SPIRIT MASTER FUNDING X LLC
P.O. BOX 6969
SYRACUSE, NY 13217-6969
D.B. 11620 PG. 634
ZONED C1/N

(PRIVATE ACCESS)
MHC RETAIL OWNER LLC
P.O. BOX 71870
SALT LAKE CITY, UT 84171-0870
D.B. 12268 PG 136
ZONED C2/N



LOCATION MAP
NOT TO SCALE

SITE DATA:

PROPERTY SIZE	32,168 S.F. / 0.738 AC.
EXISTING USE	VACANT LAND (PREVIOUS RESTAURANT)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	NEIGHBORHOOD
PROPOSED USE	DUNKIN W/ DRIVE-THRU PICK UP
WINDOW	
PROPOSED ZONING	C-2
PROPOSED FORM DISTRICT	NEIGHBORHOOD
EXISTING BUILDING SIZE	N/A
PROPOSED BUILDING SIZE	1,838.2 S.F. ±
PROPOSED BUILDING HEIGHT	1 STORY / 22'
FLOOR AREA RATIO (F.A.R.)	0.057 F.A.R. (5.0 MAXIMUM)
MIN. LOT SIZE	NONE
MIN. LOT WIDTH	NONE
MIN. LOT DEPTH	NONE
MIN. FRONT AND STREET SIDE SETBACK	10' MIN, 80' MAX'
MIN. SIDE YARD	NONE
MIN. REAR YARD	20'
MAX. BUILDING HEIGHT	25'

PARKING SUMMARY:

GROSS BUILDING AREA	1,838.2 S.F.
MIN. PARKING (1/500 S.F. BLDG AREA)	4 SPACES
MAX. PARKING (1/100 S.F. BLDG AREA)	18 SPACES
PARKING PROVIDED	
-REGULAR	15 SPACES
-HANDICAP	1 SPACE
-PICK UP	2 SPACES
-TOTAL	18 SPACES
BICYCLE PARKING	3 SPACES
DRIVE-THRU QUEUE	8 SPACES (177' LONG)

VEHICULAR USAGE AREA:

PROPOSED V.U.A.	22,877 S.F.
NO. OF PARKING SPACES	18 SPACES
I.L.A. REQUIRED (7.5%)	1,716 S.F.
I.L.A. PROVIDED	2,258 S.F.

TREE CANOPY CALCULATION:

LAND AREA	32,168 S.F. (0.738 ACRES)
EX. TREE CANOPY	7,860 S.F. (24.4%)
EX. TREE CANOPY PRESERVED	7,860 S.F. (24.4%)
TREE CANOPY AREA % REQUIRED	35%
TREE CANOPY AREA REQUIRED	11,258 S.F.
ILA TREES REQUIRED (TYPE B)	1/4,000 S.F. VUA = 5.7 = 6 (720 S.F./TREE)
PARKWAY STREET TREES (TYPE A)	1/400' FRONTAGE = 119.7/40 = 3 (1200 S.F./TREE)
NEW TREE CANOPY AREA PROVIDED	7,920 S.F.
TOTAL TREE CANOPY AREA PROVIDED	15,780 S.F.
TOTAL TREE CANOPY % PROVIDED	49.1%

DRAINAGE CALCULATIONS:

SITE AREA = 32,168 S.F. / 0.738 AC.
EXISTING IMPERVIOUS AREA = 26,399 S.F.
PROPOSED IMPERVIOUS AREA = 21,379 S.F.
PROPOSED PERVIOUS AREA = 10,789 S.F.
EXISTING RUN-OFF COEFFICIENT = 0.82 (C)
DEVELOPED RUN-OFF COEFFICIENT = 0.70 (C)

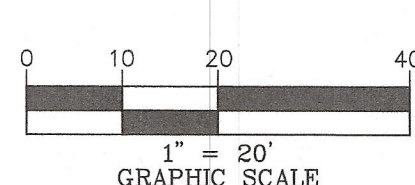
RUNOFF VOLUME CALC:

X = CRA/12 FOR 1 HOUR 100 YR. STORM
= (0.70-0.82) (0.8) (0.738 ACRES) / 12
= 0.021 AC.-FT. (REDUCTION)

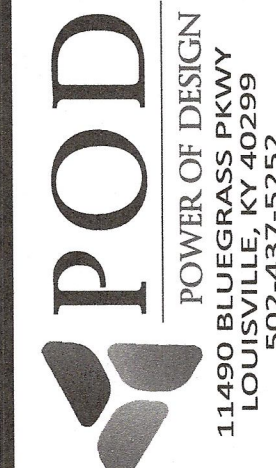
STORM WATER RUN-OFF IS SURFACE DRAINAGE TO EXISTING CATCH BASINS AND STORM SEWERS. THERE IS NO INCREASE IN RUN-OFF, THEREFORE DETENTION IS NOT REQUIRED.

LEGEND

●	FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CRP 2600" UNLESS OTHERWISE NOTED
(S)	PARKING COUNT
○	EXISTING UTILITY POLE
○	EXISTING GUY ANCHOR
○	EXISTING WATER METER
○	EXISTING TREE
S.F.	SQUARE FEET
EX.	EXISTING
CB	CATCH BASIN
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
EOP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
TYP.	TYPICAL
BLDG	BUILDING
→	DRAINAGE FLOW
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	STORM SEWER LINE
---	OVERHEAD ELECTRIC LINE
---	OVERHEAD TELEPHONE LINE
---	OVERHEAD ELECTRIC & TELEPHONE LINE
---	UNDERGROUND ELECTRIC LINE
---	GAS LINE
X - X	EX. CHAIN LINK FENCE
+	PROPOSED TREE



PLAN CERTAIN # 09-085-97
MUNICIPALITY: LOUISVILLE
COUNCIL DISTRICT: 23
MSD WM # 5754



DEVELOPER
the HENA GROUP LLC, dba
DUNKIN DONUTS
5101 NORTH PITTSBURGH AVE.
NORRIDGE, IL 60706

OWNER
PATEL LAND 2 LLC
5101 N. PITTSBURGH AVE.
NORRIDGE, IL 60706
DB 12583 PG. 224

PROJECT
DUNKIN
6460 OUTER LOOP
LOUISVILLE, KENTUCKY 40228
PARCEL NO. 06450343000

DETAILED DISTRICT
DEVELOPMENT PLAN

	MP	MP	MP	BY
3	8/3/23	PER AGENCY REVIEW COMMENTS	7/26/23	PER OWNER COMMENTS
2	7/26/23	PER AGENCY REVIEW COMMENTS	7/11/23	PER OWNER COMMENTS
1	7/11/23	PER AGENCY REVIEW COMMENTS		DATE
				NO.

DATE
6.8.2023

SHEET NO.
1 OF 1

23-DDP-0049