

EPSC NOTES

1. 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 MGS'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
3. WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
4. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

LANDSCAPE NOTES

1. ALL EXISTING TREES ARE TO REMAIN.

UTILITY NOTE

1. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LINE TABLE

① S 84°05'01" W, 42.99' (S)	⑦ N 46°32'27" E, 89.27' (S)
S 84°22'54" W, 42.94' (D)	N 46°32'27" E, 89.27' (D)
N 58°00'44" W, 23.67' (S)	N 31°16'57" E, 97.75' (S)
N 57°46'40" W, 23.67' (D)	N 31°51'07" E, 97.75' (S)
S 32°01'35" W, 3.00' (S)	N 76°18'52" E, 28.30', R 20.00' (S)
S 32°13'20" W, 3.00' (D)	N 76°53'18" E, 28.30', R 20.00' (D)
N 58°01'29" W, 79.29' (S)	S 58°38'42" E, 140.24' (S)
N 57°46'40" W, 78.91' (D)	S 58°04'32" E, 140.24' (D)
N 13°34'53" E, 15.01' (S)	S 05°11'06" E, 32.19', R 20.03' (S)
N 13°34'53" E, 14.98' (D)	S 05°48'09" E, 31.69', R 20.03' (D)
N 34°31'43" E, 81.02' (S)	S 46°16'20" W, 253.90' (S)
N 34°31'43" E, 81.02' (D)	S 46°35'55" W, 253.90' (D)

PROJECT DATA	
TOTAL SITE AREA	1.07 ACRES, 46,562 SQ.FT.
PARCEL ID	100804390000
ZONING	C2
FORM DISTRICT	SUBURBAN MARKETPLACE
FEMA MAP & CLASSIFICATION	ZONE "X"
EXISTING USE	CONVENIENCE STORE/GAS STATION
PROPOSED USE	CONVENIENCE STORE/GAS STATION
EXISTING BUILDING AREA	3,409 SQ. FT. (0.07 FAR)
PROPOSED BUILDING AREA	4,839 SQ. FT. (0.10 FAR)
CANE RUN ROAD BUILDING SETBACK	65' FROM CENTERLINE
FARNSELY ROAD, ADVENTURE ROAD & DAVY CROCKETT TRAIL BUILDING SETBACK	30' FROM CENTERLINE
MAX. BLDG. HEIGHT ALLOWED	45'
EXISTING BLDG. HEIGHT	17'-7"
PROPOSED BLDG. HEIGHT	21'-6"
EXIST. GAS CANOPY HEIGHT	17'-0"
DEED BOOK & PAGE	D.B. 9608 PG. 0749
PROPERTY ADDRESS	4136 CANE RUN RD.
PARKING SPACES REQ.	MIN. 1/200 SQ. FT. - 24 SPACES MAX. 1/100 SQ. FT. - 48 SPACES
PROVIDED PARKING SPACES	17 SPACES INCLUDING 1 H.C. SPACE & 8 GAS PUMP SPACES = TOTAL 25
EXISTING IMPERVIOUS AREA	39,208 SQ. FT. (84%)
PROPOSED IMPERVIOUS AREA	39,867 SQ. FT. (86%)
PROPOSED VUA	2,830 SQ. FT.
PROPOSED I.A.	187 SQ. FT.

THE SUBJECT PROPERTY IS LOCATED IN ZONE (X), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NUMBER 21111C0055E, DATED DECEMBER 5, 2006. THIS SHOULD NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING.

WAIVER REQUESTS:

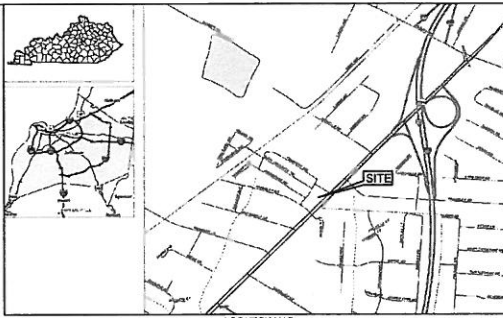
1. WAIVER TO ALLOW NEW BUILDING ADDITION AND PAVEMENT TO ENCRoACH INTO THE REQUIRED 25' TRANSITION BUFFER YARD.
2. WAIVER TO ALLOW LED SIGN TO ENCRoACH WITHIN 300' OF RESIDENTIAL DISTRICT.
3. WAIVER TO NOT PROVIDE THE 50% CLEAR GLASS WINDOWS AND DOORS ALONG THE CANE RUN ROAD, FARNSELY ROAD, AND ADVENTURE ROAD FACADES. LDC SECTIONS 5.8.1.C.1.

OWNER / DEVELOPER

THORNTONS INC.
10101 LINN STATION ROAD
LOUISVILLE, KY



20 10 0 20 40



LOCATION MAP
NOT TO SCALE

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

BOUNDARY LINE	EXISTING ASPHALT
RIGHT-OF-WAY LINE	EXISTING MAULCHED LANDSCAPE AREA
ADJACENT RIGHT-OF-WAY LINE	EXISTING CONCRETE
SETBACK AND/OR EASEMENT	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EXISTING OVERHEAD UTILITIES	
EXISTING UNDERGROUND ELECTRIC	
EXISTING FENCE	
EXISTING 8" SANITARY SEWER	
EXISTING 30" SANITARY SEWER	
EXISTING 12" STORM SEWER	
EXISTING 15" STORM SEWER	
EXISTING 24" STORM SEWER	
EXISTING 18" WATER LINE	
EXISTING UNDERGROUND TELEPHONE LINE	
EXISTING GAS LINE	
EXISTING SHRUB LINE	
EXISTING DITCH/STREAM DIRECTION OF FLOW	
EXISTING GUY WIRE	
EXISTING GAS VALVE	
EXISTING COMMUNICATIONS BOX	
EXISTING GAS METER	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER CLEANOUT	
EXISTING ELECTRIC METER	
EXISTING ELECTRIC JUNCTION BOX	
EXISTING WATER METER	
TOP OF GRATE ELEVATION	
INVERT ELEVATION	
MANHOLE	
CURB BOX INLET	
DROP BOX INLET	
IRON PIN & CAP	
EXISTING SIGN	
EXISTING ADA PARKING	
EXISTING WATER VALVE	
EXISTING WATER MANHOLE	
EXISTING POWER POLE	
EXISTING LIGHT POLE	
EXISTING FIRE HYDRANT	
EXISTING STORM MANHOLE	
EXISTING TELEPHONE MANHOLE	
EXISTING 30"x13" COLUMN	
EXISTING BOLLARD	
EXISTING FENCE AND/OR SIGN POST BASE	
BENCH MARK	
SET PROPERTY CORNER: ALL SET IPC, ARE 1/2"x18" REBAR W/ A PLASTIC CAP STAMPED "D. CLEMENS 2114"	
FOUND IPC: STAMPED "LS 2747" UNLESS OTHERWISE NOTED	
FOUND MAG OR PK NAIL (SEE PLAT FOR DESCRIPTIONS)	
SET MAG NAIL	
INACCESSIBLE PROPERTY CORNER	
EXISTING SHRUB	
EXISTING TREE	

DEVELOPMENT PLAN

THORNTONS
10101 LINN STATION ROAD
LOUISVILLE, KY 40223

PROJECT:
THORNTONS STORE #88
4136 CANE RUN ROAD
LOUISVILLE, KY 40216

DESIGNED AND DRAWN BY:
AMERICAN ENGINEERS, INC.
11111 LEXINGTON AVENUE
SUITE 1000
LEXINGTON, KY 40503
PHONE: (502) 261-1111
FAX: (502) 261-1112
WWW.AECINC.COM
DATE: 08-12-15

SCALE:

1"=20'

DATE:

8-12-15

DRAWN BY:

M. ALLEN

CHECKED BY:

J. WATSON

T315 PROJECTS215-015 Thornton Store

8850aDevREFS

SHEET:

DP