



- WAIVERS**
1. WAIVE 5.5.1 A.1 B TO NOT HAVE A CORNER ENTRANCE FOR ALL BUILDINGS.
 2. WAIVE 5.5.1 A.2 TO NOT BUILD TO THE CORNER AT KY 42 AND KY 22.
 3. WAIVE 5.5.1 A.3.A TO ALLOW PARKING BETWEEN THE BUILDING AND KY 22.
 4. WAIVE 5.5.1 A.3.A TO ALLOW PARKING BETWEEN THE BUILDING AND THE EXPRESSWAY RAMP, SOUTH OF THE PROPERTY.
 5. WAIVE 5.5.1 A.3.A TO ALLOW PARKING BETWEEN THE BUILDING AND THE EXPRESSWAY RAMP, SOUTH OF THE PROPERTY.
 6. WAIVE 5.5.1 A.3.A TO ALLOW PARKING BETWEEN THE BUILDING AND THE EXPRESSWAY RAMP, WEST OF THE PROPERTY.
 7. WAIVE 5.6.1 A.1 FOR ALL BUILDING FACADES FACING KY 42.
 8. WAIVE 5.6.1 A.1 FOR ALL BUILDING FACADES FACING KY 22.
 9. WAIVE 5.6.1 C.1 FOR ALL BUILDING FACADES FACING KY 42.
 10. WAIVE 5.6.1 C.1 FOR ALL BUILDING FACADES FACING KY 22.
 11. PARTIAL WAIVER OF 5.8.1 B SIDEWALK FROM KY 42 ENTRANCE TO THE WATKINS EXPRESSWAY RAMP.
 12. WAIVE 10.3.5 A.1 PARKWAY BUFFER OF 30' AND BERM ALONG KY 42.
 13. WAIVE 10.3.5 A.1 PARKWAY BUFFER OF 30' AND BERM ALONG KY 22 TO 1265 RAMP.
 14. WAIVE 10.3.5 A.1 EXPRESSWAY BUFFER OF 30' TO 18' WIDTH ALONG I-265.
 15. WAIVE 10.2.7 EXPRESSWAY BUFFER OF 15' TO 5'.

- VARIANCES**
1. VARY FROM 15' SETBACK/BUILD TO LINE (SECTION 5.2.4 C3.A) TO 76' FOR THE CAR WASH AND 180' FOR THE CONVENIENCE STORE ALONG KY 42.
 2. VARY FROM 15' SETBACK/BUILD TO LINE (SECTION 5.2.4 C3.A) TO 265' FOR THE CAR WASH AND 72' FOR THE CONVENIENCE STORE ALONG KY 22.

LAND USE DATA

TOTAL SITE AREA	1.83 ACRES
PARCEL ID	00110370000
ZONING	C-1
FORM DISTRICT	TOWN CENTER
FEMA MAP	2111C0029F
EXISTING USE	RESTAURANT, GAS STATION, RETAIL
PROPOSED USE	CONVENIENCE STORE, GAS STATION, CAR WASH (TO BE REMOVED)
EXISTING BUILDING AREA	8,125 SQ. FT.
PROPOSED BUILDING AREA	6,488 SQ. FT.
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
SIDE YARD SETBACK	10'
MAX BLDG. HEIGHT ALLOWED	120'
EXISTING BLDG. HEIGHT	VARIES
PROPOSED BLDG. HEIGHT	24'
CANOPY HEIGHT	22'
FIRE PROTECTION DISTRICT	LYNDON
DEED BOOK & PAGE	D.B. 2907 PG. 422
PROPERTY ADDRESS	4900 BROWNSBORO RD
PARKING SPACES (C-STORE)	MIN: 1/1000 S.F. = 6 MAX: 1/800 S.F. = 11
PARKING SPACES (CAR WASH)	MIN - 1 PER STALL MAX - 2 PER STALL
PROPOSED PARKING SPACES	26 SPACES
EXISTING IMPERVIOUS AREA	70,483 SQ. FT.
PROPOSED IMPERVIOUS AREA	62,042 SQ. FT.
PROPOSED VIA	48,648 SQ. FT. (7.5%)
PROPOSED ILA	3,650 SQ. FT. (7.5%)
GENERAL NOTES	1 EXTERIOR

LEGEND
 SYMBOLS THAT MAY APPEAR ON DRAWING

—	CENTERLINE ROAD
- - -	RIGHT OF WAY PROPERTY LINE
- · - · -	ADJOINING PROPERTY LINE
- - -	EXISTING EASEMENT
- · - · -	EXISTING 1' CONTOUR
- · - · -	EXISTING 5' CONTOUR
- · - · -	EXISTING CONCRETE CURB W/ DROP CURB
- · - · -	EDGE OF PAVEMENT
DH	EXISTING OVERHEAD WIRES
E	EXISTING UNDERGROUND ELECTRICAL LINE
W	EXISTING WATER LINE
T	EXISTING UNDERGROUND TELEPHONE LINE
SS	EXISTING SANITARY SEWER
G	EXISTING GAS LINE
FO	EXISTING FIBER OPTIC LINE
X X	EXISTING FENCE
X X	EXISTING GUARDRAIL
X X	EXISTING FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
⊕	WATER METER
⊕	GAS METER
⊕	EXISTING POWER POLE
⊕	EXISTING LIGHT POLE (2 LIGHTS)
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING STORM SEWER MANHOLE
⊕	DROP BOX INLET (DBI)
⊕	EXISTING TRANSFORMER PAD
⊕	TELEPHONE PEDESTAL
⊕	EXISTING TREE
⊕	SPRINKLER HEAD
⊕	EXISTING SIGN
⊕	BENCH MARK
⊕	DOWNSPOUT
⊕	ELECTRIC METER
⊕	EXISTING GUIDE WIRE
⊕	EXISTING BUILDING OVERHANG
⊕	EXISTING CLEANOUT
⊕	EXISTING BOLLARD
⊕	EXISTING GAS TANK MANHOLE LID
⊕	EXISTING MONITORING WELL
⊕	EXISTING COLUMN
⊕	EXISTING LANDSCAPED AREA
⊕	1/2" IRON PIN & CAP (SEE 2015 & FOUND 2021, R. NEIGHBORLY 21.5.3.385)
⊕	1/2" IRON PIN FOUND OR AS DESCRIBED
⊕	1" IRON PIPE FOUND OR AS DESCRIBED
⊕	P.K. NAIL (FOUND)
⊕	P.K. NAIL (SET)
⊕	EXISTING STRUCTURE (AS NOTED)
⊕	EXISTING CONCRETE
⊕	EXISTING GRAVEL
⊕	EXISTING LANDSCAPED AREA
⊕	EXISTING ASPHALT

- MSD NOTES**
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY MSD'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 3. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMP.
 5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- PUBLIC WORKS AND KYTC NOTES:**
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT OF WAY.
 2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. 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.
 4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 6. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 7. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KYTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
 8. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
 9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
 10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 11. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
 12. RIGHT OF WAY DEDICATION OR SIDEWALK EASEMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 13. STATE APPROVAL REQUIRED PRIOR TO METRO CONSTRUCTION APPROVAL.

REVISIONS

NO.	DATE	DESCRIPTION	PERMIT SET
0	01/04/23		

THORNTONS #158 REBUILD
 4900 BROWNSBORO RD - LOUISVILLE, KY 40222
DETAILED DEVELOPMENT PLAN



DDP

OWNER
 4900 BROWNSBORO RD, LLC
 4969 US HIGHWAY 42, WUITE 2000
 LOUISVILLE, KY 40222

DEVELOPER
 THORNTONS
 2600 JAMES THORNTON WAY
 LOUISVILLE, KY 40245

RECEIVED
 MAR 03 2023
 PLANNING & DESIGN SERVICES
 WM # 11331
 WM # 11381
 WM # 6996
 CASE # 16 DEV PLAN 1052

