

EPSC NOTES

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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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

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.

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.

WAIVERS

1. WAIVE FROM LDC SECTION 5.5.1 A.1.B TO NOT HAVE A RETAIL BUILDING WITH A CUSTOMER ENTRANCE FACING THE PRIMARY STREET, BROWNSBORO RD (NORTHWESTERN PROPERTY LINE), OR THE SECONDARY STREET, US HWY 42 (NORTHEASTERN PROPERTY LINE) OR A CORNER ENTRANCE.
2. WAIVE FROM LDC SECTION 5.5.1 A.2 TO NOT BUILD FIVE FEET AWAY FROM BOTH RIGHT OF WAYS AT THE CORNER OF US HWY 42 AND KY-22 NOR TO BUILD TO THE CORNER THAT CONTAINS FRONTAGE ALONG THE PRIMARY STREET.
3. WAIVE FROM LDC SECTION 5.5.1 A.3.A TO ALLOW PARKING BETWEEN THE CONVENIENCE STORE AND US HWY 42 (NORTHWEST), KY-22 (NORTHEAST), AND THE I-264 EAST EXIT RAMP (SOUTHEAST).
4. WAIVE FROM LDC SECTION 5.5.1 A.5.A TO ALLOW AN ATTACHED GAS STATION CANOPY TO BE BETWEEN THE CONVENIENCE STORE (PRINCIPAL STRUCTURE) AND THE PUBLIC STREET, US HWY 42 (NORTHWEST).
5. WAIVE FROM LDC SECTION 5.6.1 A.1 TO ALLOW THE PRINCIPAL STRUCTURE (CONVENIENCE STORE) TO HAVE LESS THAN 70% OF THEIR LENGTH TO HAVE BLANK WALLS FACING PUBLIC STREET AND SIDEWALKS ALONG KY-22 (NORTHEAST), AND THE I-264 WEST EXIT RAMP TOWARDS US HWY 42 (SOUTHWEST).
6. WAIVE FROM LDC SECTION 5.6.1 C.1 TO ALLOW THE PRINCIPAL STRUCTURE (CONVENIENCE STORE) TO HAVE LESS THAN 50% OF THE WALL SURFACES AT STREET LEVEL TO NOT CONSIST OF CLEAR WINDOWS AND DOORS AS FOUND ALONG THE I-264 OFF RAMP ON THE SOUTHEASTERN FACADE AND SOUTHWESTERN FACED.
7. WAIVE FROM LDC SECTION 8.2.1 D.6 TO ALLOW AN EXISTING CHANGING IMAGE SIGN TO BE CLOSER THAN 300 FEET TO A RESIDENTIALLY ZONED DISTRICT (NORTHFIELD SUBDIVISION).
8. WAIVE FROM LDC SECTION 10.3.5 A.1 TO NOT PROVIDE THE REQUIRED 30 FOOT SETBACK AND 30 FOOT BUFFER AREA WITH 1 TYPE A TREE FOR EACH 40 FEET OF ROAD FRONTAGE AND A VISUALLY CONTINUOUS BERM NEEDED TO SCREEN THE VUA WITH AN AVERAGE HEIGHT OF 3 FEET AND SHRUB MASSINGS ON OR FRONTING THE BERM WITH AT LEAST 3 OF THE FRONTAGE LENGTH PLANTED ALONG US HWY 42 (NORTHWEST) AND KY-22 (NORTHEAST).
9. WAIVE FROM LDC SECTION 10.2.4, TABLE 10.2.3 TO REDUCE THE 35 FOOT LANDSCAPE BUFFER TO 18 FEET IN WIDTH ALONG THE SOUTHEASTERN PROPERTY LINE ADJACENT TO THE I-264 OFF RAMP TO US HWY 42.
10. WAIVE FROM LDC SECTION 10.2.4, TABLE 10.2.3 TO REDUCE THE 35 FOOT LANDSCAPE BUFFER TO 5 FEET IN WIDTH ALONG THE SOUTHWESTERN PROPERTY LINE ADJACENT TO THE I-264 OFF RAMP TO KY-22.

APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT

DATE 3/6/17
BY [Signature]

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 (I.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 ARCHITECT'S PLANS.

VARIANCES

1. VARY FROM 15' SETBACK (SECTION 5.2.4 C.3.A) TO 80' FOR THE CAR WASH AND 182' FOR THE C-STORE ALONG KY 42.
2. VARY FROM 15' SETBACK (SECTION 5.2.4 C.3.A) TO 249' FOR THE CAR WASH AND 70' FOR THE C-STORE ALONG KY 22.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA 79,715 SQ. FT.
EXISTING TREE CANOPY TO REMAIN 0%
TREE CANOPY REQUIRED 20%



BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) NAD83, AND NAVD83 (GEOID12A). AS OBSERVED VIA RTK BASED OFF OF NGS VRS CORS NETWORK. MARCH 03, 2015.

PROJECT DATA	
TOTAL SITE AREA	1.83 ACRES (79,715 SQ. FT.)
PARCEL ID	001101370000
ZONING	C-1
FORM DISTRICT	TOWN CENTER
FEMA MAP & CLASSIFICATION	21111C0029E
EXISTING USE	RESTAURANT, GAS STATION, & RETAIL
PROPOSED USE	CONVENIENCE STORE/GAS STATION
EXISTING BUILDING AREA	8,125 SQ. FT. (TO BE REMOVED)
PROPOSED BUILDING AREA	6,163 SQ. FT. (FAR 7.7%)
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 & NEW R/W DEED
PROPERTY ADDRESS	4900 BROWNSBORO ROAD
PARKING SPACES REQ.	MIN. 1500 SQ. FT. - 9 SPACES MAX. 1100 SQ. FT. - 62 SPACES
PROVIDED PARKING SPACES	30 SPACES INCLUDING 2 H.C. SPACES
EXISTING IMPERVIOUS AREA	74,215 SQ. FT. (93.1%)
PROPOSED IMPERVIOUS AREA	64,180 SQ. FT. (80.5%)
NET IMPERVIOUS AREA	-10,035 SQ. FT. (80.5%)
PROPOSED VUA	15,535 SQ. FT. (19.5%)
PROPOSED ILA	4,753 SQ. FT. (8.8%)
BICYCLE RACK	2 EXTERIOR BIKE RACK

GENERAL NOTES

1. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
2. ALL PAVED AREAS, INCLUDING PARKING ISLANDS, SHALL BE OUTLINED WITH CONCRETE CURB UNLESS NOTED OTHERWISE.
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
4. EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.
5. SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE VEGETATION IS ESTABLISHED.
6. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHANGES.
7. 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.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
9. THERE SHALL BE NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-ARMED, SHIELDED OR TURNED OFF.
10. CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED BY KTC AND METRO WORKS FOR ANY WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL. FINAL APPROVED PLAN TRANSMITTAL, AND ISSUANCE OF MPW ENCROACHMENT PERMIT & MSD CONSTRUCTION APPROVAL.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
13. MORRIS FORMAN WATER QUALITY TREATMENT CENTER IS THE SEWAGE TREATMENT PLANT THAT SERVES THE SITE.
14. ALL RADII ARE 5' UNLESS NOTED OTHERWISE.
15. ALL PAVEMENT IS CONCRETE.
16. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAYS TO BE PROVIDED PER METRO PUBLIC WORKS TABLE 6.2.1.
17. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
18. DUMPSTER SHALL BE SCREENED.
19. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
20. LONG TERM BIKE PARKING (PARKING FOR EMPLOYEES) TO BE PROVIDED INSIDE STRUCTURE.
21. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
22. RIGHT-OF-WAY DEDICATION DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
22. RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
22. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR SHALL BE RECORDED AS PART OF THE REQUIRED PLAN. THIS WILL BE DETERMINED BY METRO PUBLIC WORKS (MPW) AT THE TIME OF CONSTRUCTION.
23. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
24. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO FINAL APPROVED PLAN TRANSMITTAL BY MPW.
25. CONSTRUCTION PLANS, BOND AND KTC PERMIT ARE REQUIRED BY MPW PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
26. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
27. SANITARY DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
28. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 29.

VICINITY MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

EXISTING LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

BOUNDARY LINE	RIGHT-OF-WAY LINE
RW	ADJACENT RIGHT-OF-WAY LINE
PIL	ADJACENT PROPERTY LINE
455	EXISTING MAJOR CONTOUR
456	EXISTING MINOR CONTOUR
EXISTING OVERHEAD UTILITIES	EXISTING UNDERGROUND ELECTRIC
EXISTING FENCE	EXISTING 8" SANITARY SEWER
EXISTING 39" 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
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
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	SET PROPERTY CORNER; ALL SET IPC, ARE 1/2"x18" REBAR W/ A PLASTIC CAP STAMPED "D. CLEMONS 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

EXISTING STRUCTURE (AS NOTED)	EXISTING MULCHED LANDSCAPE AREA	EXISTING CONCRETE
EXISTING ASPHALT	FEMA FLOOD AREA	

WM #11381 CASE #16 DEV PLAN 1052

30 15 0 30 60

CAUTION: CONTRACTOR IS ADVISED THAT ANY ADVERSE IMPACTS CAUSED TO ADJOINING PROPERTY DURING CONSTRUCTION SHALL BE CORRECTED TO THE ADJOINING PROPERTY OWNERS SATISFACTION AT THE CONTRACTOR'S EXPENSE.

RECEIVED
FEB 14 2017
PLANNING & DESIGN SERVICES

REVISIONS		
NO.	DATE	DESCRIPTION

SITE LAYOUT
DEVELOPMENT PLAN

10101 LINN STATION ROAD
LOUISVILLE, KY 40223

THORNTONS STORE 1504
4900 BROWNSBORO ROAD
LOUISVILLE, KY 40222

PROJECT:

AMERICAN ENGINEERS, INC.
1115 PROJECTS/215-072 Thornton Store
1504 Brownsboro Road

SCALE:

1"=30'

DATE:

2-3-17

DRAWN BY:

M. ALLEN

CHECKED BY:

J. WATSON

7:15 PROJECTS/215-072 Thornton Store
1504 Brownsboro Road

SHEET:

DP

16 DEPLAN 1052