

# 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 SEED, 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



REVISIONS		
NO.	DATE	DESCRIPTION
0	7-8-15	PERMIT SET

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

SCALE:  
1"=20'  
DATE:  
8-12-15  
DRAWN BY:  
M. ALLEN

CHECKED BY:  
J. WATSON

T315 PROJECTS215-015 Thornton Store  
8850aDevREFS

SHEET:

DP