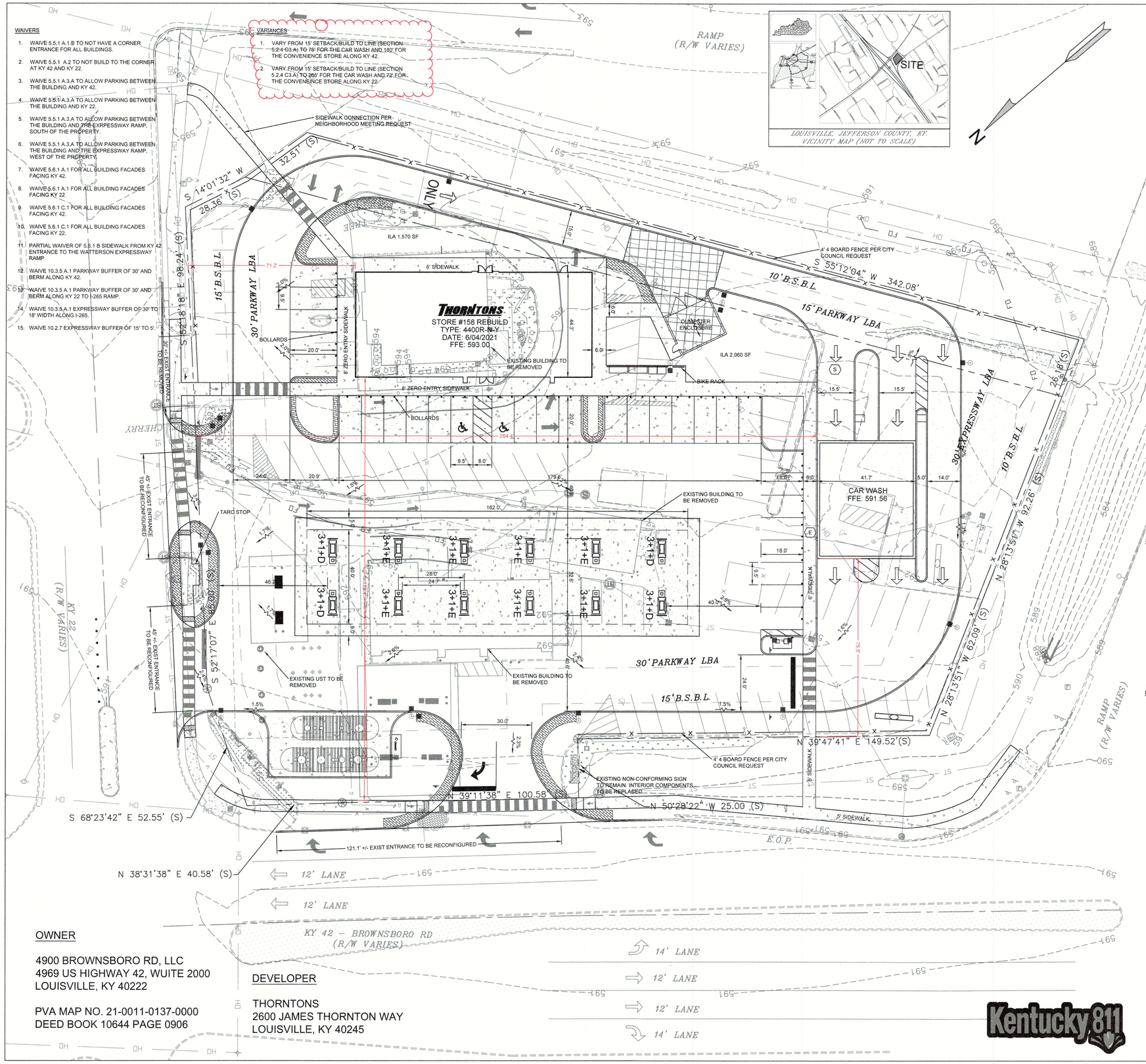
WAIVERS

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 42.
4. WAIVE 5.5.1 A.3.A TO ALLOW PARKING BETWEEN THE BUILDING AND KY 22.
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 WATTERSON 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 I-265 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.

LOUISVILLE, JEFFERSON COUNTY, KY.
VICINITY MAP (NOT TO SCALE)



LAND USE DATA	
TOTAL SITE AREA	1.83 ACRES
PARCEL ID	001101370000
ZONING	C-1
FORM DISTRICT	TOWN CENTER
FEMA MAP	21111C0029F
EXISTING USE	RESTAURANT, GAS STATION, RETAIL
PROPOSED USE	CONVENIENCE STORE GAS STATION CAR WASH
EXISTING BUILDING AREA	8,125 SQ. FT. (TO BE REMOVED)
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 1/500 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 VUA	48,648 SQ. FT.
PROPOSED ILA	3,650 SQ. FT. (7.5%)
BICYCLE RACK	1 EXTERIOR

GENERAL NOTES

1. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
4. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
5. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.3.1 OF THE LDC.
6. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.

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 FEE'S 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.

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- CENTERLINE ROAD
- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- 678 EXISTING 1' CONTOUR
- 345 EXISTING 5' CONTOUR
- EXISTING CONCRETE CURB W/ DROP CURB
- EDGE OF PAVEMENT
- OH EXISTING OVERHEAD WIRES
- E EXISTING UNDERGROUND ELECTRICAL LINE
- W EXISTING WATER LINE
- T EXISTING UNDERGROUND TELEPHONE LINE
- SS EXISTING SANITARY SEWER
- G EXISTING GASLINE
- FO EXISTING FIBER OPTIC LINE
- X EXISTING FENCE
- EXISTING GUARDRAIL
- F.H. EXISTING FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- W WATER METER
- G GAS METER
- EXISTING POWER POLE
- EXISTING LIGHT POLE (2 LIGHTS)
- S EXISTING SANITARY SEWER MANHOLE
- ST EXISTING STORM SEWER MANHOLE
- DROP BOX INLET (DBI)
- EXISTING TRANSFORMER PAD
- T TELEPHONE PEDESTAL
- EXISTING TREE
- SPRINKLER HEAD
- EXISTING SIGN
- BENCH MARK
- DS DOWNSPOUT
- E ELECTRIC METER
- EXISTING GUIDE WIRE
- OH EXISTING BUILDING OVERHANG
- CO EXISTING CLEANOUT
- B EXISTING BOLLARD
- G EXISTING GAS TANK MANHOLE LID
- MW EXISTING MONITORING WELL
- C EXISTING COLUMN
- LA EXISTING LANDSCAPED AREA
- 1/2" IRON PIN & CAP (SET 2015 & FOUND 2021) R. NEUHAUS KY PLS-3857
- 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

REVISIONS

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

THORNTONS #158 REBUILD

4900 BROWNSBORO RD - LOUISVILLE, KY 40222

DETAILED DEVELOPMENT PLAN

THORNTONS

STORE - P158 - 4900 BROWNSBORO RD.
LOUISVILLE, KY 40222

DDP

OWNER

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

PVA MAP NO. 21-0011-0137-0000
DEED BOOK 10644 PAGE 0906

DEVELOPER

THORNTONS
2600 JAMES THORNTON WAY
LOUISVILLE, KY 40245

WM # 11331

WM # 11381

WM # 6996

RECEIVED
MAR 03 2023
PLANNING & DESIGN SERVICES

CASE # 16 DEV PLAN 1052

20 10 0 20 40

Kentucky 811

22-CAT2-0003