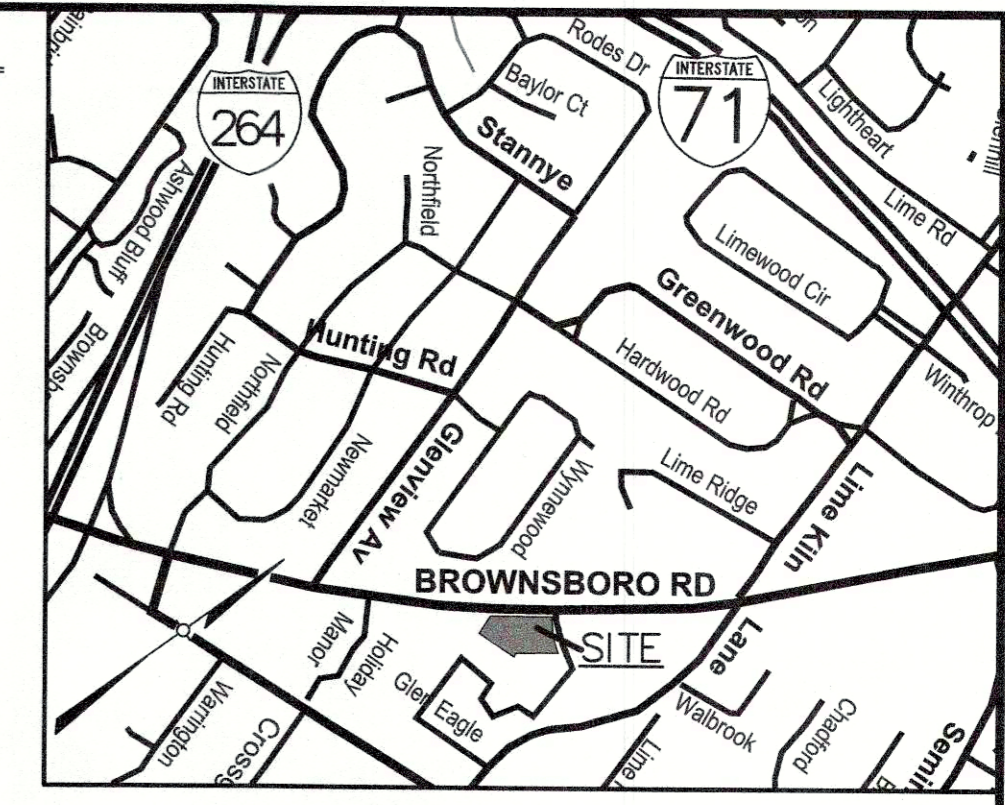


WAIVERS REQUESTED:

1. Waivers are requested from Section 10.3.5 of The Louisville Metro Land Development Code to waive the proposed building addition's encroachment into the 30' Parkway Buffer Area & Setback.
2. A waiver is requested from Section 5.9.2.A.1.b.i. of The Louisville Metro Land Development Code to waive the location of the walk connecting the building to U.S. 42. The walk is more than 50' from the existing TARC Stop.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.68± Ac. (73,295 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= RETAIL
PROPOSED USE	= RETAIL
BUILDING HEIGHT	= 1 STORY (120' MAX. ALLOWED)
BUILDING AREA	= 5,000 SF (39% INCREASE)
EXISTING GOODWILL	= 13,000 SF
PROPOSED ADDITION	= 18,000 SF
TOTAL BUILDING AREA	= 31,000 SF
F.A.R.	= 0.25 (5.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
17,920/300 S.F. MIN.	= 60 SP	
17,920/200 S.F. MAX.		= 90 SP
-10% TARC CREDIT		
TOTAL PARKING REQUIRED	= 54 SP	90 SP
TOTAL PARKING PROVIDED	= 69 SPACES	(4 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 28,376 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,128 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,768 SF

EXISTING IMPERVIOUS	= 55,286 SF
PROPOSED IMPERVIOUS	= 53,788 SF (3% DECREASE)

GENERAL NOTES:

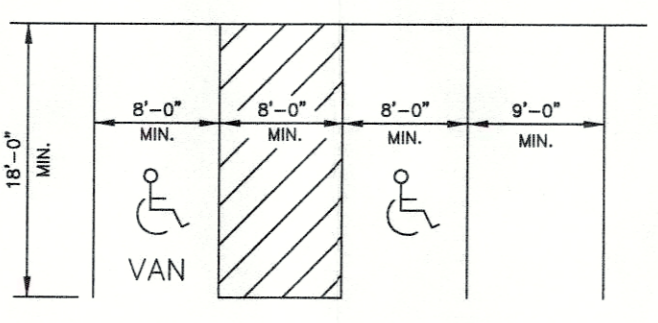
1. Parking areas and drive lanes to be a hard and durable surface.
2. State Highway encroachment permit will be required for any work in the state right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Benches and deciduous trees shall be added to the existing plaza area and shall be included on the revised Chapter 10 Landscape Plan prior to the issuance of a building permit.
11. All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with chapter 115 of Louisville Jefferson County Metro Ordinances.
12. Mosquito control in accordance with chapter 96 of Louisville Jefferson County Metro Ordinances.
13. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Existing Sanitary sewer service provided. A Downstream capacity request for building addition shall be submitted to MSD on February 3, 2020.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0016 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 8,000 S.F.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.70 - 0.23 = 0.47$
 $A = \text{ACRES}$
 $R = \text{INCHES}$
 $X = (C)(A)(R) / 12 = \text{AC.-FT.}$
 $\text{REQUIRED } X = \text{CU.FT.}$
 $\text{PROVIDED BASIN} = \text{SQ.FT.}$
 $\text{TOTAL} = \text{SQ.FT.} \odot \text{APPROX. \# FT. DEPTH}$
 $= \text{CU.FT.} > \text{CU.FT.}$



TYPICAL PARKING SPACE LAYOUT
NO SCALE

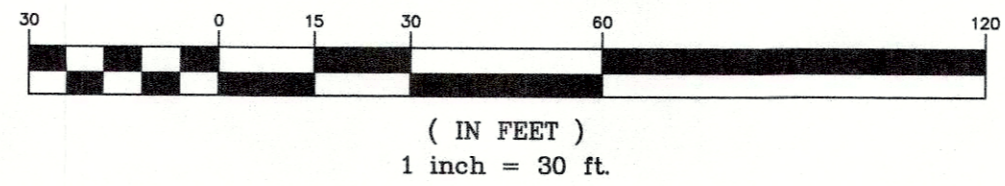
LEGEND

- = EXISTING LIGHT POST
- = EXISTING SEWER AND MANHOLE
- — — = EXISTING STORM LINE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 73,295 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (14,659 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 2% (1,296 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (15,120 SF)

GRAPHIC SCALE



BY	ARRH
DESCRIPTION	AGENCY COMMENTS
DATE	2-3-20
NO.	1

PROJECT DATA
FILE NAME: 19215-DDP
DATE: 1-13-19
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: #/ARRH

REVISIONS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.251.0514
WEB SITE: WWW.LD&D-KY.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
GOODWILL
OWNER/DEVELOPER
4950 US HWY 42
GOODWILL INDUSTRIES OF KENTUCKY
1325 S 4TH STREET
LOUISVILLE, KY 40208

JOB NO. 19215
SHEET 1 OF 1

RECEIVED
FEB 03 2020
PLANNING & DESIGN SERVICES

SITE ADDRESS:
4950 US HIGHWAY 42
LOUISVILLE, KY 40222
TAX BLOCK 2421, LOT 00B
D.B. 10325, PG. 154

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - ST MATTHEWS
MUNICIPALITY - LOUISVILLE METRO

CASE: 20-DDP-0005,
20-WAIVER-0003
PLAN CERTAIN #09-077-84
WM#6507