LEGEND

- BENCHMARK
- ½" IRON PIN W/ 1" PLASTIC CAP STAMPED "WINK PLS 3492" FOUND UNLESS NOTED OTHERWISE
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- TREE
- MAILBOX
- LAMP POLE

- PROPERTY LINE
- BUILDING SETBACK LINE
- VUA/LBA SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- E — UNDERGROUND ELECTRIC
- G — GAS LINE
- OH — OVERHEAD UTILITIES
- T — BURIED TELEPHONE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- X — FENCE LINE
- TREE PRESERVATION LINE
- DRAINAGE BOUNDARY LINE
- PROPOSED C1 ZONE
- PROPOSED OR1 ZONE
- EXISTING C1 ZONE
- DRAINAGE ARROW
- DRAINAGE ESMT.

GENERAL NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
2. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
4. ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/5" 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6" 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ALL ADJACENT PROPERTIES.
7. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
8. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
9. STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES.

MSD NOTES:

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY A PSC. FEES AND ANY APPLICABLE CHARGES WILL APPLY.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. FINAL DESIGN OF THIS SITE MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS AS SET FORTH IN THE MSD REGULATIONS. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF BEST GREEN MGMT PRACTICES.
4. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
5. ONSITE DETENTION WILL BE PROVIDED IN THE PROPOSED DETENTION BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. IF THE FINAL SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

HEALTH DEPT. NOTES:

1. EACH PROPOSED LOT/BUILDING MUST CONNECT TO IT'S OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY MSD.
4. 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.
5. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. ANY FUTURE FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
7. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
8. MUST COMPLY WITH 902 KAR TATTOOING REGULATIONS FOR ANY FUTURE MICROBLADING OR PERMANENT MAKEUP.
9. PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

ADDITIONAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FERN CREEK FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: JOE ELSTONE (JELSTONE@FERNCREEKFIRE.COM
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81).
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

APPROVED VARIANCE (24-VARIANCE-0179):
1. CHAPTER 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. MAXIMUM FRONT AND STREET SIDE SETBACK OF 80'.
We are requesting a variance to increase the maximum setback.

APPROVED WAIVER (24-WAIVER-0195):
1. CHAPTER 5.6.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. SERVICE ESTABLISHMENT TO HAVE 50% OF THE WALL SURFACES AT STREET-LEVEL CONSISTING OF CLEAR WINDOWS AND DOORS.
We are requesting a waiver to allow for the reduction of the 50% requirement facing Bardstown Road.

TREE CANOPY CALCULATIONS	
STATISTIC	PERMITTED / REQUIRED
GROSS SITE AREA: LOT1: LOT2: LOT3:	7.02 +/- AC (305,811.99 +/- SF) 2.85 +/- AC 2.12 +/- AC 1.98 +/- AC
REQUIRED CANOPY FOR DEVELOPMENT:	107,034.2 SF (35.0% OF SITE)
EXISTING TREE CANOPY:	62,574.40 SF (20.46% OF SITE)
EXISTING TREE TO BE PRESERVED:	24,287 SF (7.94% OF SITE)
REMAINING CANOPY TO BE PROVIDED:	82,747.2 SF (27.06% OF SITE)
INTERIOR LANDSCAPING	
TOTAL VEHICLE USE AREA:	94,153.42 SF
INTERIOR LANDSCAPING REQUIRED:	7,061.51 SF (7.5%)
INTERIOR LANDSCAPING PROVIDED:	8,053 SF (8.5%)

ADDITIONAL NOTES:

CROSSOVER ACCESS AND SHARED PARKING ACCESS AGREEMENT TO BE RECORDED PRIOR TO BUILDING PERMITS.

FEE-IN-LIEU OF SIDEWALK ALONG BARDSTOWN ROAD (US HWY 31 E) AND PORTION OF FAIRMOUNT ROAD WILL BE PAID PRIOR TO CONSTRUCTION.

THE OVERALL DEVELOPMENT WILL BE APPROACHED AS A GENERAL DEVELOPMENT PLAN WITH A SINGLE STANDARD SET OF BINDING ELEMENTS THAT COVERS THE WHOLE OF THE DEVELOPMENT SITE. INDIVIDUALIZED BINDING ELEMENTS FOR THE DETAILED ELEMENTS WILL BE INCLUDED SEPARATELY TO ALLOW EACH SITE TO DEVELOP INDEPENDENTLY WITHOUT AMENDING THOSE DETAILED ELEMENTS OR THE ENTIRETY OF DEVELOPMENT AREA SUBJECT TO THOSE DETAILED BINDING ELEMENTS.

FIRE DEPT. NOTES:

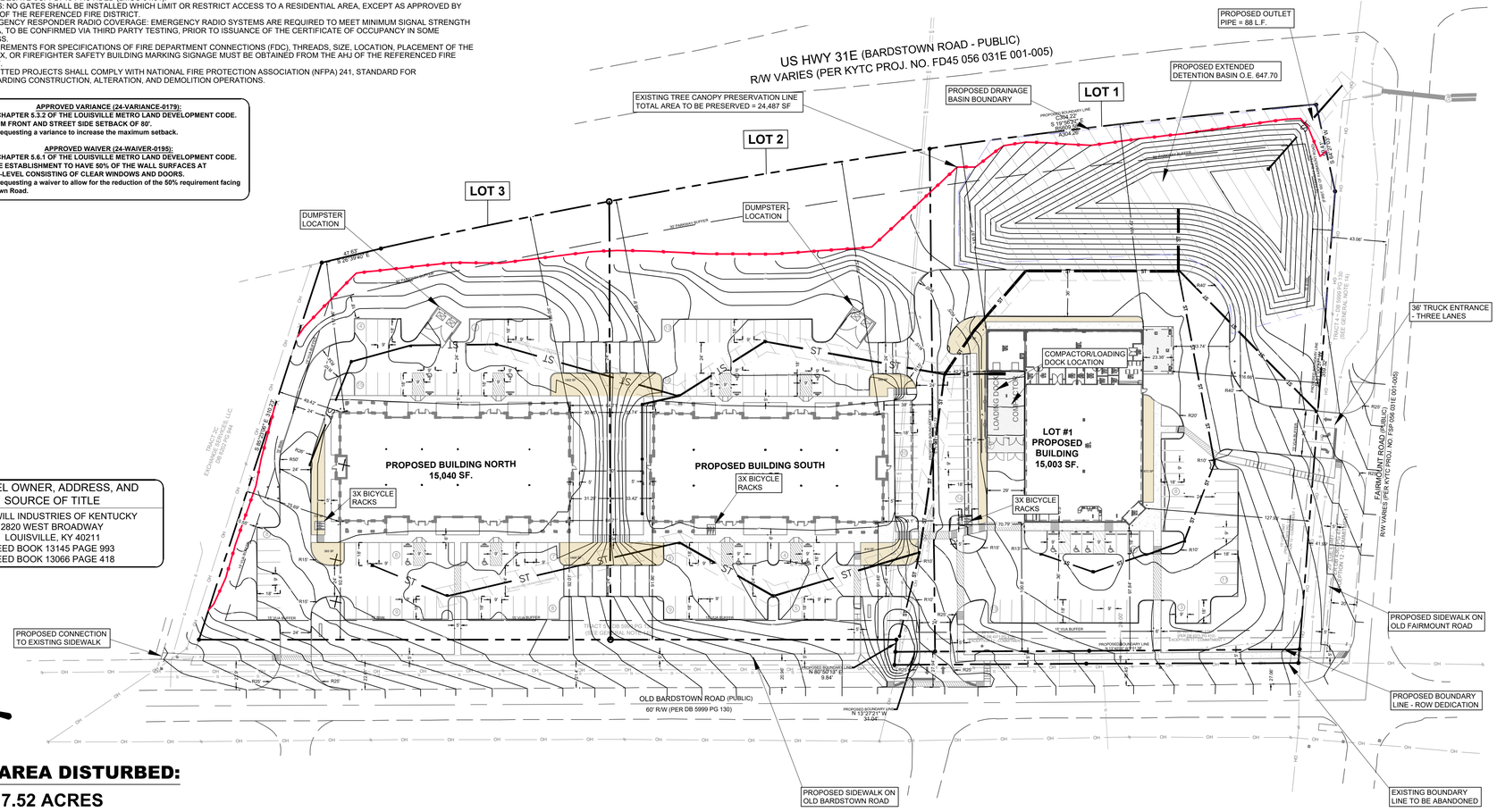
1. INSTALLATION OF 2 NEW HYDRANTS (AT MINIMUM) WILL BE REQUIRED.
2. ANY BUILDING WITH A SPRINKLER SYSTEM WILL NEED A 5-INCH STORZ FIRE DEPT. CONNECTION - LOCATION(S) CAN BE DETERMINED AT A LATER DATE.
3. KNOX BOXES MAY BE REQUIRED.

DEVELOPMENT SUMMARY				
STATISTIC	PERMITTED / REQUIRED	LOT 1	LOT 2	LOT 3
CURRENT ZONING	N/A	C1	OR1	OR1
PARCEL NUMBER	N/A	005600940000 & 005600750000	005600750000 & 005600920000	005600920000
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	VACANT	VACANT	VACANT	VACANT
PROPOSED USE	RETAIL	RETAIL	RETAIL	RETAIL
TOTAL SITE AREA	N/A	2.85 AC	2.12 AC	1.98 AC
BUILDING SETBACKS	FRONT YARD: 10' MIN 80' MAX SIDE STREET: 3' OF 0' FOR CORNER LOT SIDE YARD: 0' OR 5' ADJ RESIDENTIAL REAR YARD: 5'	FRONT (SOUTH) : 100.8' SIDE (EAST) : 127.93' SIDE (WEST) : 70.79' REAR (NORTH) : 161.42'	FRONT (SOUTH) : 91.86' SIDE (EAST) : 39.10' SIDE (WEST) : 33.74' REAR (NORTH) : 199.52'	FRONT (SOUTH) : 92.4' SIDE (EAST) : 31.29' SIDE (WEST) : 75.69' REAR (NORTH) : 156.06'
TOTAL PARKING	LOT 1: MIN: 1/1,000 SF MAX: 3/1,000 SF LOT 2 AND 3: MIN: 1/1,000 SF MAX: 1/100 SF	REQUIRED SPACES: 1/1,000 SF = 30 MAXIMUM SPACES: 3/1,000 SF = 75 PROVIDED SPACES = 55	REQUIRED SPACES: 1/1,000 SF = 38 MAXIMUM SPACES: 1/100 SF = 100 PROVIDED SPACES = 61	REQUIRED SPACES: 1/1,000 SF = 38 MAXIMUM SPACES: 1/100 SF = 100 PROVIDED SPACES = 66
BUILDING SUMMARY				
F.A.R.	MAXIMUM: 1.0	0.146	0.163	0.174
BUILDING AREA	N/A	15,004 SF	15,057 SF	15,057 SF
BUILDING HEIGHT	45'	27'	35'	35'

DEVELOPMENT SUMMARY:

SITE AREA:	7.02 +/- AC.
SITE AREA W/ PROPOSED BOUNDARY LINE:	6.95 +/- AC.
EXISTING ZONING:	C1 & OR1
FORM DISTRICT:	NEIGHBORHOOD
PROPOSED USE:	SECONDHAND VARIETY RETAIL OFFICE SPACE
PROPOSED BUILDING SIZE:	45,118 TOTAL SF
EXISTING IMPERVIOUS AREA:	0.164 AC. (2.3%)
PROPOSED IMPERVIOUS AREA:	5.94 AC. (56.7%)
REQUIRED PARKING:	106 SPACES (MINIMUM) 275 SPACES (MAXIMUM)
PROVIDED PARKING:	182 TOTAL 170 STANDARD SPACES 12 ADA SPACES
BICYCLE PARKING REQUIRED:	12 - SHORT TERM SPACES 0 - LONG TERM SPACES
BICYCLE PARKING PROVIDED:	12 SPACES (0 LONG-TERM/12 SHORT-TERM)
HEIGHT OF STRUCTURE:	1-STORY PROPOSED/45' ALLOWED

	PRE-DEVELOPED	POST-DEVELOPED
	COMPOSITE CURVE NUMBER: 61.95	COMPOSITE CURVE NUMBER: 81.98
	IMPERVIOUS AREA: 0.164 ACRES (98) GRAVEL: 0.026 ACRES (85) PERVIOUS: 6.83 (61) TOTAL AREA: 7.02 ACRES	IMPERVIOUS AREA: 3.94 ACRES (98) PERVIOUS AREA: 3.01 ACRES (61) *NET INCREASE OF 3.776 ACRES IMPERVIOUS AREA LAND USE: COMMERCIAL = LOW DENSITY
	LAND USE: RESIDENTIAL	Q (100YR) = 1.818 CFS PROPOSED BASIN EXTENDED DETENTION STORM WATER BASIN
	Q (100YR) = 24.87 CFS	



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
GOODWILL INDUSTRIES OF KENTUCKY 2820 WEST BROADWAY LOUISVILLE, KY 40211 DEED BOOK 13145 PAGE 993 DEED BOOK 13066 PAGE 418

0' 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

Kentucky 811 — Know what's below. Call before you dig.

TOTAL AREA DISTURBED:
7.52 ACRES

REVISIONS

GENERAL DEVELOPMENT PLAN
OLD BARDSTOWN ROAD
8807, 8805, 8803, OLD BARDSTOWN ROAD
LOUISVILLE, KY 40272

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3205-L
DATE: 06-08-2026
SCALE: 1" = 50'
DRAWN: C. ROGERS
CHECKED: B. ZACKERY
APPROVED: B. ZACKERY

PRELIMINARY NOT FOR CONSTRUCTION

DP
DEVELOPMENT PLAN

Z:\SITEDEVELOPMENT\2025 PROJECTS\SPINE CENTER - EXPANSION\SITEDEV\FINAL PLANS\DP - DEVELOPMENT PLAN.DWG

WM#12824 CASE NUMBER: 26-DDP-0005