

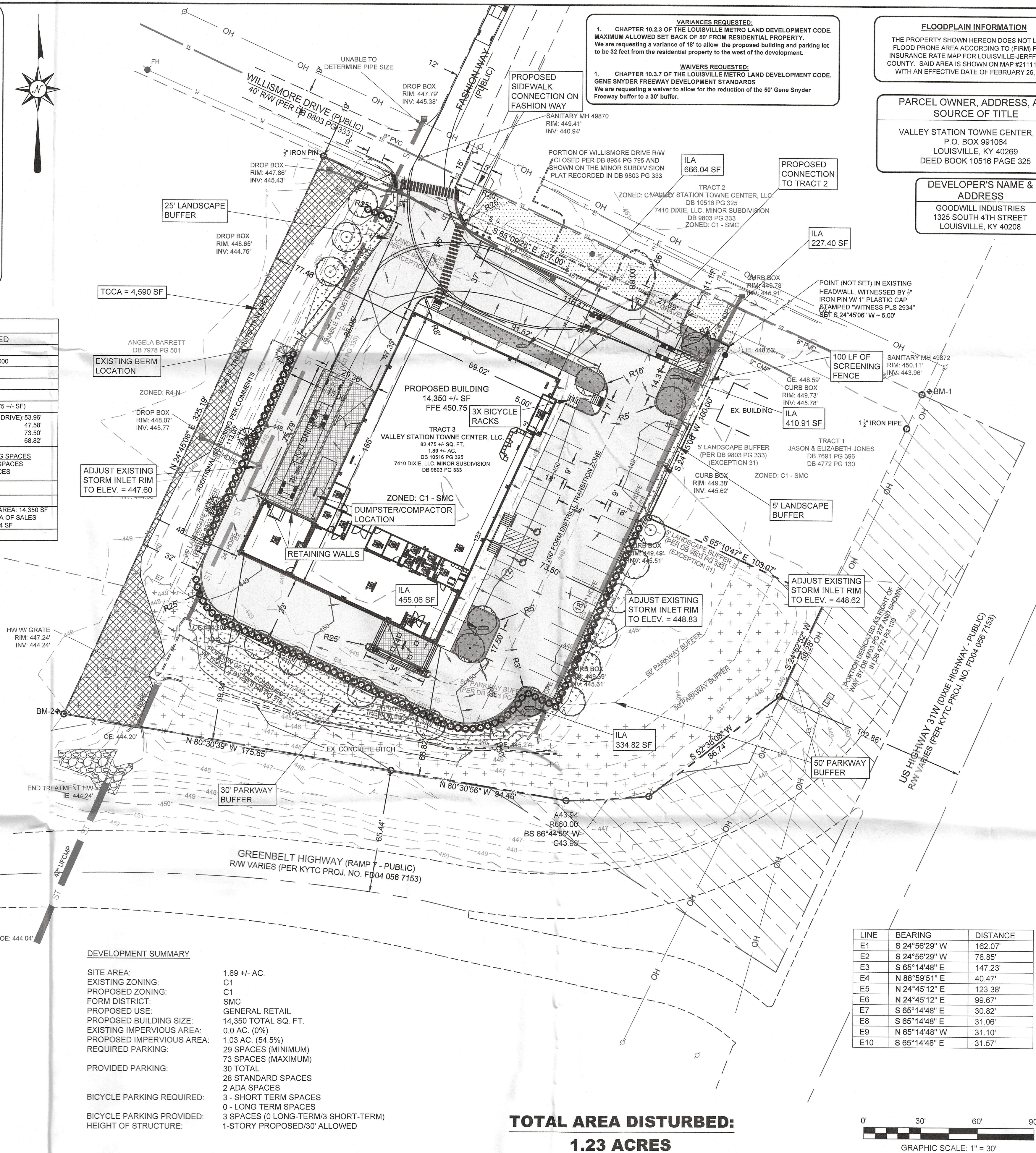
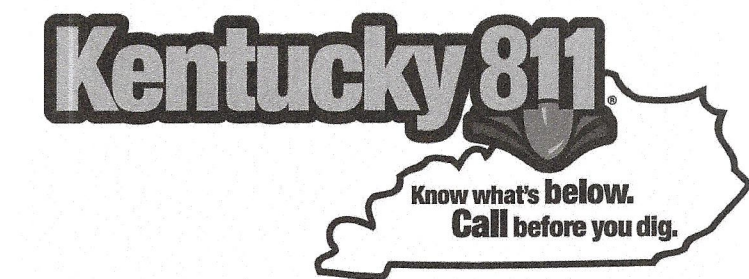


DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROVIDED
CURRENT ZONING	C1	C1
PARCEL NUMBER	N/A	105208830000
FORM DISTRICT	SMC	SMC
EXISTING USE	VACANT	N/A
PROPOSED USE	RETAIL	RETAIL
TOTAL SITE AREA	N/A	1.89 +/- AC (82,475 +/- SF)
BUILDING SETBACKS	FRONT (WILLISMORE DRIVE): 20' SIDE (EAST): 25' SIDE (WEST): 25' REAR (SOUTH): 0'	FRONT (WILLISMORE DRIVE): 53.96' SIDE (EAST): 47.58' SIDE (WEST): 73.50' REAR (SOUTH): 68.82'
TOTAL PARKING	MINIMUM: 29 SPACES 1 SPACE PER 500 SF OF BUILDING MAXIMUM: 73 SPACES 1 SPACE PER 200 SF OF BUILDING	30 TOTAL PARKING SPACES 28 STANDARD SPACES 2 ADA SPACES
BUILDING SUMMARY		
F.A.R.	MAXIMUM: 1.0	0.174
BUILDING AREA	N/A	14,350 SF GROSS FLOOR AREA OF SALES FLOOR: 9,174 SF
BUILDING HEIGHT	30'	1 STORY

PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 80 IMPERVIOUS AREA: 0.00 ACRES	COMPOSITE CURVE NUMBER: 89 IMPERVIOUS AREA: 1.03 ACRES (CN=98) PERVIOUS AREA: 0.86 ACRES (CN=80) *NET INCREASE OF 1.03 ACRES IMPERVIOUS AREA
LAND USE: VACANT Q (100YR) = 13.64 CFS	LAND USE: COMMERCIAL = LOW DENSITY Q (100YR) = 15.96 CFS PROPOSED BASIN REGIONAL STORMWATER BASIN

TREE CANOPY CALCULATIONS	
STATISTIC	PERMITTED / REQUIRED
GROSS SITE AREA:	1.89 +/- AC (82,475 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT:	28,866 SF (35.0% OF SITE)
EXISTING TREE CANOPY:	4,590 SF (5.6% OF SITE)
EXISTING TREE TO BE PRESERVED:	4,590 SF (5.6% OF SITE)
REMAINING CANOPY:	24,276 SF (29.4% OF SITE)
REQUIRED PLANTINGS:	20 23 LARGE TREES
PROVIDED PLANTINGS:	21 LARGE TREES (25,200 SF)

INTERIOR LANDSCAPING	
TOTAL VEHICLE USE AREA:	27,749 SF
INTERIOR LANDSCAPING REQUIRED:	2,081 SF (7.5%)
INTERIOR LANDSCAPING PROVIDED:	2,094 SF (7.547%)
INTERIOR TREES PROVIDED:	6 TYPE A TREES



VARIANCES REQUESTED:

1. CHAPTER 10.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. MAXIMUM ALLOWED SET BACK OF 80' FROM RESIDENTIAL PROPERTY. We are requesting a variance of 18' to allow the proposed building and parking lot to be 32 feet from the residential property to the west of the development.

WAIVERS REQUESTED:

1. CHAPTER 10.3.7 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. GENE SNYDER FREEWAY DEVELOPMENT STANDARDS. We are requesting a waiver to allow for the reduction of the 50' Gene Snyder Freeway buffer to a 30' buffer.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR LOUISVILLE-JEFFERSON COUNTY. SAID AREA IS SHOWN ON MAP #21111C0104F, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

VALLEY STATION TOWNE CENTER, LLC.
P.O. BOX 991064
LOUISVILLE, KY 40269
DEED BOOK 10518 PAGE 325

DEVELOPER'S NAME & ADDRESS

GOODWILL INDUSTRIES
1325 SOUTH 4TH STREET
LOUISVILLE, KY 40208

LEGEND	
	BENCHMARK
	1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "WINK PLS 3492" FOUND UNLESS NOTED OTHERWISE
	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
	SETBACK LINE
	EASEMENTS
	LOT LINE TO BE ABANDONED
	CENTERLINE
	UNDERGROUND ELECTRIC
	GAS LINE
	OVERHEAD UTILITIES
	BURIED TELEPHONE
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER LINE
	FENCE LINE
	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/6" 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. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.

7. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.

8. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ALL ADJACENT PROPERTIES.

9. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

10. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING 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.

11. 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 DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

3. FINAL DESIGN OF THIS SITE MUST MEET ALL MSD 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. ADDITIONAL EASEMENT MAY BE REQUIRED FOR ALL EXISTING 10' EASEMENTS AT THE CONSTRUCTION PLAN PHASE.

6. ONSITE DETENTION WILL BE PROVIDED IN THE EXISTING 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

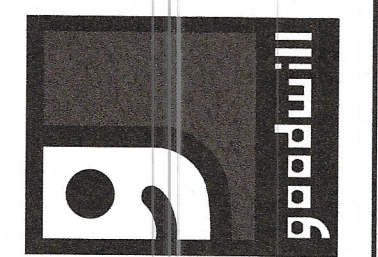
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REVISIONS	

GOODWILL INDUSTRIES
OF KENTUCKY

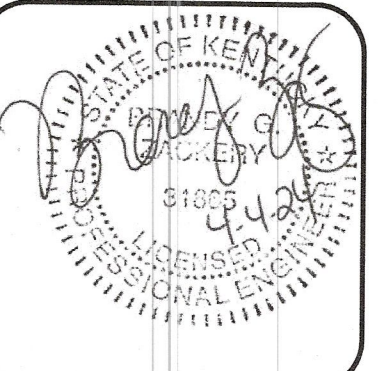
6202 WILLISMORE DRIVE
LOUISVILLE, KY 40272



ACES

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 6338
BOWLING GREEN, KY 42101
PHONE (270) 786-9446

JOB NUMBER: 23-3255-L
DATE: 04-04-2024
SCALE: 1" = 30'
DRAWN: S. MCFARLAND
CHECKED: D. WHITLEY
APPROVED:
B. ZACKERY



DP

DEVELOPMENT
PLAN

RECEIVED

MAY 03 2024

PLANNING & DESIGN
SERVICES

24-DDP-0007