

Anne H. & Burt
Timothy L. Belmonte
D.B. 8787, Pg. 446
T.B. 2877, Lot 75

Leo & Shirley
Borowick
D.B. 6794, Pg. 349
T.B. 2877, Lot 76

Landvest, LLC
D.B. 7512, Pg. 525
T.B. 47, Lot 304
Zone: R-5A
F.D.: Neighborhood

Stone Lakes
Section 2B
P.B. 43, Pg. 45
F.D.: Neighborhood
Zone: R-5

Stone Lakes
Homeowners
Association
D.B. 7965, Pg. 224
T.B. 2877, Lot 77

Tract 2
12616 Taylorsville Rd.
2.24 Ac.
Zone: PDD
F.D.: Town Center

78 PARKING SPACES PROVIDED
LOT SIZE = 2.24 ACRES

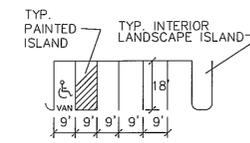
SUPPORT AREA
4,500 S.F.

RETAIL AREA
10,500 S.F.

PROPOSED
GOODWILL
15,000 SQ.FT.
TOTAL

FRONT
ENTRANCE

PAINTED HANDICAPPED TRAFFIC SYMBOL DETAIL



EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

LIGHTING NOTES:

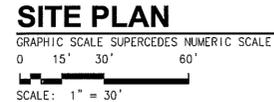
ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM. AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL, STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THEREAFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- ⊙ SANITARY SEWER MANHOLE
- ⊕ ANCHOR
- UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ CABLE PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ STORM SEWER MANHOLE
- ⊕ DROP BOX INLET
- ⊕ CURB BOX INLET
- ⊕ ROAD SIGN
- ⊕ MAILBOX
- ⊕ LAMP POLE

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.79 - 0.35 = 0.44$
 $A = 2.44$ ACRES
 $R = 2.8$ INCHES
 $X = (0.44)(2.44)(2.8)/12 = 0.25$ AC.FT.
 REQUIRED $X = 10,912$ CU.FT.
 PROVIDED BASINS = 11,000 CU.FT.
 3,500 SF @ 4FT Depth



METRO WORKS AND KDOT NOTES:

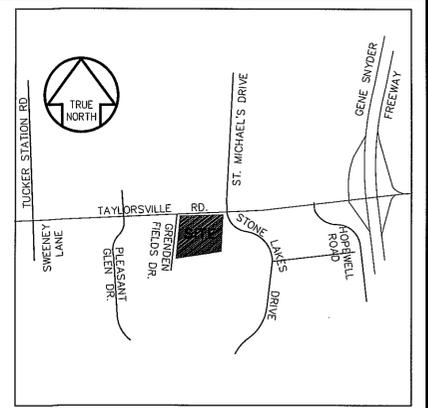
1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF. REFER TO LIGHTING NOTES.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. ROADWAY DESIGNS TO BE FINALIZED DURING CONSTRUCTION PLAN PHASE.
7. RIGHT OF WAY DEDICATION WAS BY PB 53 PAGE 88.
8. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
9. NO TURNING LANES PROPOSED AT THIS TIME. WHEN REQUESTED, TAPER LENGTHS FOR TURN LANE WILL MEET KTC REQUIREMENTS.
10. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
11. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
12. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.

LEGEND

- DENOTES DRAINAGE FLOW
- PROPOSED HANDICAP PARKING
- ⊕ INTERNAL LANDSCAPE AREA
- 646 EXISTING CONTOURS
- ⊕ PROPOSED QUEUING SPACE (10'X20')
- X — PROPOSED SILT FENCE
- ⊕ PROPOSED BIKE RACK SHORT TERM
- EXISTING ZONING BOUNDARY
- SITE BOUNDARY
- ⊕ BLACK FOUR BOARD HORSE FENCE
- ⊕ CONSTRUCTION ENTRANCE
- ⊕ EXISTING HYDRANT LOCATION
- ⊕ HEADWALL
- ⊕ CATCH BASIN
- ⊕ DRAINAGE MANHOLE
- ⊕ PROPOSED PEDESTRIAN CROSSING
- ⊕ PROPOSED PSC

I.L.A. AREAS

- 1 244 sq.ft.
- 2 373 sq.ft.
- 3 307 sq.ft.
- 4 426 sq.ft.
- 5 269 sq.ft.
- 6 153 sq.ft.
- 7 1043 sq.ft.
- 8 427 sq.ft.
- 3,242 sq.ft.



SITE DATA:

LOT 1	LOT 2
LOT SIZE	±97,574 SF (2.44 AC)
FORM DISTRICT	TOWN CENTER
LAND USE PERMITTED	RUI,U,OU,CUI
LAND USE LIMITED	LU1,LU2,LU6
PROPOSED USE	DISCOUNT STORE / RETAIL
EXISTING ZONING	PDD - AREA IIC
EXISTING USES:	VACANT
BUILDING HEIGHT	24' (1-STY)
PROPOSED RETAIL SPACE	15,000 SF
FLOOR AREA RATIO	0.15 FAR
PARKING REQUIREMENTS:	
DISCOUNT PARKING REQ:	1/300 MIN. 1/200 MAX.
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
PARKING REQUIRED	50 MIN. 75 MAX.
ASPHALT PARKING PROVIDED	58 SPACES
PERMEABLE PARKING PROVIDED (OR EQUAL AREA)	16 SPACES
PARKING PROVIDED	74 SPACES
BICYCLE SPACES REQUIRED	2 LONG & 2 SHORT TERM SPACES
PARKING SPACES PROVIDED	2 LONG & 2 SHORT TERM SPACES
LANDSCAPE REQUIREMENTS	
PROPOSED V.U.A.	34,771 S.F.
ILA REQUIRED	2,608 SF (7.5%)
ILA PROVIDED	3,242 SF
TREE CANOPY	
TCPA CATEGORY	C
SITE AREA	±97,574 S.F. (2.44 AC)
PERSEVERED TREE CANOPY AREA	0 S.F. (0%)
NEW TREE CANOPY AREA	14,636 SF (15%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	14,636 SF (15%)

GENERAL NOTES:

1. TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA.
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
3. B.M. - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY OTHERS.
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF THE SITE CONSTRUCTION PLAN SET.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM A MINOR PLAT RECORDED IN D.B. 7512, Pg. 514.
6. SENSITIVE FEATURES ON THE SITE INCLUDE A PROFESSIONALLY EVALUATED SINK HOLE FOR REMEDIATION.
7. ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.
8. WATER SERVICE BY LOUISVILLE WATER COMPANY.
9. SITE IS LOCATED WITHIN THE JEFFERSON TOWN FIRE PROTECTION DISTRICT.
10. METRO WORKS & KTC APPROVAL REQUIRED.
11. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 18.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. A REGIONAL FACILITIES STORM WATER FEE WILL BE PAID IN LUEI OF ONSITE DETENTION IF REQUIRED.
14. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NOS. 21111C0082E & 21111C0065E.
15. DRAINAGE & SANITARY SEWER CONCEPTS DEPICTED ARE PRELIMINARY.
16. NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
18. INTERNAL DRAINAGE SYSTEMS NOT CARRYING THROUGH DRAINAGE WILL BE PERMITTED.
21. CONSTRUCTION PLANS AND PERMIT WILL BE REQUIRED PRIOR TO FINAL APPROVED PLAN TRANSMITTAL BY MPW.
22. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
25. ALL CONSTRUCTION AND SALES TRAILERS SHALL BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
26. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
27. AN EASEMENT PLAT FOR THE THOROUGH DRAINAGE SYSTEM &/OR SANITARY SEWERS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
28. MSD SANITARY SEWERS ARE AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES. THIS SITE IS WITH IN AND SUBJECT TO A SANITARY SEWER RECAPUTRE FEE.

NO.	DATE	REVISIONS	DESCRIPTION

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Engineers, PLLC

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12616 Taylorsville Road

Project: DETAIL DISTRICT DEVELOPMENT PLAN
Title: GOODWILL INDUSTRIES OF KENTUCKY
Developer: 12616 Taylorsville Road, Louisville, Kentucky 40299
907 E. BROADWAY, LOUISVILLE, KY 40204

Draw By: CW
Checked By: CW/CTC
Scale: 1" = 30'
Drawing Date: 10-19-2013
Drawing Name: 2013-18-DDP1
Sheet: **P1.00**

CASE NO.: _____ PLAN CERTAIN #12427 TYLER TOWN CENTER PDD WM NO.: