

GENERAL NOTES:

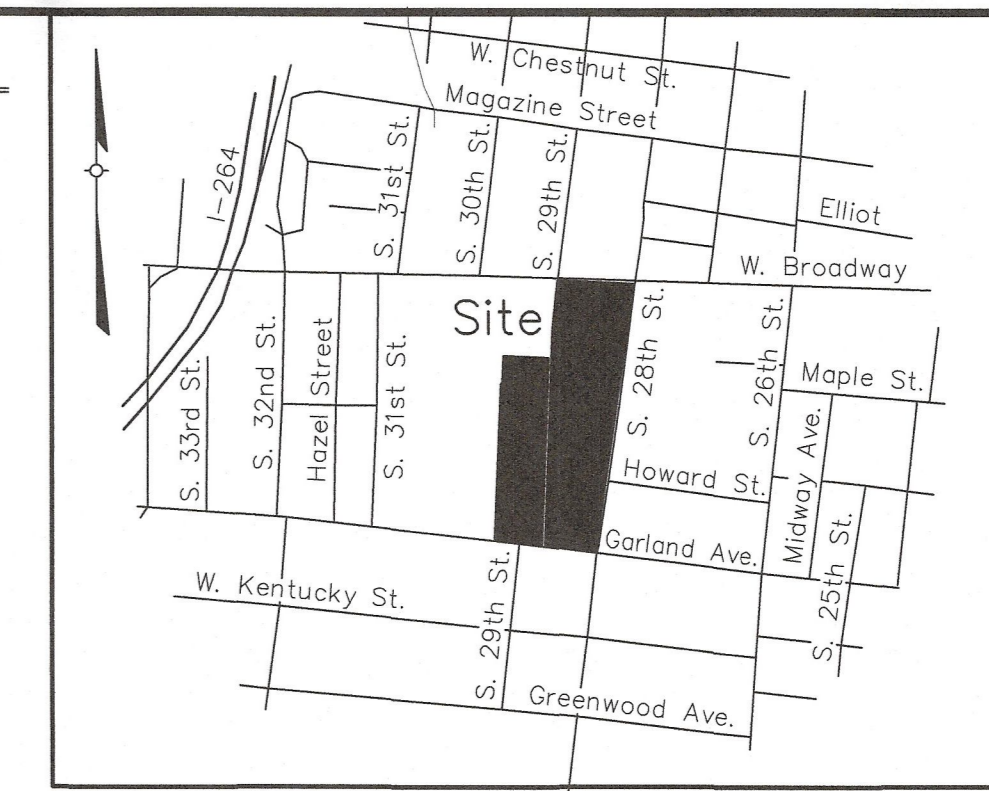
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. Upon development of the residual tract to the south, as well as the tract to the west owned by Goodwill Industries of Kentucky, A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded.
10. Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
11. A unified signage plan shall be created that sets consistent standards for the design appearance, and locations of signs within the development.
12. Prior to requesting a Certificate of Occupancy, the applicant shall install ADA accessible transit stops on South 28th Street including at minimum a concrete pad, bench & trash receptacle according to the Transit Design Standards Manual.
13. All sidewalks along W Broadway, S 28th St. and Garland Ave. shall be repaired or replaced as needed.

MSD NOTES:

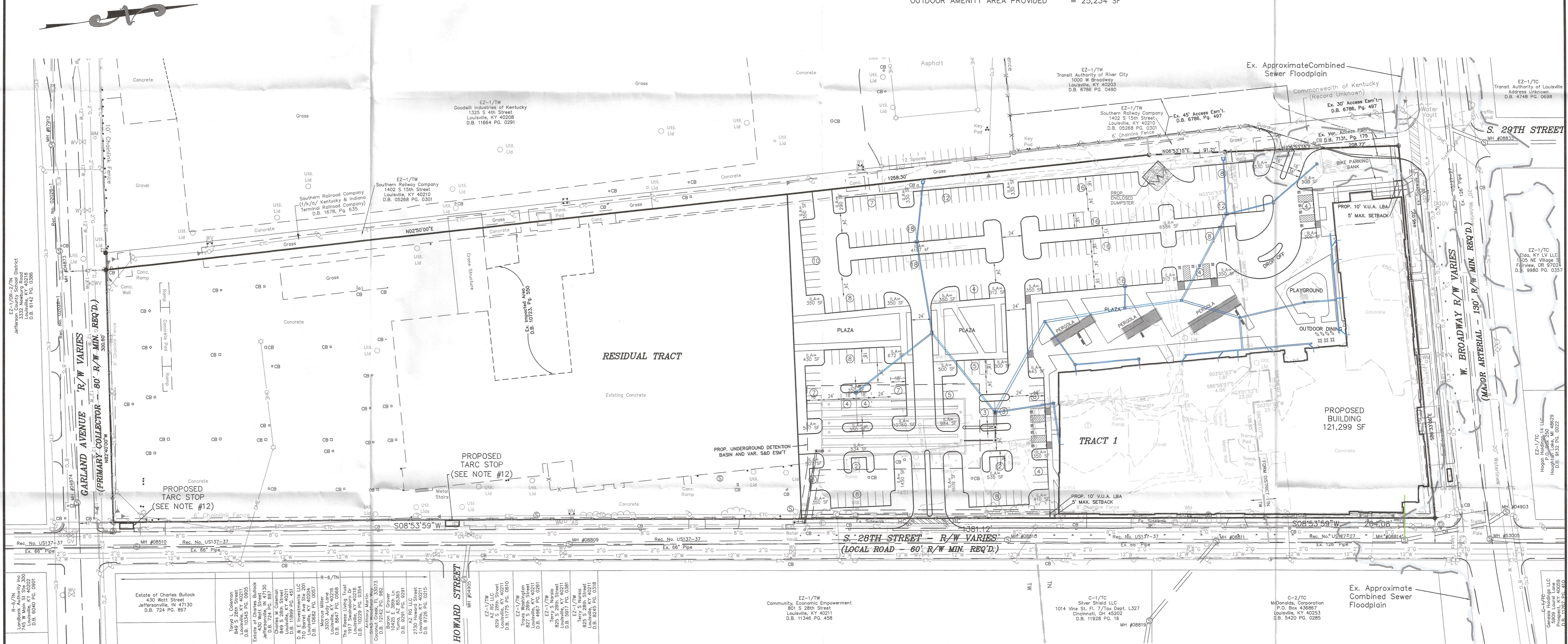
1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer service will be provided by existing connection or new property service connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0040 F dated February 26, 2021.
5. The proposed building FFE to be 1 ft. above the MSD Combined Sewer Floodprone elevation and mechanicals are to be 2 ft. above. The Combined Sewer Floodprone elevation is 447.3 ft. provided by MSD by letter on December, 3 2021.
6. Drainage pattern depicted by arrows (→) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. 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.
9. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
10. Site discharges into the combined sanitary sewer system and shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge per section 10.3.1.2 of the MSD design manual.

PROJECT DATA

| | | |
|----------------------------------|---|---|
| TOTAL SITE AREA | = | 13.75± Ac. (598,885 SF) |
| TRACT 1 | = | 7.25± Ac. (315,780 SF) |
| RESIDUAL TRACT | = | 6.50± Ac. (283,105 SF) |
| EXISTING ZONING | = | EZ-1 |
| FORM DISTRICT | = | TRADITIONAL WORKPLACE + TRADITIONAL NEIGHBORHOOD |
| EXISTING USE | = | INDUSTRIAL |
| PROPOSED USE | = | GENERAL OFFICE |
| BUILDING HEIGHT | = | 2 STORY (45' MAX. ALLOWED) |
| BUILDING AREA | = | 121,299 SF |
| F.A.R. (TRACT 1) | = | 0.38 (5.0 MAX. ALLOWED) |
| PARKING REQUIRED | | |
| 1 SP/750 S.F. MIN. | = | 161 SP |
| 1 SP/150 S.F. MAX. | = | 800 SP |
| TOTAL PARKING PROVIDED | = | 258 SPACES (10 HC SP INCLUDED) (6 CP SP INCLUDED) |
| BIKE PARKING REQUIRED | | |
| BIKE PARKING PROVIDED | = | 30 SPACES (10% OF 301 SP) |
| TOTAL VEHICULAR USE AREA | = | 110,986 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = | 8,323 SF (7.5%) |
| INTERIOR LANDSCAPE AREA PROVIDED | = | 37,009 SF |
| EXISTING IMPERVIOUS | | |
| PROPOSED IMPERVIOUS | = | 315,780 SF |
| OUTDOOR AMENITY AREA REQUIRED | = | 12,007 SF (10% OF BLDG. AREA) |
| OUTDOOR AMENITY AREA PROVIDED | = | 25,234 SF |

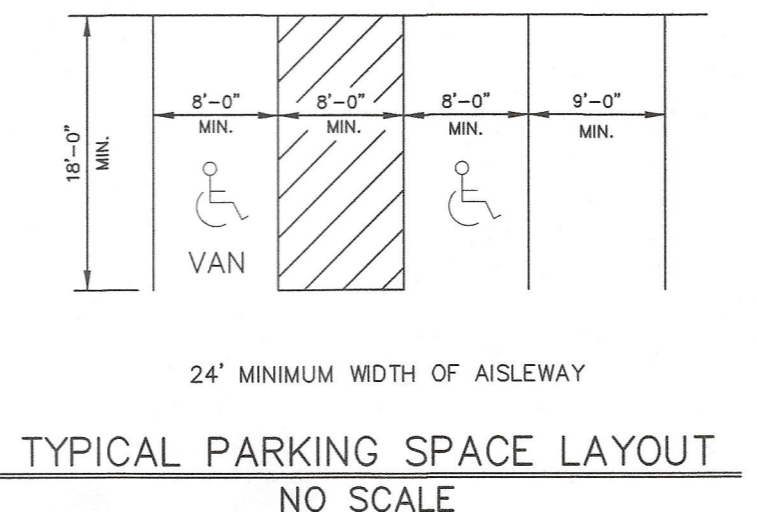


LOCATION MAP
NOT TO SCALE



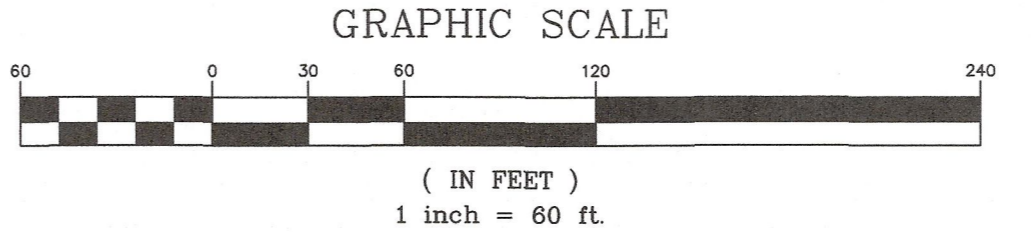
LEGEND

| | | | |
|--|------------------------------------|--|------------------------------------|
| | PROPOSED STORM SEWER, CATCH BASIN | | Sanitary Clean-Out |
| | PROPOSED SEWER AND MANHOLE | | Water Meter |
| | Existing Combined Sewer Floodplain | | Water Valve |
| | Ballard | | Gas Valve |
| | Sign | | Fire Hydrant |
| | Utility Pole | | Underground Water Line |
| | Guy Anchor | | Underground Gas Line |
| | Guy Pole | | Overhead Electric Line |
| | Light Pole | | Overhead Elec., Tele. & Cable Line |
| | Electric Manhole | | Storm Drainage Manhole |
| | Auto Sprinkler | | Sanitary Manhole |
| | Catch Basin | | Carpool Space |



DETENTION BASIN CALCULATIONS

$$\begin{aligned}
 X &= \Delta \text{ CRA}/12 \\
 \Delta C \text{ pre/ex.} &= 0.95 \\
 \Delta C \text{ post/prop.} &= 0.80 \\
 A &= 7.25 \text{ ACRES} \\
 R(10) &= 4.5 \text{ INCHES} \\
 R(100) &= 6.2 \text{ INCHES} \\
 X \text{ PRE } 10 &= (0.95)(4.5)(7.25)/12 = 3.00 \text{ AC.-FT} \\
 X \text{ POST } 100 &= (0.8)(6.2)(7.25)/12 = 2.58 \text{ AC.-FT} \\
 X &= 3.00 \text{ AC.-FT} - 2.58 \text{ AC.-FT} = 0.42 \text{ AC.-FT. REQUIRED} \\
 \text{PROVIDED BASIN} &= 9600 \text{ SQ.FT. } \odot 3 \text{ FT.} \\
 \text{TOTAL} &= 28,800 \text{ CU.FT.} \\
 &= 0.66 \text{ AC.FT.} > 0.42 \text{ AC.FT.}
 \end{aligned}$$



BENCHMARK DESCRIPTIONS

BM#500=RAILROAD SPIKE IN UTILITY POLE. UTILITY POLE IS LOCATED ON THE WEST SIDE OF SOUTH 28TH STREET 420'+/- SOUTH OF THE CENTERLINE OF WEST BROADWAY. ELEVATION=450.270' (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA064-2005 ELEVATION=449.04 (NAVD 88)

RECEIVED

SITE ADDRESS:
2820 WEST BROADWAY
TAX BLOCK 046A, LOT 0013
D.B. 12448, PG. 344

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #1
MUNICIPALITY - LOUISVILLE

SEP 14 2023
PLANNING & DESIGN SERVICES

CASE: 22-CAT3-0015
RELATED CASE: 21-CAT3-0020
WM#12231

| | | | |
|-----|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

REVISIONS

PROJECT DATA

FILE NAME: 2022-DDDP
DATE: 10/27/2022
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: BB

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SERVICES - LANDSCAPE ARCHITECTS
502 WESTBANK AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: 502.446.9914
FAX: 502.446.9914
WEB SITE: WWW.LDD-INC.COM

REVISED CATEGORY 3 DEVELOPMENT PLAN

GOODWILL OPPORTUNITY CAMPUS
2820 WEST BROADWAY
OWNER/DEVELOPER

GOODWILL INDUSTRIES OF KENTUCKY
1325 S. 4TH STREET
LOUISVILLE, KY 40208

JOB NO. 20021
SHEET 1 OF 1

ENGINEER'S SEAL
SURVEYOR'S SEAL