

PRELIMINARY APPROVAL DEVELOPMENT PLAN

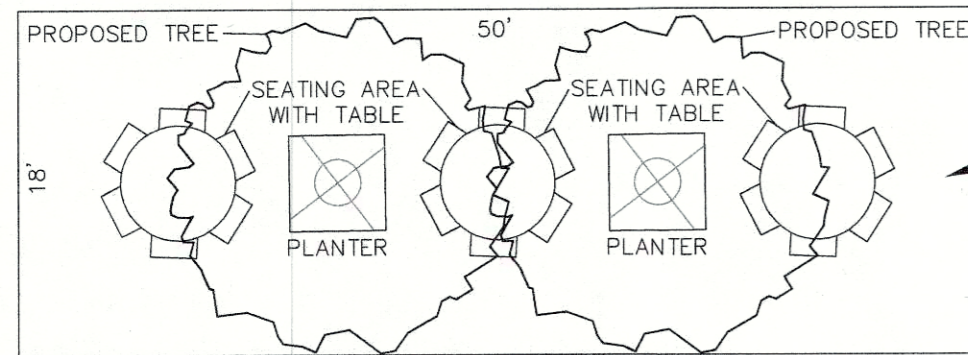
CONDITIONS:

BY: [Signature] DATE: 9/5/18 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

C-1/RC William, D Mattingly Education P.O. Box 927000 Hoffman Estates, IL 60192 D.B. PG.

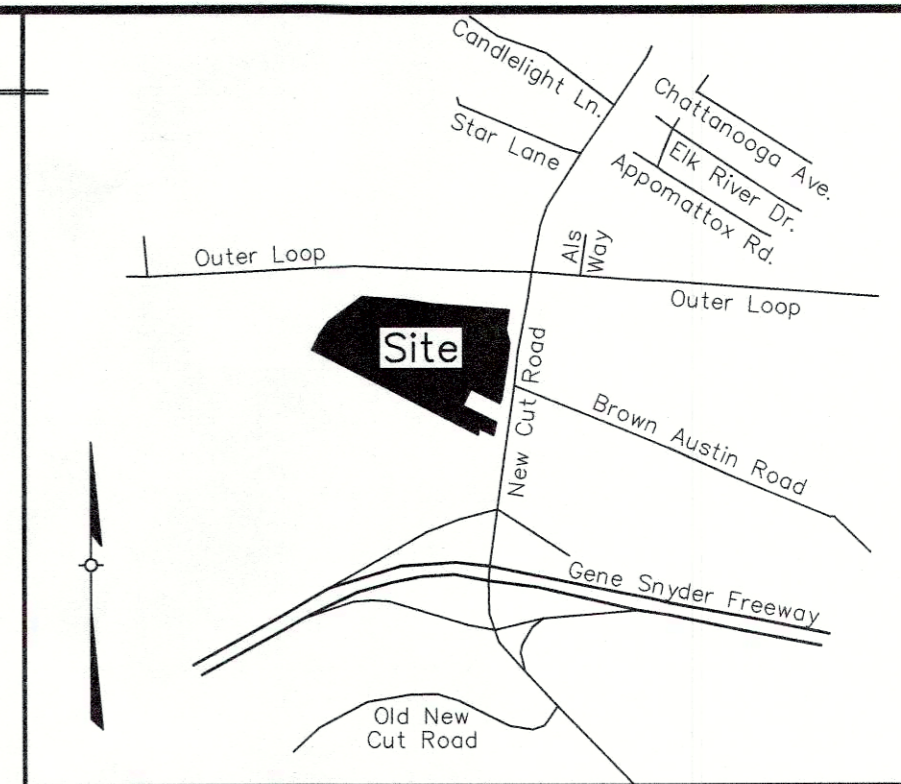
C-2/RC Wel, Mari Real Estate Busin P.O. Box 8050 MS 05/5 Bentonville, AR 72712 D.B. 8819 PG. 0066

AMENITY AREA DETAIL NOT TO SCALE



PRELIMINARY APPROVAL Condition of Approval: [Signature] Date: 9-5-18 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN SOCKET NO. 1820NE1037 APPROVAL DATE Nov. 7, 2018 EXPIRATION DATE SIGNATURE OF PLANNING COMMISSIONER

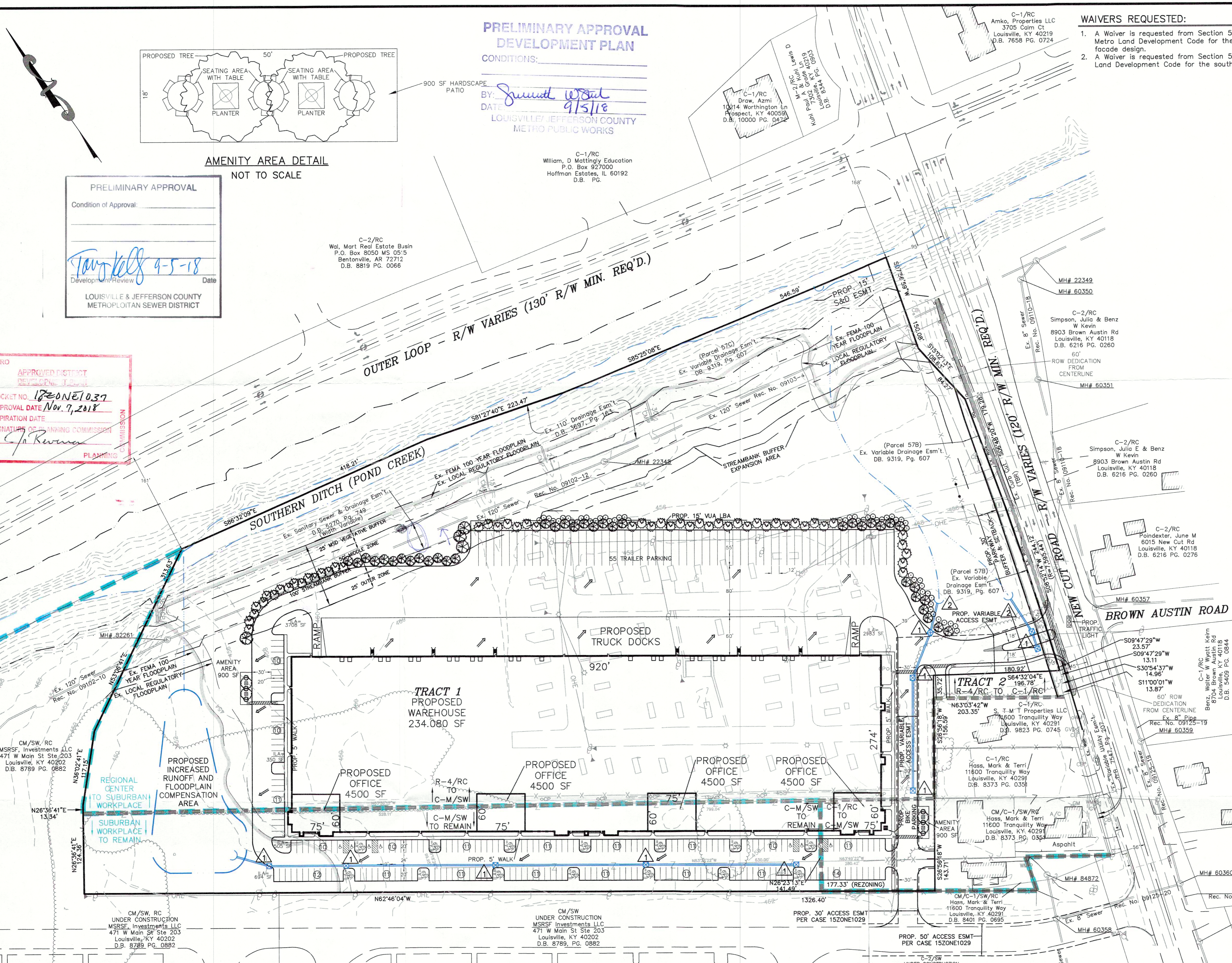


TRACT 1 DATA: TOTAL TRACT 1 AREA = 23.3± Ac. (1,015,645 SF), R/W DEDICATION AREA = 0.2± Ac. (6,465 SF), NET TRACT 1 AREA = 23.1± Ac. (1,009,180 SF), EXISTING ZONING = R-4/C-1/C-M, PROPOSED ZONING = C-1, EXISTING FORM DISTRICT = REGIONAL CENTER/SUBURBAN WORKPLACE, PROPOSED FORM DISTRICT = SUBURBAN WORKPLACE, EXISTING USE = ABANDONED MOBILE HOME PARK/COMMERCIAL, PROPOSED USE = WAREHOUSE/OFFICE, BUILDING HEIGHT = 45' (50' MAX. ALLOWED), BUILDING AREA = 18,000 SF, OFFICE = 234,080 SF, WAREHOUSE = 252,080 SF, TOTAL BUILDING AREA = 486,160 SF, F.A.R. = 0.25 (5.0 MAX. ALLOWED)

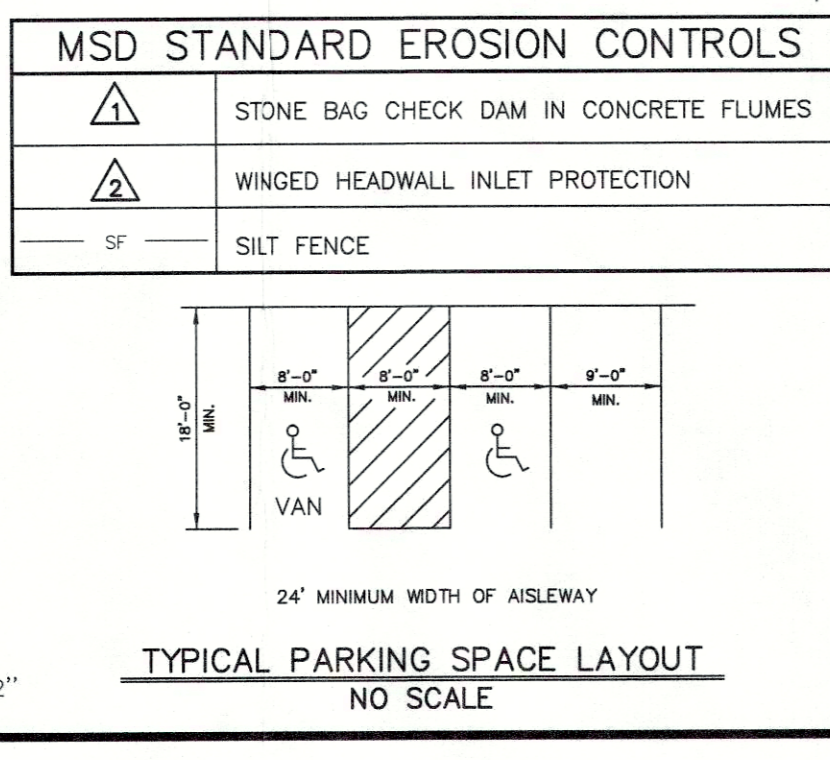
TRACT 2 DATA: TOTAL TRACT 2 AREA = 0.18± Ac. (7,662 SF), R/W DEDICATION AREA = 0.01± Ac. (530 SF), NET TRACT 2 AREA = 0.17± Ac. (7,132 SF), EXISTING ZONING = R-4, PROPOSED ZONING = C-1, EXISTING FORM DISTRICT = REGIONAL CENTER TO REMAIN, EXISTING USE = TO REMAIN

GENERAL NOTES: 1. Parking areas and drive lanes to be a hard and durable surface. 2. State Highway encroachment permit and bond 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. 6. Construction fencing shall be erected prior to any construction or grading activities. 7. Mitigation measures for dust control shall be in place during construction. 8. KYTC approval required prior to MSD & MPW construction plan approval. 9. An Access Agreement shall be recorded granting access to MSRSF Investments LLC. 10. Owner shall dedicate to public use the area shown as reserved Right of Way for New Cut Road within 60 days of a request by Metro Public Works Director. 11. Sanitary sewer service will be provided by connection and subject to applicable fees. 12. Developer shall install the traffic light at Brown Austin Road if approved by KY Dept. of Transportation.

MSD NOTES: 1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Specifications. 2. KY Division of Water approval and an MSD floodplain permit are required prior to MSD granting construction plan approval. 3. Sanitary sewer service will be provided by connection and subject to applicable fees. 4. A portion of the site is within the 100 year flood plain per Firm Map No. 2111 C 0090, 0091 & 0108 E dated December 5, 2006. 5. Drainage pattern depicted by arrows (==>) is for conceptual purposes. 6. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. 7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. 8. The final design of this project must meet all MS4 water quality regulations established by MSD. 9. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. 10. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1. 11. KDOW approval and MSD floodplain permit required prior to construction plan approval. 12. Increased runoff volume to be compensated on site under the floodplain elevation at a ratio of 1.5 to 1.



LEGEND: Existing Form District Line, Existing Zoning Line, Existing Walk, Proposed Storm Sewer, Catch Basin, Proposed Sewer & Manhole, Proposed Drainage Swale, Existing Utility Pole, Existing Light Pole, Existing Guy Anchor, Existing Water Meter, Existing Water Valve, Existing Fire Hydrant, Existing Catch Basin, Existing Gas Meter, Existing Gas Valve, Existing Air Conditioner Unit, Existing Storm Drainage Manhole, Existing Sanitary Sewer Manhole, Existing Cable Pedestal, Existing Reinforced Concrete Pipe, Existing Corrugated Metal Pipe, Existing Overhead Electric Lines, Denotes Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"



FLOODPLAIN AND RUNOFF VOLUME COMPENSATION AREA: X = Δ CRA/12, EX. ΔC = [(1.5 @ 0.95) + (21.8 X 0.23)]/23.3 = 0.27, PROP. ΔC = [(12.1 @ 0.95) + (11.2 X 0.23)]/23.3 = 0.60, A = 23.3 ACRES, R = 2.8 INCHES, X = (0.60 - 0.27) * 23.3 * (2.8) / 12 = 1.79 AC.-FT., REQUIRED X = 78,150 CU. FT., X = 1.5 X 78,150 CU. FT. = 117,225 CU. FT., PROVIDED AREA = 59,282 SF, TOTAL = 39,075 SQ. FT. @ APPROX. 4 FT. DEPTH = 156,300 CU.FT. > 117,225 CU.FT.

TREE CANOPY CALCULATIONS: TOTAL SITE AREA = 1,009,219 SF, TOTAL TREE CANOPY AREA REQUIRED = 20% (201,844 SF), EXISTING TREE CANOPY = 39% (393,595 SF), EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF), PROPOSED TREE CANOPY TO BE PLANTED = 20% (202,320 SF)

GRAPHIC SCALE: 1 inch = 80 ft. OWNER: GEORGE'S MOBILE PARK, INC. 200 LANARK DBLL LOUISVILLE, KY 40243. OWNER: MARK & TERRI HASS 11600 TRANQUILITY WAY LOUISVILLE, KY 40291. COUNCIL DISTRICT - 13, FIRE PROTECTION DISTRICT - FAIRDALE, MUNICIPALITY - LOUISVILLE. RELATED CASE: 9-057-05, CASE: 1820NE1037, MSD WM# 11786

REVISIONS table, PROJECT DATA, L&D&D LAND DESIGN & DEVELOPMENT, INC., 6008 + 6108 NEW CUT ROAD, EXETER PROPERTY GROUP, 5545 WEST 74TH STREET INDIANAPOLIS, IN 46268, SHEET 1 OF 1