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.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 12-2-22
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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

	MIN.	MAX.
1 SP/750 S.F. MIN.	= 161 SP	
1 SP/150 S.F. MAX.	=	800 SP

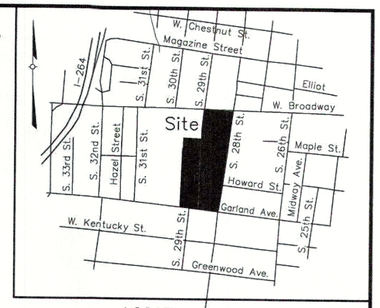
TOTAL PARKING PROVIDED = 268 SPACES (10 HC SP INCLUDED) (6 CP SP INCLUDED)

BIKE PARKING REQUIRED = 30 SPACES (10% OF 301 SP)
BIKE PARKING PROVIDED = 30 SPACES

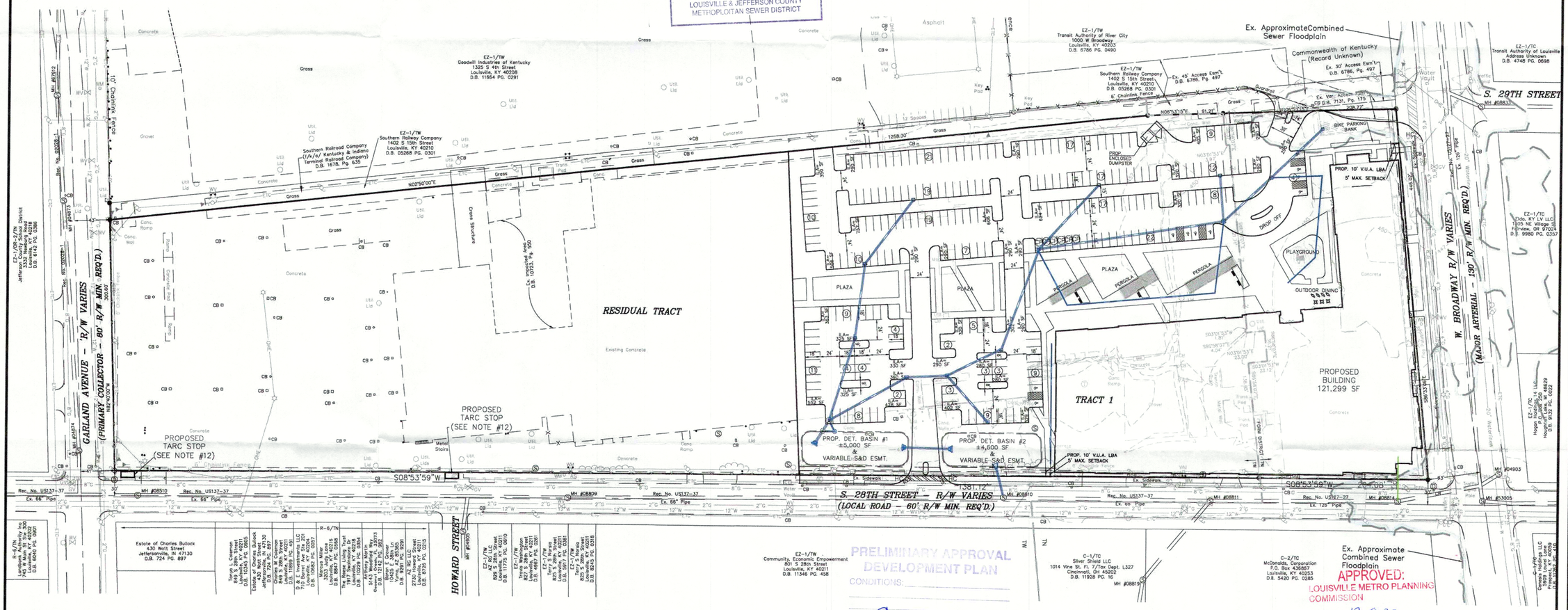
TOTAL VEHICULAR USE AREA = 103,328 SF
INTERIOR LANDSCAPE AREA REQUIRED = 4,750 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED = 11,674 SF

EXISTING IMPERVIOUS = 315,780 SF
PROPOSED IMPERVIOUS = 233,164 SF (26% DECREASE)

OUTDOOR AMENITY AREA REQUIRED = 12,007 SF (10% OF BLDG. AREA)
OUTDOOR AMENITY AREA PROVIDED = 25,234 SF



LOCATION MAP
NOT TO SCALE

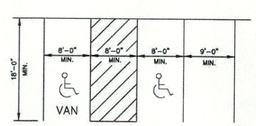


PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [signature]
DATE: 12/5/22
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

Ex. Approximate Combined Sewer Floodplain
APPROVED:
LOUISVILLE METRO PLANNING COMMISSION
DATE 12-8-22
BY [signature]

LEGEND

PROPOSED STORM SEWER, CATCH BASIN	Sanitary Clean-Out
PROPOSED SEWER AND MANHOLE	Water Meter
Existing Combined Sewer Floodplain	Water Valve
Bollard	Gas Valve
Sign	Fire Hydrant
Utility Pole	12"W Underground Water Line
Guy Anchor	6"G Underground Gas Line
Guy Pole	OHE Overhead Electric Line
Light Pole	ETC Overhead Elec., Tele. & Cable Line
Electric Manhole	Storm Drainage Manhole
AS Auto Sprinkler	Sanitary Manhole
CB Catch Basin	Carpool Space



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC pre/ex. = 0.95
ΔC post/prop. = 0.80
A = 7.25 ACRES
R(10) = 4.5 INCHES
R(100) = 6.2 INCHES

X PRE 10 = (0.95)(4.5)(7.25)/12 = 3.00 AC.-FT
X POST 100 = (0.8)(6.2)(7.25)/12 = 2.58 AC.-FT
x = 3.00 AC-FT − 2.58 AC-FT = 0.42 AC-FT. REQUIRED

PROVIDED BASIN = 9600 SQ.FT. @ 3 FT.

TOTAL = 28,800 CU.FT.
= 0.66 AC.FT. > 0.42 AC.FT.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BENCHMARK DESCRIPTIONS

TBM#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)

SITE ADDRESS:
2820 WEST BROADWAY
TAX BLOCK 046A, LOT 0013
D.B. 12446, PG. 344

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

RECEIVED
NOV 21 2022
PLANNING & DESIGN SERVICES

CASE: 22-CAT3-0016
RELATED CASE: 21-CAT3-0020
WM#12231

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 20021-DDDP
DATE: 10/27/2022
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: BB

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
527 WESTERN AVENUE, SUITE 19 • LOUISVILLE, KENTUCKY 40203
PHONE: 502.414.2575 FAX: 502.414.2576
WEB SITE: WWW.LD-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

22-CAT3-0016