

GENERAL NOTES:

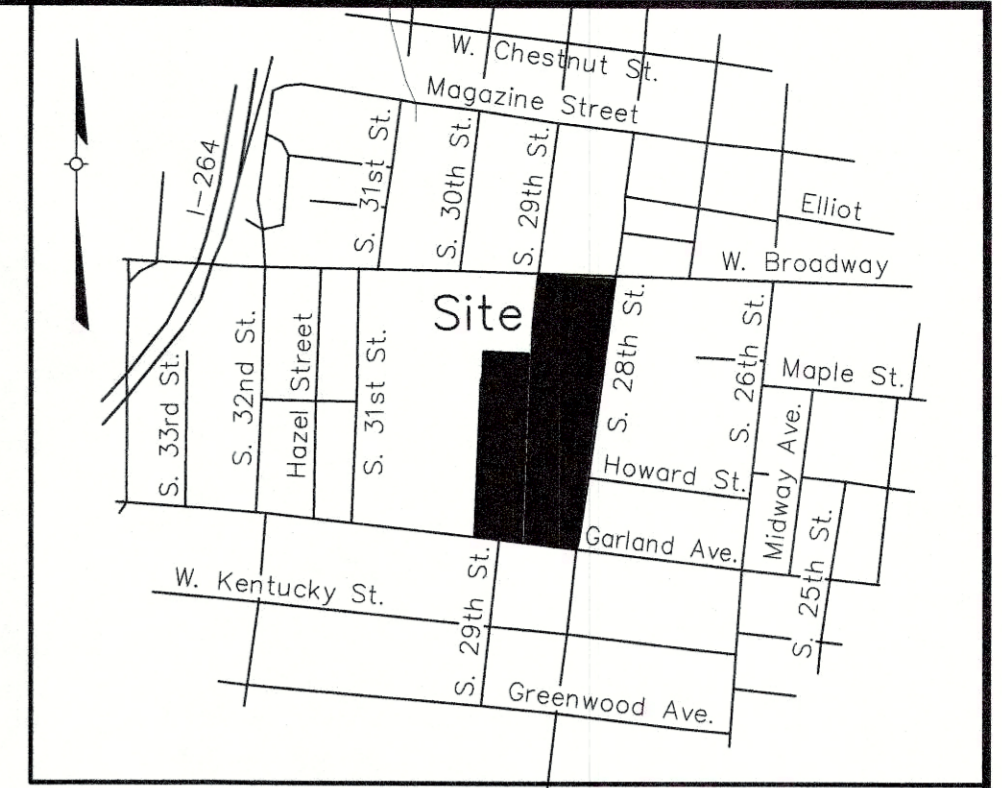
- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, 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.
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.
9. Upon development of the residual tract to the south, as well as the tract to the west owned by Goodwill Industries of Kentucky.
10. Street trees to be provided in all adjacent rights-of-way.
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.
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.
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.
9. The final design of this project must meet all MS4 water quality regulations established by MSD.
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.

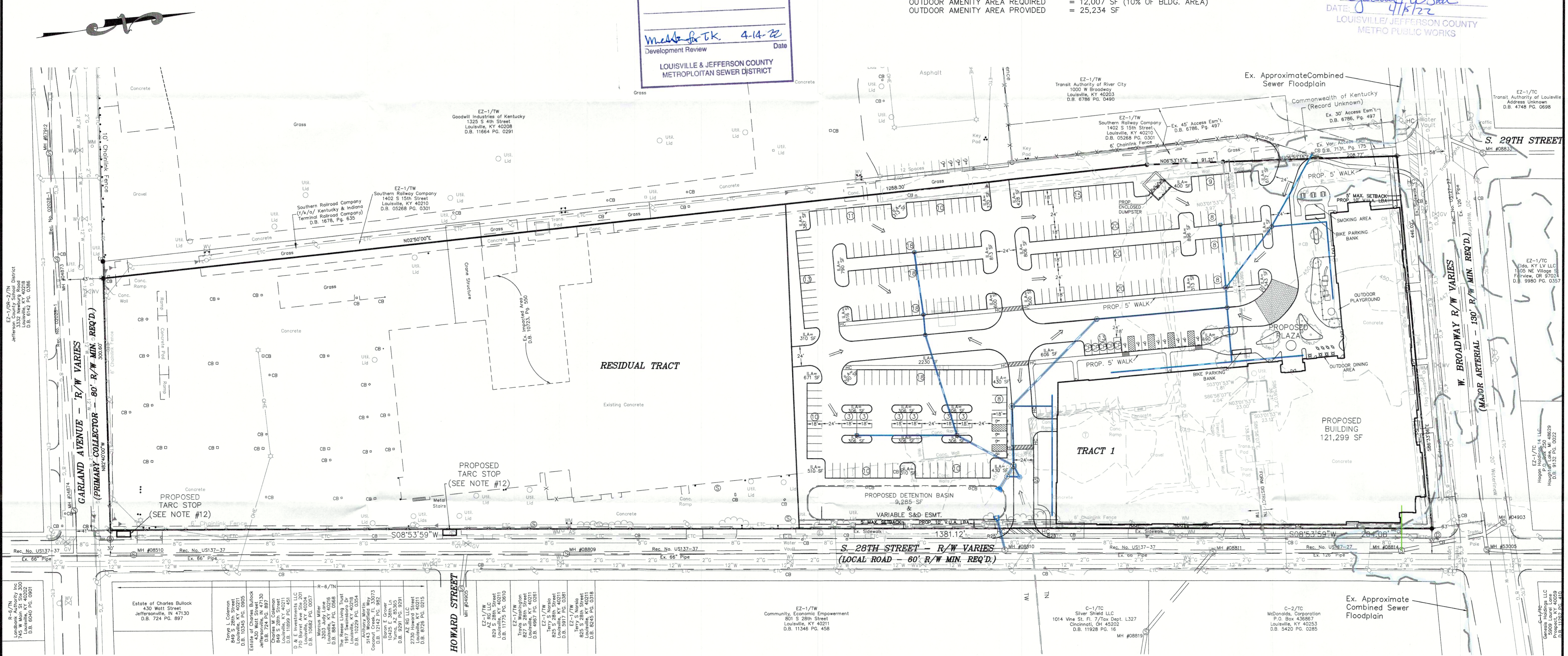
PROJECT DATA

Table with 2 columns: Item and Value. Includes TOTAL SITE AREA (13.75± Ac.), RESIDUAL TRACT (7.25± Ac.), EXISTING ZONING (E2-1), PROPOSED USE (INDUSTRIAL), BUILDING HEIGHT (2 STORY), PARKING REQUIRED (1 SP/750 S.F. MIN.), BIKE PARKING REQUIRED (30 SPACES), TOTAL VEHICULAR USE AREA (119,767 SF), EXISTING IMPERVIOUS (315,780 SF), PROPOSED IMPERVIOUS (233,164 SF), and OUTDOOR AMENITY AREA (12,007 SF).

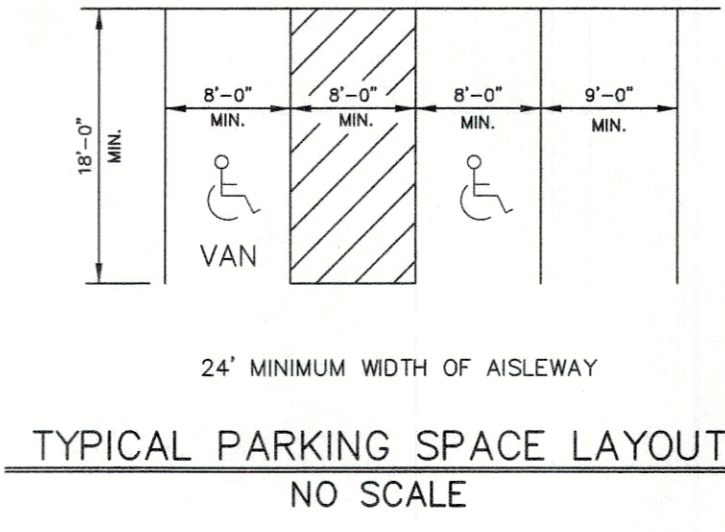


PRELIMINARY LOCATION MAP DEVELOPMENT NOT TO SCALE CONDITIONS: BY: [Signature] DATE: 4/15/22 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL Condition of Approval: [Signature] 4-14-22 Development Review Date LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



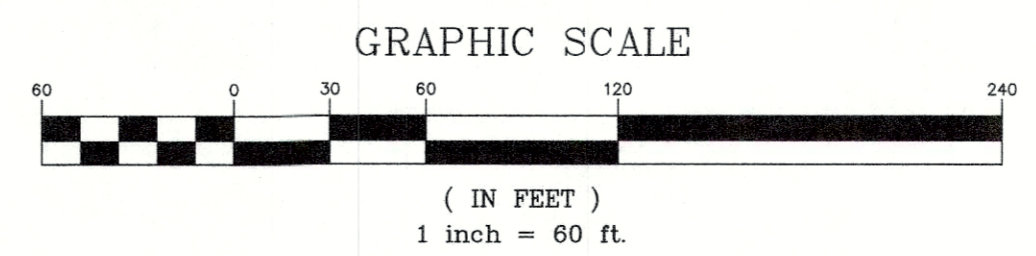
LEGEND table with symbols for PROPOSED STORM SEWER, PROPOSED SEWER AND MANHOLE, Existing Combined Sewer Floodplain, and various utility lines like Sanitary Clean-Out, Water Meter, Gas Valve, Fire Hydrant, etc.



DETENTION BASIN CALCULATIONS

Formulas for detention basin calculations: X = Δ CRA / 12 AC pre/ex. = 0.95 AC post/prop. = 0.80 A = 7.25 ACRES R(100) = 4.5 INCHES R(10) = 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 = 9285 SQ.FT. @ 3 FT. TOTAL = 9285 SQ.FT. @ APPROX. 3 FT. DEPTH = 0.63 AC.FT. > 0.42 AC.FT.

APPROVED: LOUISVILLE METRO PLANNING COMMISSION DATE: 3-16-22 BY: [Signature]



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 LOIC MONUMENT STA064-2005 ELEVATION=449.04 (NAVD 88)

SITE ADDRESS: 2820 WEST BROADWAY TAX BLOCK 046A, LOT 0013 D.B. 11664, PG. 291 COUNCIL DISTRICT - 4 FIRE PROTECTION DISTRICT - LOUISVILLE #1 MUNICIPALITY - LOUISVILLE

Right-hand sidebar containing REVISIONS table, PROJECT DATA, L&D LAND DESIGN & DEVELOPMENT, INC., and other project information.