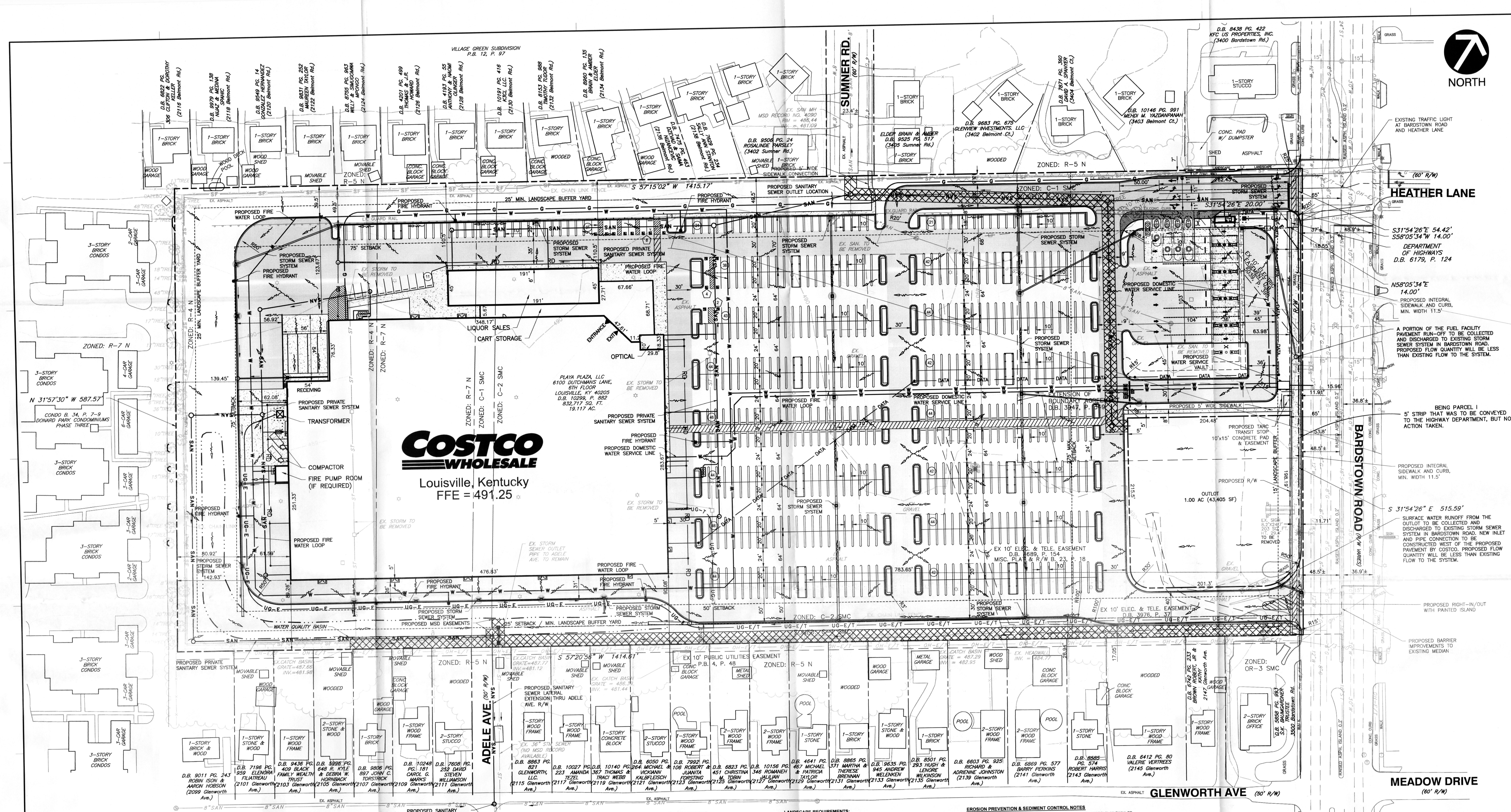


SITE LAYOUT PLAN

PROJECT DATA

CLIENT: COSTCO WHOLESALE, 999 LAKE DRIVE, ISSAQUAH, WA 98027

PROJECT ADDRESS: 3408 BARDSTOWN ROAD, LOUISVILLE, KY 40218

SITE DATA:

COSTCO SITE AREA:	**18.97 ACRES**
WAREOUSE:	**17.97 ACRES (782,920 S.F.)**
OUTLOT:	**1.00 ACRE (43,405 S.F.)**
RIGHT-OF-WAY (Existing):	**0.07 ACRES (3,230 S.F.)**
RIGHT-OF-WAY (Proposed):	**0.15 ACRES (6,392 S.F.)**
JURISDICTION:	CITY OF LOUISVILLE, KY
PARCEL/TAX BLOCK/LOT #:	06100058000
ZONING:	
CURRENT (Existing):	C-2, C-1, R-7 AND R-4
Proposed RE-ZONING:	5.078 AC. R-4 AND R-7 TO C-2

EXISTING NEIGHBORHOOD (N) AND SUBURBAN MARKETPLACE CORRIDOR (SMC) FORM DISTRICT; PROPOSED ALL SMC

EXISTING LAND USE: VACANT/PARKING LOT
PROPOSED LAND USE: RETAIL

MAX BUILDING HEIGHT 35'
PROPOSED BUILDING HEIGHT 34'

SETBACKS	REQUIRED	ACTUAL(BLDG.)
FRONT:	25'	63.98' (FUEL)
SIDE:	75'	89.26'
REAR:	75'	139.45'

CURRENT OWNER: PLAYA PLAZA LLC, 6100 DUTCHMANS LANE, 6TH FLOOR, LOUISVILLE, KY 40205

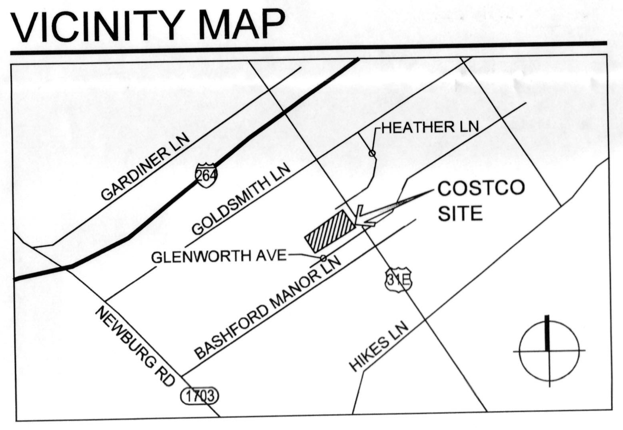
BUILDING DATA:

TOTAL BUILDING AREA:	161,822 S.F.
INCLUDES:	
WAREHOUSE	150,886 S.F.
OPTICAL	532 S.F.
LIQUOR POD	4,577 S.F.
ENCLOSED CANOPY	5,660 S.F.
PUMP ROOM	367 S.F.

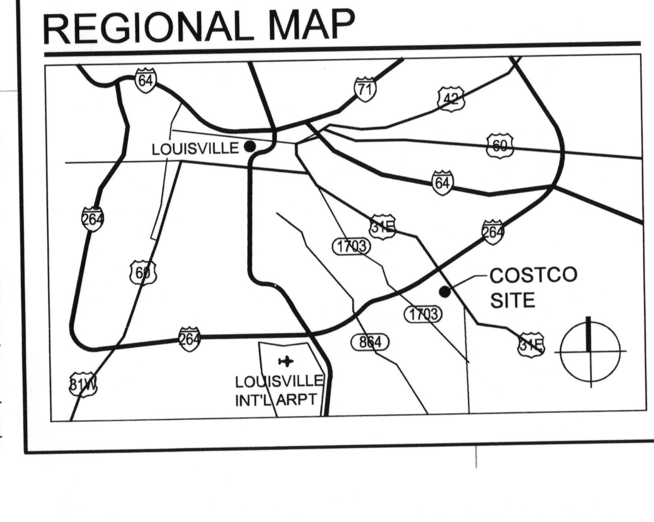
SANITARY SEWER DATA:

WM# 10671
MORRIS FORMAN WASTEWATER TREATMENT PLANT

VICINITY MAP



REGIONAL MAP



PARKING DATA:

10' WIDE STALLS	692 STALLS
ACCESSIBLE STALLS	14 STALLS
TOTAL PARKING:	706 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (164,169):	4.30 STALLS
MAX PARKING:	1 SPACE / 200 SF OF BUILDING AREA 164,169 / 200 = 821 STALLS
MIN PARKING:	1 SPACE / 300 SF OF BUILDING AREA 161,169 / 300 = 547 STALLS
PROPOSED PARKING	706 STALLS
TYPICAL STALL SIZE	10' x 20'

STORMWATER DATA:

EXISTING IMPERVIOUS AREA:	796,168 S.F. (96%)
PROPOSED IMPERVIOUS AREA:	653,514 S.F. (79%)

*NOTE: SITE IMPERVIOUS AREA WILL BE REDUCED FROM 96% TO 79%; THEREFORE, NO STORMWATER DETENTION IS REQUIRED.

REQUIRED WATER QUALITY VOLUME:	29,926 C.F.
PROVIDED WATER QUALITY VOLUME:	30,000 C.F.
ELEVATION:	485.00
DEPTH:	3.8'
SURFACE AREA:	18,700 S.F.

$WQv = (1/12) * (REwqv) * Rv * A$

WHERE:

REwqv (required water quality rain event)	0.6"
Rv = 0.05 + 0.009*I	0.716
I (impervious cover %)	74%
A (site area, S.F.)	835,916 S.F.

VARIANCE/WAIVER REQUESTS:

VARIANCES

- VARIANCE FROM CHAPTER 5.3.2.C.2.A TO PERMIT THE BUILDING TO BE LOCATED APPROXIMATELY 785' FROM THE PROPERTY LINE INSTEAD OF THE REQUIRED 275'.
- VARIANCE FROM TABLE 5.3.2 TO PERMIT ENCROACHMENTS INTO THE 50' SETBACK ALONG THE SOUTH PROPERTY LINE AND INTO THE 75' SETBACK ALONG THE NORTH PROPERTY LINE.
- VARIANCE FROM CHAPTER 8.3.3 TO PERMIT THE BUILDING FACADES TO TOTAL 710 SQUARE FEET INSTEAD OF THE ALLOWED 500 SQUARE FEET.

WAIVERS

- WAIVER FROM CHAPTER 10.2.4 TO PERMIT ENCROACHMENTS INTO THE 25' LBA ALONG THE NORTH AND SOUTH PROPERTY LINES.
- WAIVER FROM 5.5.2.B.1A AND 5.8.2.A1.b.1 TO NOT PROVIDE VEHICULAR ACCESS TO ADJACENT NON-RESIDENTIAL PROPERTIES TO THE NORTH AND SOUTH.
- WAIVER FROM 9.2 TO NOT PROVIDE SHORT TERM BICYCLE PARKING.
- WAIVER FROM 10.2.12 TO PERMIT MORE THAN 120' BETWEEN ILAs.
- WAIVER FROM CHAPTER 5.6 TO NOT PROVIDE 60% ANIMATING FEATURES, WINDOWS AND A VARIED ROOFLINE.
- WAIVER FROM SECTION 10.2.4.B FOR THE EASEMENT OVERLAP EXCEEDING 50% IN A LANDSCAPE BUFFER AREA.

SITE LAYOUT NOTES

1. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CUB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
2. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
3. 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.
4. ONSITE DETENTION WILL BE PROVIDED IF REQUIRED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOW FOR THE 2, 10, AND 100-YEAR STORMS OF THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
5. A TELEINSPECTION REPORT ON ALL EXISTING STORM SYSTEMS THAT WILL REMAIN IN SERVICE SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. SITE MAY BE SUBJECT TO MSD REGIONAL FACILITIES FEE.
8. MSD SANITARY SEWERS AVAILABLE BY L.E. AND/OR BY CONNECTION, SUBJECT TO FEES AND CHARGES.
9. SITE EVALUATION BY GEOTECHNICAL ENGINEER MAY BE REQUIRED.
10. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
11. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
12. TOTAL BUILDING AREA = 161,822 SQUARE FEET; 10% OF THE TOTAL BUILDING AREA (16,182 SQUARE FEET) IS REQUIRED TO BE PROVIDED IN AN AMENITY AREA. TOTAL AMENITY AREA PROVIDED = 0 SQUARE FEET. APPLICANT WILL UTILIZE THE PUBLIC ART FEE IN LIEU OF THIS REQUIREMENT.

LANDSCAPE REQUIREMENTS:

TREE CANOPY COVERAGE
REQUIRED: NEW TREE CANOPY COVERAGE MUST BE 20% OF GROSS SITE AREA.
GROSS SITE AREA: 772,603 SF
20% GROSS SITE AREA (TOTAL TREE CANOPY REQUIRED) = 154,521 SF
TREE CANOPY PROVIDED:
3" CALIPER TYPE A TREES: 209 TREES = 200,640 SF
12-14' TYPE A EVERGREEN TREES: 20 = 19,200 SF
8' TYPE A EVERGREEN TREES: 60 = 43,200 SF
6' TYPE B EVERGREEN TREES: 123 TREES = 52,890 SF
2" CALIPER TYPE C TREES: 22 TREES = 2,332 SF
TOTAL TREE CANOPY PROVIDED: 318,262 SF

LANDSCAPE BUFFERS

North Side
REQUIRED (BASED ON SITE AND ADJACENT ZONING): MIN. 25' WIDE LANDSCAPE BED WITH 4.5 TREES PER 100 LF AND 8' TALL SCREEN OR MIN. 35' WIDE LANDSCAPE BED WITH 3 TREES PER 100 LF AND 8' TALL SCREEN.
LENGTH OF 6-10' WIDE BUFFER: 503 LF
REQUIRED: 23 TYPE A CANOPY TREES (FOR 25' BUFFER)
PROVIDED: 32 TREES (11 TYPE A CANOPY TREES, 18 TYPE B EVERGREEN TREES, 3 TYPE C TREES, INCOMPLETE 8' TALL SCREEN)
LENGTH OF 35' WIDE BUFFER: 901 LF
REQUIRED: 27 TYPE A CANOPY TREES
PROVIDED: 49 TREES (27 TYPE A CANOPY TREES, 22 TYPE A 8' EVERGREEN TREES, 8' TALL SCREEN)

East Side
REQUIRED (BASED ON SITE AND ADJACENT ZONING): NO BUFFER REQUIREMENTS BECAUSE SITE AND ADJACENT (ACROSS BARDSTOWN ROAD) ARE ZONED COMMERCIAL

West Side
REQUIRED (BASED ON SITE AND ADJACENT ZONING): MIN. 25' WIDE LANDSCAPE BED WITH 4.5 TREES PER 100 LF AND 8' TALL SCREEN OR MIN. 35' WIDE LANDSCAPE BED WITH 3 TREES PER 100 LF AND 8' TALL SCREEN.
LENGTH OF 35' WIDE BUFFER : 319 LF
REQUIRED: 10 TYPE A CANOPY TREES
PROVIDED: 33 TREES (6 TYPE A CANOPY TREES, 27 TYPE A 8' EVERGREEN TREES, 8' TALL SCREEN)
LENGTH OF 5-7' WIDE BUFFER : 268 LF
REQUIRED: 12 TYPE A CANOPY TREES (FOR 25' BUFFER)
PROVIDED: 20 TREES (20 TYPE A 12-14' EVERGREEN TREES 8' TALL SCREEN)

South Side
REQUIRED (BASED ON SITE AND ADJACENT ZONING): MIN. 35' WIDE LANDSCAPE BED WITH 3 TREES PER 100 LF AND 8' TALL SCREEN OR MIN. 25' WIDE LANDSCAPE BED WITH 4.5 TREES PER 100 LF AND 8' TALL SCREEN OR MIN. 35' WIDE LANDSCAPE BED WITH 3 TREES PER 100 LF AND 8' TALL SCREEN.
LENGTH OF 6' WIDE BUFFER: 639 LF
REQUIRED: 29 TYPE A CANOPY TREES (FOR 25' BUFFER)
PROVIDED: 29 TREES (29 TYPE A CANOPY TREES, NO 8' TALL SCREENING)
LENGTH OF 25' WIDE BUFFER: 510 LF
REQUIRED: 23 TREES
PROVIDED: 23 TREES (23 TYPE A CANOPY TREES, 8' TALL SCREEN)
LENGTH OF 15' WIDE BUFFER: 254 LF
REQUIRED: 11 TYPE A CANOPY TREES
PROVIDED: 20 TREES (6 TYPE A CANOPY TREES, 9 TYPE A 8' EVERGREEN TREES, 5 TYPE B EVERGREEN TREES)

VUA PERIMETER PLANTING
REQUIRED: 1 TYPE A TREE PER 50 LF VUA BOUNDARY AND 3' CONTINUOUS SCREEN FOR 50% OF VUA LENGTH.
LENGTH OF VUA: 3420 LF
REQUIRED: 68 TREES
PROVIDED: 302 TREES (105 TYPE A CANOPY TREES, 48 TYPE A 8' EVERGREEN, 20 TYPE A 12-14' EVERGREEN TREES,123 TYPE B, AND 6 TYPE C TREES)
LENGTH OF VUA WITH 8' TALL SCREEN: 2252 LF, OR 66% OF VUA LENGTH

VUA INTERIOR PLANTING
REQUIRED: 7.5% OF VUA MUST BE LANDSCAPED.
VUA: 387,550 SF
7.5% OF VUA = 29,114 SF
PROVIDED LANDSCAPED AREA: 29,681 SF
REQUIRED: 1 CANOPY TREE PER 4000 SF OF VUA
TREES REQUIR D: 97 TYPE A CANOPY TREES
TREES PROVIDED: 99 TYPE A CANOPY TREES

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.
3. 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.
4. 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.
5. 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.
6. 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. TEMPORARY INLET PROTECTION IS TO BE PROVIDED AT ALL EXISTING AND PROPOSED INLET STRUCTURES WITHIN AND NEAR LIMITS OF CONSTRUCTION.
8. EROSION CONTROL BLANKET REQUIRED ON ALL PROPOSED SLOPES OF 3:1 OR STEEPER.
9. TEMPORARY CONSTRUCTION ENTRANCE REQUIRED TO PROVIDE ACCESS TO SITE FROM BARDSTOWN ROAD.
10. SILT FENCE TO BE INSTALLED AROUND ENTIRE PERIMETER OF PROJECT SITE.
11. THE PROPOSED WATER QUALITY BASIN SHALL BE USED AS A TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

CURRENT OWNER:

PLAYA PLAZA, LLC
6100 DUTCHMANS LANE, 6TH FLOOR
LOUISVILLE, KY 40205
(502) 456-1999

FUTURE OWNER:

COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WASHINGTON 98027
CONTACT: TED JOHNSON
(630) 368-0840

ENGINEER:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
5899 MONTCLAIR BOULEVARD
CINCINNATI, OHIO 45150
CONTACT: JOHN R. IMBUS, P.E.
(513) 985-0226
(513) 985-0228 (fax)

LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAINTED 2' O.C. DIAGONAL STRIPED ISLAND AND CROSSWALK
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PARKING STALL COUNT 10' WIDE (TYP.) SEE PLAN FOR STALL DEPTHS
- PARKING STALL COUNT (HANDICAP)
- EXISTING SANITARY SEWER DRAIN
- EXISTING WATERLINE
- EXISTING STORM LINE
- PROPOSED SURFACE FLOW DIRECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- PROPOSED SILT FENCE
- EXISTING FENCE
- PROPOSED STORM SEWER
- PROPOSED ROOFDRAIN
- PROPOSED STORM DROP INLET
- PROPOSED CGI INLET
- PROPOSED STORM MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER
- EXISTING TREELINE
- PROPOSED BUILDING SETBACK
- EXISTING MANHOLES
- PROPOSED 15' WIDE MSD EASEMENT

811 Know what's below. Call before you dig.

SCALE IN FEET 0 50 100

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REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
5899 Montclair Blvd. - Cincinnati, OH 45150
513-985-0226 · 800-759-5614
www.cecinc.com

COSTCO WHOLESALE
Louisville, Kentucky

SITE LAYOUT PLAN

DATE:	JUNE 2015	DRAWN BY:	DAR
DWG SCALE:	AS NOTED	CHECKED BY:	JDM
PROJECT NO:	143-802		
APPROVED BY:	(HAND SIGNATURE ON FILE)		JRI

DRAWING NO.: C200

15ZONE1008

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