

**GENERAL NOTES**

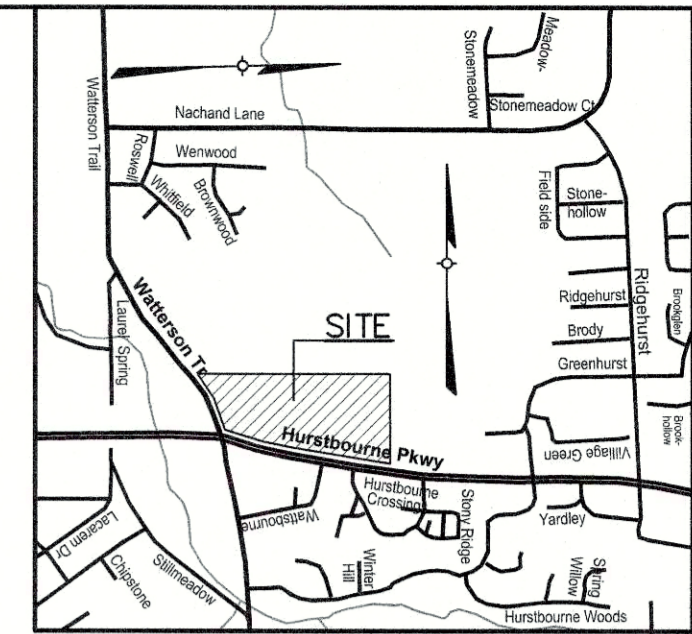
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

**SEWER & DRAINAGE NOTES**

- Detention will be provided on proposed Hurstbourne Commons Development. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Additional offsite easements and/or downstream improvements may be required.
- No portion of the site is located in a floodplain per FIRM map 21111C0034 E dated December 5, 2006.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- 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 Management Practices.
- An EPSC plan shall be developed and approved in accordance with the MSD Design Manual and Standard Specifications prior to construction plan approval.

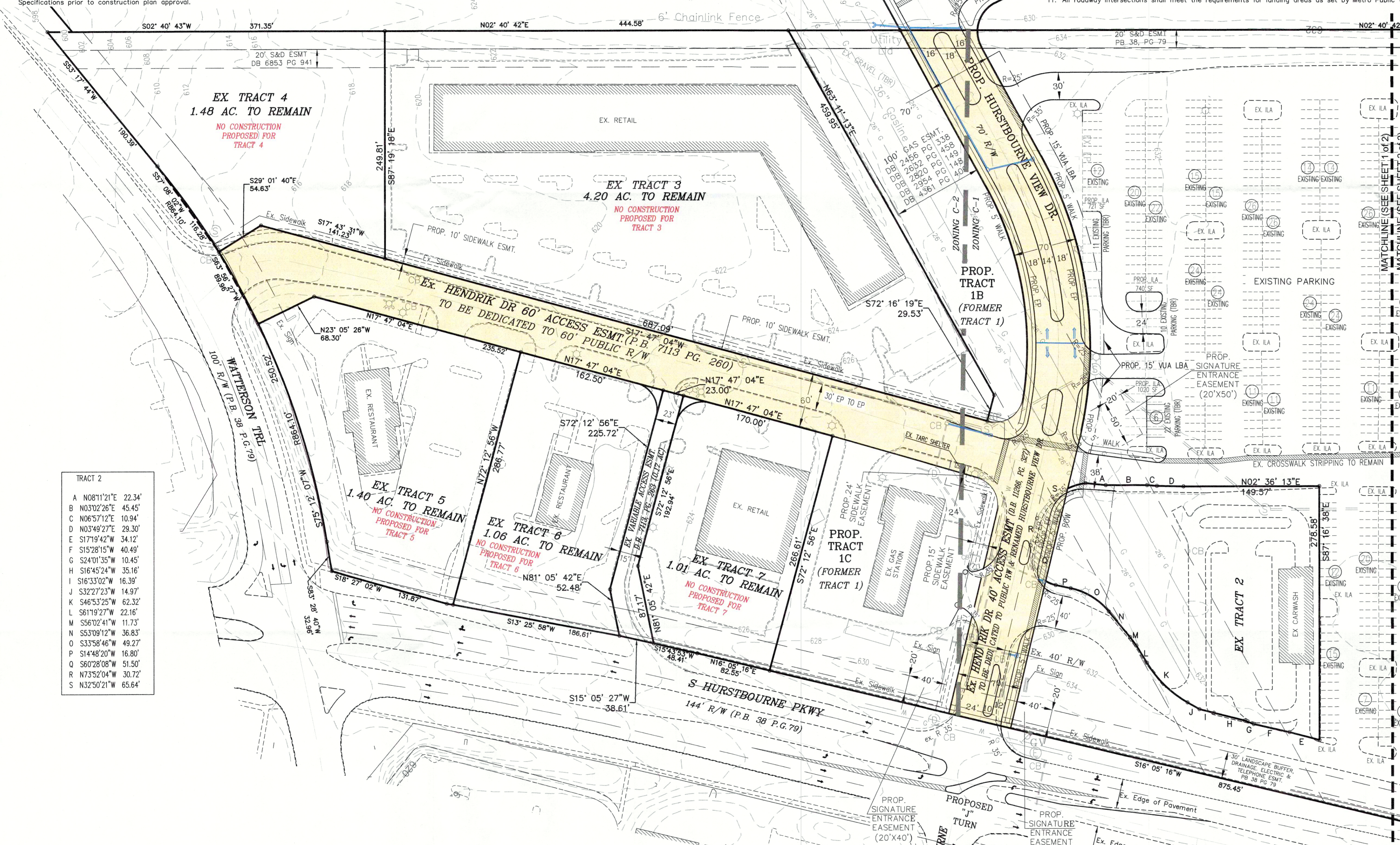
**STREETS & SIDEWALKS NOTES**

- All roads within the development shall have curb and gutters. All roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- A Bond & Encroachment Permit is required by KY Department of Transportation for all work within the South Hurstbourne Parkway Right-Of-Way, and for roadway approaches on all surrounding access roads to the site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval. Final location of street trees will be determined during construction approval process.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.



LOCATION MAP  
NOT TO SCALE

PROPOSED HURSTBOURNE COMMONS DEVELOPMENT CASE #20ZONE2020



TRACT 2

A	N08°11'21"E	22.34'
B	N03°02'26"E	45.45'
C	N06°57'12"E	10.94'
D	N03°49'27"E	29.30'
E	S17°19'42"W	34.12'
F	S15°28'15"W	40.49'
G	S24°01'35"W	10.45'
H	S16°45'24"W	35.16'
I	S16°33'02"W	16.39'
J	S32°27'23"W	14.97'
K	S46°53'25"W	62.32'
L	S61°19'27"W	22.16'
M	S56°02'41"W	11.73'
N	S53°09'12"W	36.83'
O	S33°58'46"W	49.27'
P	S14°48'20"W	16.80'
Q	S60°28'08"W	51.50'
R	N73°52'04"W	30.72'
S	N32°50'21"W	65.64'

PROP. TRACT 1A (FORMER TRACT 1)  
EX. MEIJER

**PROJECT DATA**

EX. TRACT 1	= 30.70 AC
R/W DEDICATION TRACT 1	= 2.68 AC
PROP. TRACT 1A	= 25.85 AC
PROP. TRACT 1B	= 0.97 AC
PROP. TRACT 1C	= 1.20 AC
EX. TRACT 2	= 1.46 AC
R/W DEDICATION TRACT 2	= 0.05 AC
TRACT 2 NET	= 1.41 AC
EXISTING ZONING	= C-1/-C2
FORM DISTRICT	= SMC
EXISTING USE TO REMAIN	= COMMERCIAL
MEIJER EX. BLDG AREA	= 231,049 SF
MEIJER PARKING	
MIN. 1 SP EACH 500 SF	= MIN. 432 SP
MAX. 1 SP EACH 250 SF	= MAX. 921 SP
PARKING SPACES TO BE REMOVED	= 43 SPACES
EXISTING PARKING SPACES TO REMAIN	= 1,181 SPACES
NEW PARKING SPACES	= 6 SPACES
TOTAL PARKING PROVIDED	= 1,187 SP (INCLUDES 24 ADA SP)
MEIJER VEHICULAR USE AREA	= 527,328 SF
PROPOSED IMPERVIOUS (+2,210SF)	= 885,929 SF (0.25% INCREASE)

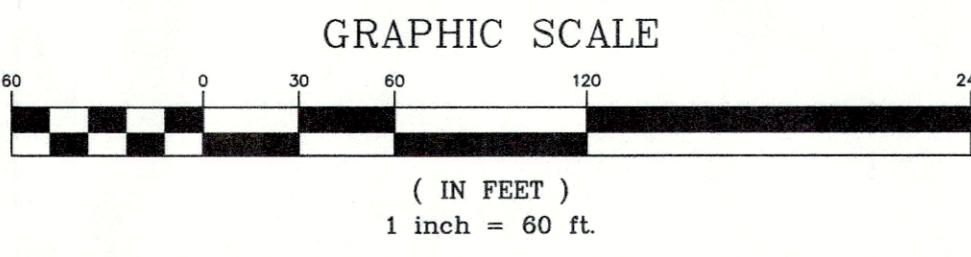
THE ONLY REVISIONS PROPOSED ARE THE DEDICATION OF RIGHT OF WAYS, THE CONSTRUCTION OF HURSTBOURNE VIEW DRIVE & THE REMODEL OF THE EXISTING MEIJER PARKING LOT AS SHOWN.

**MEIJER**

REVISED GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN

**LEGEND**

	= EXISTING CONTOUR
	= RW DEDICATION ON MEIJER'S PROPERTY
	= RW DEDICATION ON TRACT 2
	= PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	= EXISTING STORM SEWER
	= PROPOSED SEWER AND MANHOLE
	= EXISTING SEWER AND MANHOLE
	= EXISTING LIGHT POLE
	= EXISTING CATCH BASIN
	= EXISTING FIRE HYDRANT
	= PROPOSED WATER LINES
	= EXISTING GAS LINES



**SITE ADDRESSES**

<b>TRACT 1:</b> 4500 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 477 D.B. 11266, PG. 318	<b>TRACT 3:</b> 4600 HENDRIK DR LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 497 D.B. 10578, PG. 297	<b>TRACT 5:</b> 4630 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 480 D.B. 8822, PG. 176	<b>TRACT 7:</b> 4610 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 478 D.B. 11610, PG. 179
<b>TRACT 2:</b> 4590 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 512 D.B. 11548, PG. 290	<b>TRACT 4:</b> 4660 HENDRIK DR LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 498 D.B. , PG.	<b>TRACT 6:</b> 4620 S HURSTBOURNE PKWY LOUISVILLE, KY, 40299 TAX BLOCK 44, LOT 479 D.B. 11632, PG. 898	

**OWNERS**

<b>TRACT 1:</b> MEIJER, STORES LTD PARTNERSHIP 2929 WALKER AVE NW GRAND RAPIDS, MI, 49544	<b>TRACT 2:</b> GETTY, LEASING INC 292 MADISON AVE NEW YORK, NY 10017	<b>TRACT 3:</b> HENDRIK PROPERTIES LLC 333 E MAIN ST STE 200 LOUISVILLE, KY, 40202	<b>TRACT 4:</b> MEIJER, STORES LTD PARTNERSHIP 2929 WALKER AVE NW GRAND RAPIDS, MI, 49544	<b>TRACT 5:</b> SCOOPS HOLDINGS LLC 4630 S HURSTBOURNE PKWY LOUISVILLE, KY 40299	<b>TRACT 6:</b> JMLE, PROPERTIES LLC 3420 FISHERVILLE WOODS CT FISHERVILLE, KY 40023	<b>TRACT 7:</b> VETNET, HOLDINGS LLC 11401 OAKHURST DR LOUISVILLE, KY 40245
--	--	---	--	---	---	--

DEVELOPER:  
R J THIENEMAN  
12488 La Grange Road  
Louisville, KY 40245  
PHONE: (502) XXX-XXXX

PREPARED BY:  
LAND DESIGN & DEVELOPMENT, INC.  
503 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE: (502) 428-9374  
FAX: (502) 428-9375

JOB: 17043-1  
DATE: 06/07/21

COUNCIL DISTRICT - 11  
FIRE PROTECTION DISTRICT - JEFFERSONTOWN  
MUNICIPALITY - LOUISVILLE

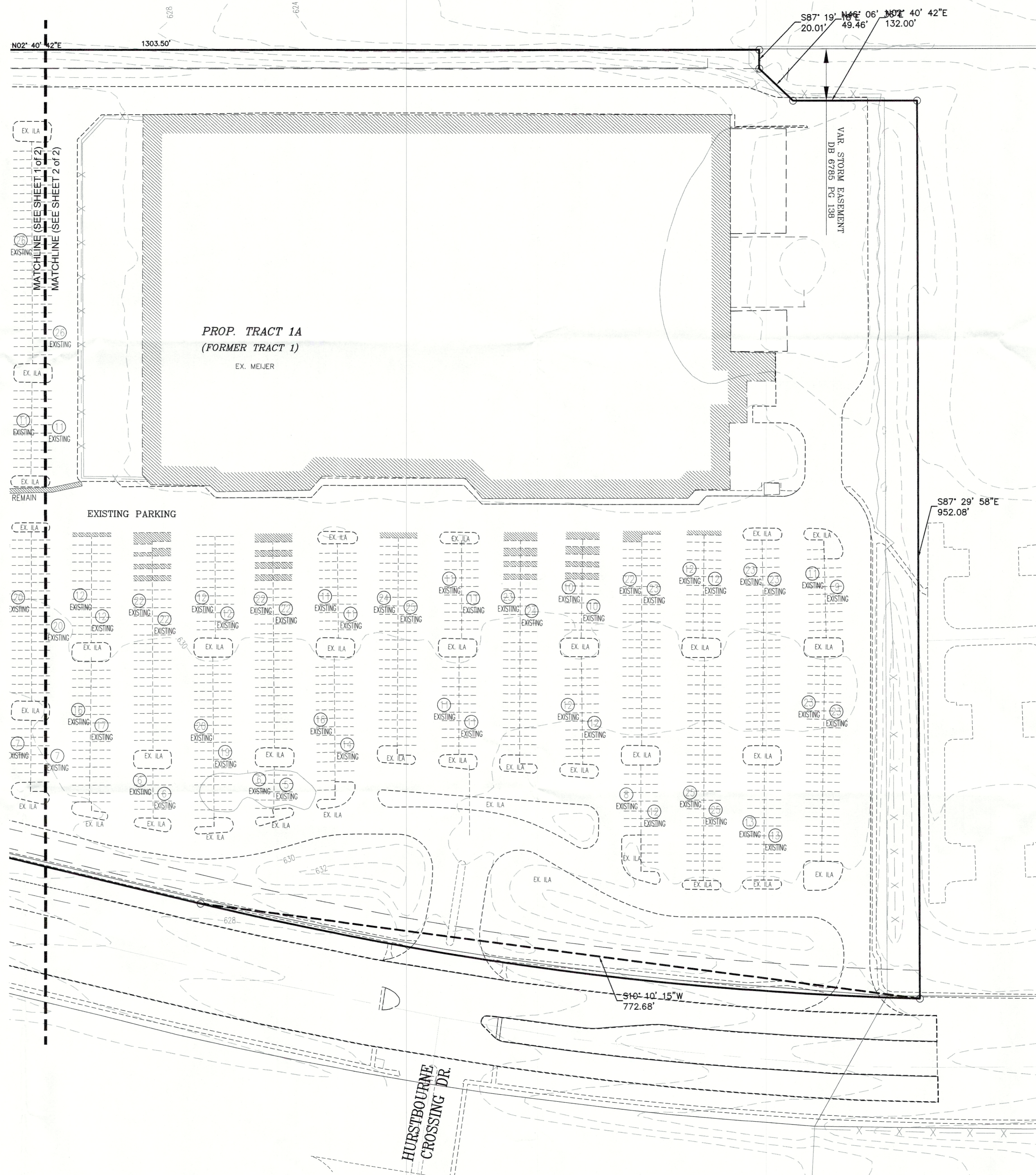
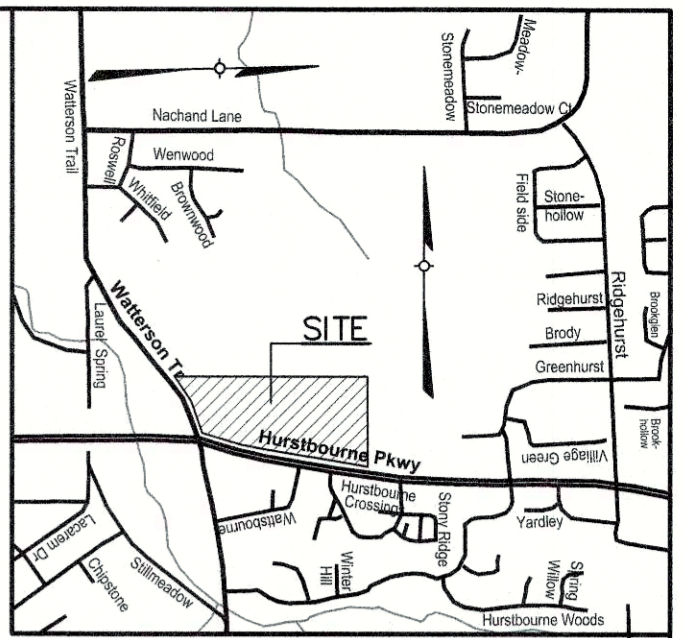
CASE: 21-DDDP-0045  
RELATED CASE: 09-039-94  
WM# 12107

RECEIVED  
JUN 03 2021

PLANNING SERVICES

SHEET  
1 OF 2





# MEIJER

REVISED GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN

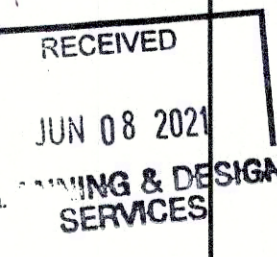
DEVELOPER:  
R J THIENEMAN  
12488 La Grange Road  
Louisville, KY 40245  
PHONE: (502) XXX-XXXX

PREPARED BY:  
LAND DESIGN & DEVELOPMENT, INC.  
503 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE: (502) 426-9374  
FAX: (502) 426-9375

JOB: 17043-1  
DATE: 06/07/21

COUNCIL DISTRICT - 11  
FIRE PROTECTION DISTRICT - JEFFERSONTOWN  
MUNICIPALITY - LOUISVILLE

CASE: 21-DDP-0045  
RELATED CASE: 09-039-94  
MSD SUB# 12107



SHEET  
2 OF 2

21-DDP-0045

C:\Current Projects\17043-1\DWG\Planning\17043-1-1-PR-SUB-6-07-2021.dwg, 6/8/2021 10:28:50 AM, Hellon.