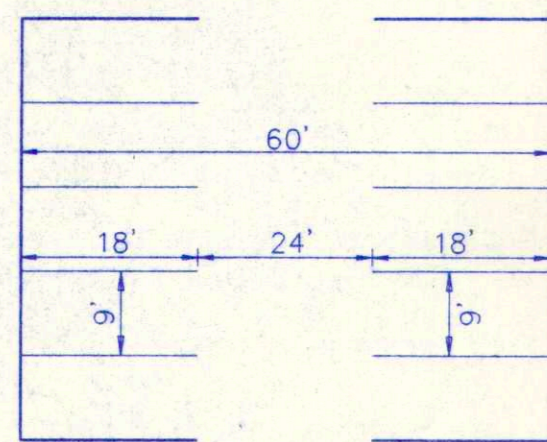


OUTLOT AREA CHART				PARKING	
OUTLOT	ACREAGE	BUILDING S.F.	USE	REQ'D	PROVIDED
1	2.66	9,000	RESTAURANT	90	117
2	1.01	3,000	RESTAURANT	30	43
3	1.47	5,000	RESTAURANT	50	55
4	1.77	9,000	RESTAURANT	90	90
5	3.35	6,600	RETAIL	90	134
6	1.21	2010	CONVENIENCE STORE	9	9

NOTE: 1. ALL OUTLOTS ARE 1 STORY BUILDINGS  
2. THE RETAIL FLOOR AREA IN THE CONVENIENCE STORE (OUTLOT 6) IS 1300 S.F.



OUTLOT PARKING SPACE DETAIL  
NTS

DRAINAGE AREA SUMMARY		
AREA	ACREAGE	"C" VALUE
AREA "A"	11.26	.88
AREA "B"	13.04	.83
AREA "C"	14.47	.68
UNCONTROLLED	2.50	.60

STORMWATER FLOW DIRECTION ONSITE

MAIN STORE PARKING DATA			
AREA	FLOOR AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
RETAIL	164,508	823	948
FOOD COURT	8,703	87	87
NON-PUBLIC	57,838	50	50
GARDEN CTR.	34,006	86	86
EXPANSION	30,000	150	150
TOTAL	295,055	1,196	1,321

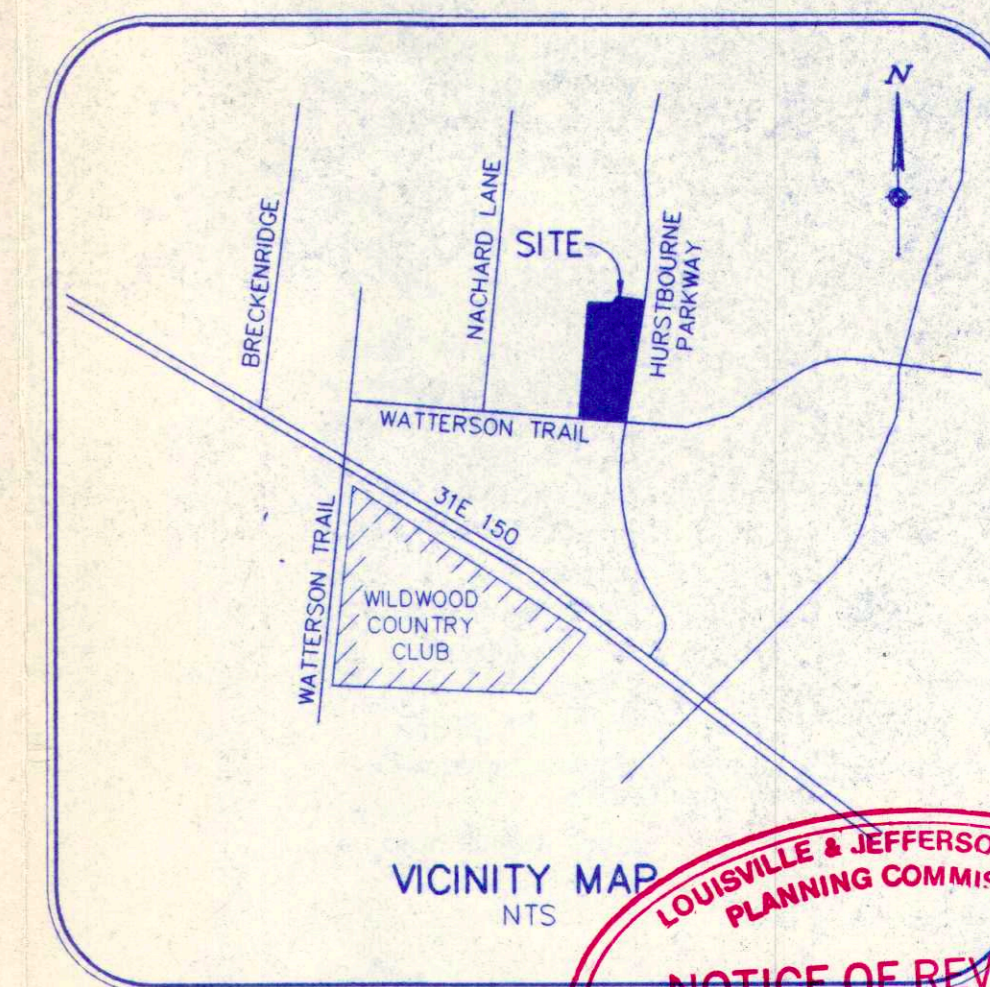
DOES NOT INCLUDE 22 CART AREAS (INCLUDES 24 HANDICAP SPACES)

PROPOSED SIGNAGE SUMMARY				
TYPE	I.D.	LOGO	NO.	SQ. FT. EACH
Monument Sign	GP-1	Meijer, 24 hours	2	63
Monument Sign	GP-2	Meijer, 24 hours	1	40
Gas Station Monument Sign	GS-5	Price Cabinet without Logo	1	50
TOTAL FREE STANDING				153

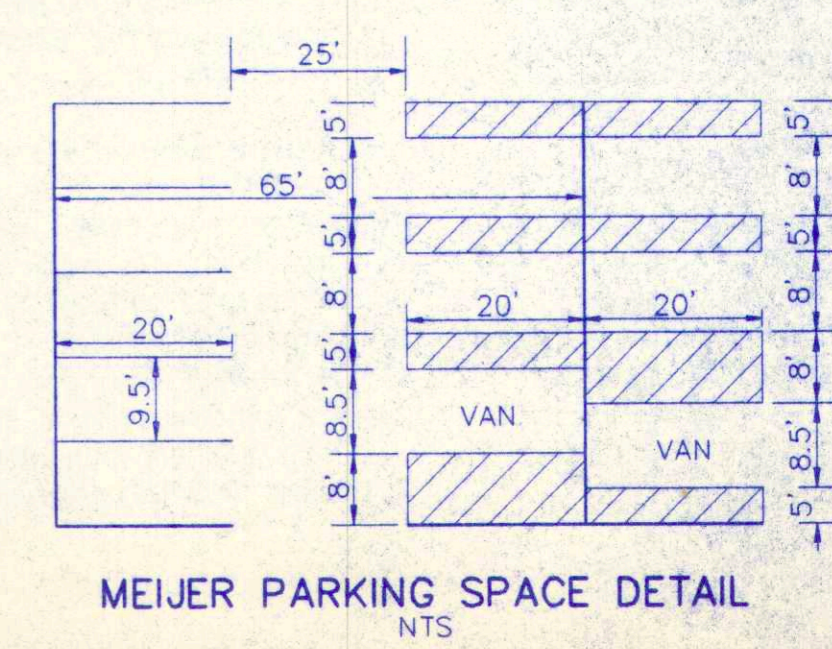
EXISTING C-2  
R-6 TO C-1 AREA  
C-2 TO C-1 AREA  
TOTAL ACRES  
14.43 ACRES  
12.8 ACRES  
14.06 ACRES  
41.29 ACRES

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

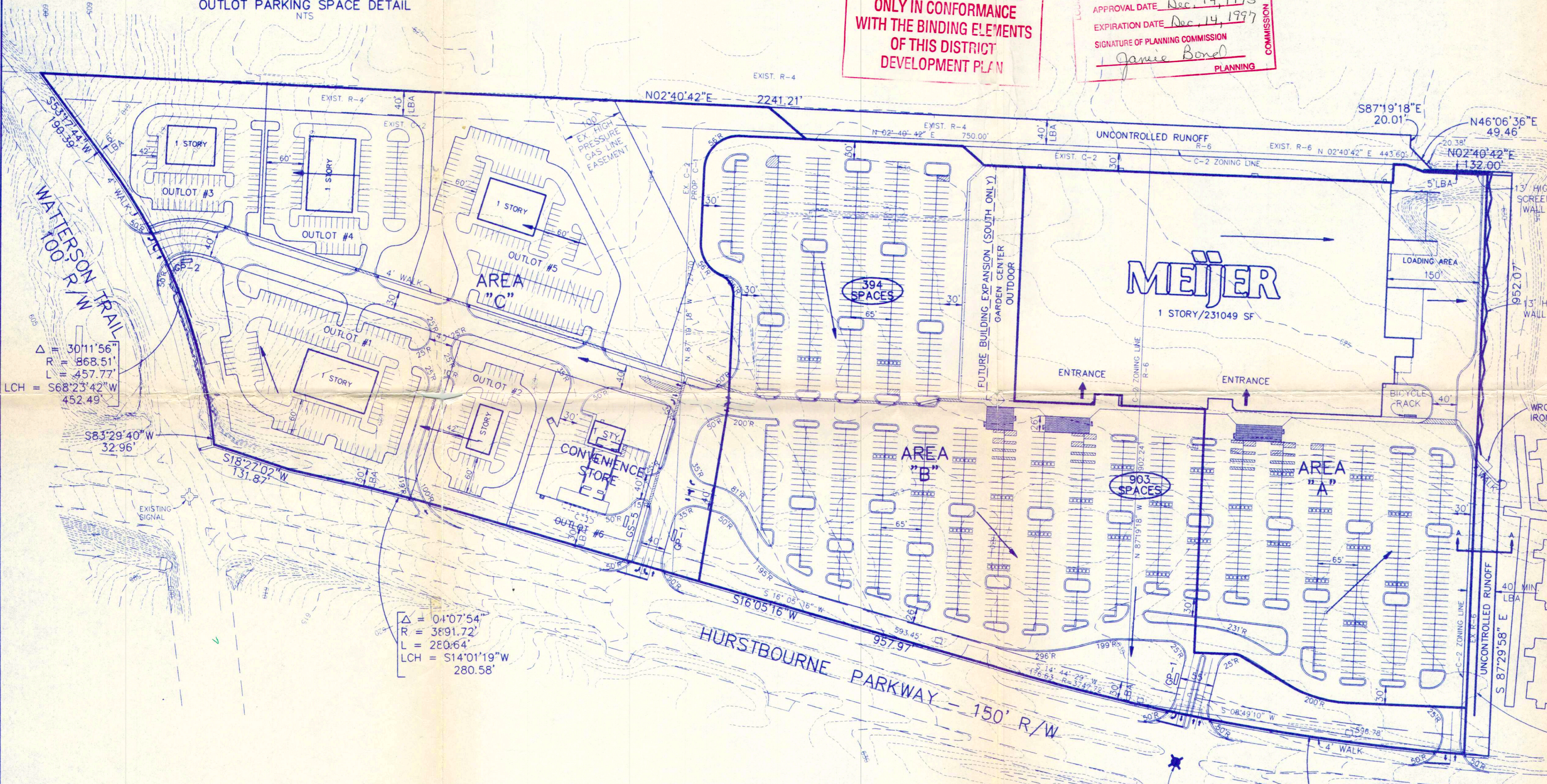
JEFFERSON COUNTY  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 9-39-94  
APPROVAL DATE Dec. 14, 1995  
EXPIRATION DATE Dec. 14, 1999  
SIGNATURE OF PLANNING COMMISSION  
*Janice Bond*  
PLANNING COMMISSION



LOUISVILLE & JEFFERSON COUNTY  
**PLANNING COMMISSION**  
**NOTICE OF REVISION**  
THIS PLAN HAS BEEN REVISED TO A PLANNED DATE RECEIVED 11/21/96 IN FILE 9-39-94



MEIJER PARKING SPACE DETAIL  
NTS



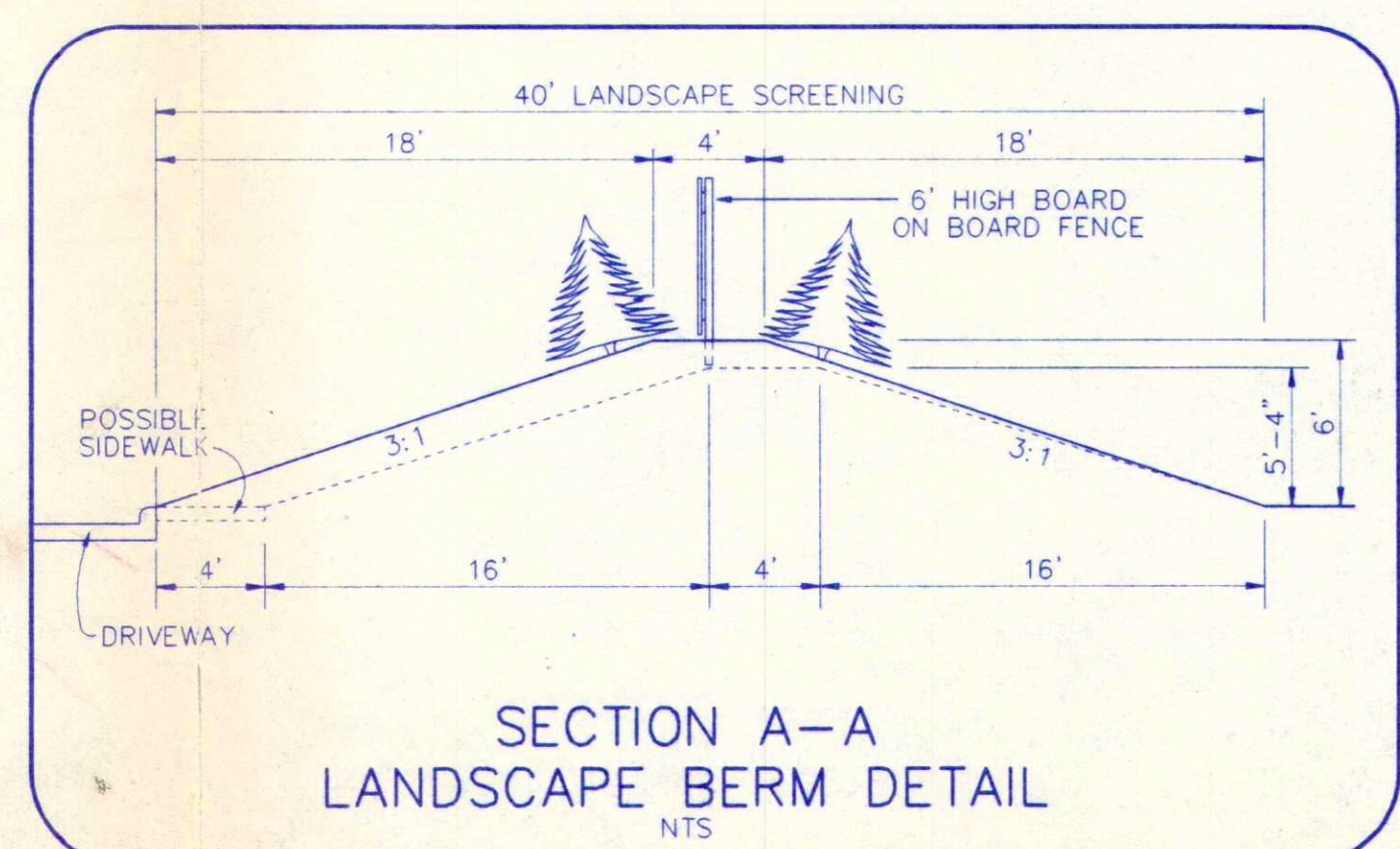
- LEGEND**
- LIGHTS
  - HANDICAP
  - STANDARD PARKING
  - CART CORRAL
  - CURB
  - CROSSWALK

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE 1261  
CONDITIONS:

BY: *R.R.B.*  
DATE: *11/16/95*  
JEFFERSON COUNTY  
DEPT. OF PUBLIC WORKS

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

1297 REGULAR SIZE SPACES  
24 HANDICAP SPACES  
1321 TOTAL PARKING SPACES  
29 CART AREAS - NOT INCLUDED IN PARKING COUNT ABOVE  
NO FUTURE PARKING SPACES



SECTION A-A  
LANDSCAPE BERM DETAIL  
NTS

- GENERAL NOTES:**
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO M.S.D. REQUIREMENTS.
  - SANITARY SEWERS BY L.E. WITH CONNECTIONS TO MORRIS-FORMAN W.T.P.
  - SUBJECT TO SANITARY SEWER FEES.
  - SEWER AND DRAINAGE EASEMENTS MUST BE GRANTED FOR ALL CROSS LOT SANITARY AND STORM DRAINAGE SYSTEMS.
  - RUN OFF FROM SITE WILL NOT EXCEED DESIGN CAPACITIES OF STORM DRAINAGE SYSTEM. POST DEVELOPED "C" FACTORS WILL BE JUSTIFIED DURING CONSTRUCTION PHASE.

**RECEIVED**  
NOV 22 1995  
PLANNING & DEVELOPMENT SERVICES  
TAX BLOCK 44 LOT # 444

OWNER: THE CUMBERLAND FEDERAL SAVINGS BANK, 200 W. BROADWAY, LOUISVILLE, KY 40202

DEVELOPER: MEIJER, INC., 4411 PLAINFIELD N.E., GRAND RAPIDS, MI 49505

409 East Monument Avenue  
Dayton, Ohio  
45402-1261  
513.461.5660  
FAX: 513.461.0743

**MEIJER DESIGN**  
HURSTBOURNE PARKWAY  
LOUISVILLE, KENTUCKY  
DISTRICT DEVELOPMENT PLAN

NO. 10-19259-01  
DATE JAN. 1994  
SCALE 1" = 100'  
DES. SUN  
DR. JSM  
CKD. SUN

SHEET NO. (HUR) DP-1

CL SHEVA 19950901.dwg - NOV. 20, 1995 - 17:07:53

**Docket Number 9-39-94**

Project Name: Meijer  
Location: Hurstbourne Parkway  
Request: Revised Detailed  
Development Plan.  
**Staff Case Manager, Cynthia  
Patterson, Planner I.**

**RESOLVED**, That the Land  
Development and Transportation  
Committee does hereby **APPROVE**  
the revised detailed district  
development plan for Docket No. 9-  
39-94, **subject to the following  
binding elements:**

1. The development shall be in accordance with the approved district development plan, land use and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission.
2. Prior to development of Outlots 1 - 5 of this project, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
  - a) screening, buffering, landscaping
  - b) density, floor area, size and height of buildings

- c) points of access and site layout with respect to on-site circulation
  - d) land uses
  - e) signs
  - f) loading berths
  - g) parking
  - h) sidewalks
  - i) site design elements relating to alternative transportation modes.
  - j) outdoor lighting
  - k) minor subdivision plat approval
  - l) air pollution
  - m) the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection
  - n) dumpster.
3. The development shall not exceed 269,659 square feet of gross floor area for retail; 34,006 square feet of gross floor area for outdoor garden center, and 26,000 square feet of gross floor area for restaurant uses.
  4. The following uses, although permitted generally in the C-2 Commercial District, are prohibited uses within the C-2 areas of Stony Brook South: adult entertainment, automobile repair garages, bookbinding facilities, dance halls, kennels, monument sales, plumbing and heating

shops, sign painting, skating rinks, taverns, theaters, used car sales areas unless in connection with a new car sales dealership, advertising signs (billboards). The remainder of the C-2 Commercial uses (being those that are not also specifically listed in the C-1 District) shall be allowed in the C-2 areas of Stony Brook South, but only to the extent of one-third of the allowable commercial square footage allowed  $1/3 \times 620,670 = 206,890$  square feet).

5. There shall be no direct vehicular access to Watterson Trail from Outlots 3 and 1. There shall be no direct vehicular access to Hurstbourne Parkway from Outlots 6 and 1.
6. The only permitted signs for Outlot 6 and the Meijer lot shall be located as shown on the approved district development plan. The signs shall not exceed the following:
  - a. 63 square feet in area and 8 feet tall - two signs on Meijer lot,
  - b. 40 square feet in area, 6 feet tall - convenience store lot, and
  - c. 50 square feet in area, 6 feet tall - convenience store lot.

Signs for Outlots 1-5 must be approved by the Planning Commission.

7. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
8. There shall be no outdoor storage on the site.
9. Outdoor lighting shall be directed down and away from surrounding residential properties.
10. The applicant shall submit a plan for approval by the Planning Commission staff's landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by the Planning Commission staff's landscape architect if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
  - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).

- b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
  - d. Location of construction fencing for each tree/tree mass designated to be preserved.
11. The western boundary of the site (Outlots 3, 4, 5 and the Meijer lot) shall contain a buffer transition area 40 feet in width which shall contain a berm at least six feet in height and landscaping as approved by the Commission staff. This 40 foot buffer transition area shall remain residentially zoned. Structures shall be no more than one-story, not to exceed 35 feet in height.
  12. Within 60 days of the provision of transit service on Hurstbourne Parkway, the owner shall construct two (2) transit shelters in locations to be determined by the Transit Authority of River City.
  13. Before a building or alteration permit and/or a certificate of occupancy is requested:
    - a) The development plan must be re-approved by the Jefferson County Department of

- b) Public Works and Transportation and the Metropolitan Sewer District.
- c) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
- d) A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
- e) An access and crossover easement agreement shall be executed to permit shared access as shown on the development plan. A copy of the recorded instrument shall be submitted to the Planning Commission counsel.
- f) Revised plans must be approved for **Docket**

**Nos. 9-29-88, 10-13-88, and 10-14-88.**

14. If a building permit is not issued within two years of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
15. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

RECEIVED  
NOV 25 1994  
PLANNING &  
DEVELOPMENT SERVICES