

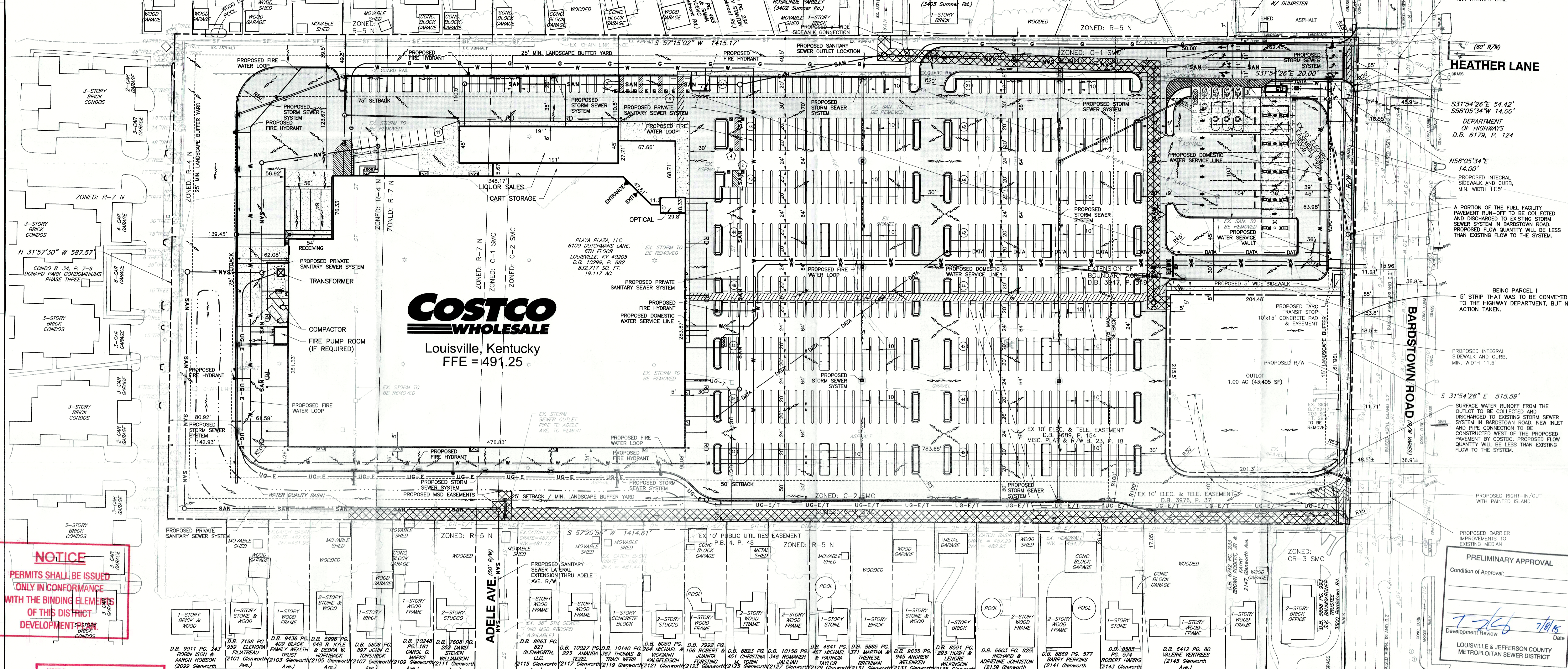
PRELIMINARY APPROVAL DEVELOPMENT PLAN

Transportation Planning requested a 3-way stop to protect pedestrians at the crosswalk near the site. Any signal modifications must be the responsibility of the developer. Lane assignments at the signal on site will have a direct relationship to the signal.

DATE: 7-2-15

BY: *[Signature]*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



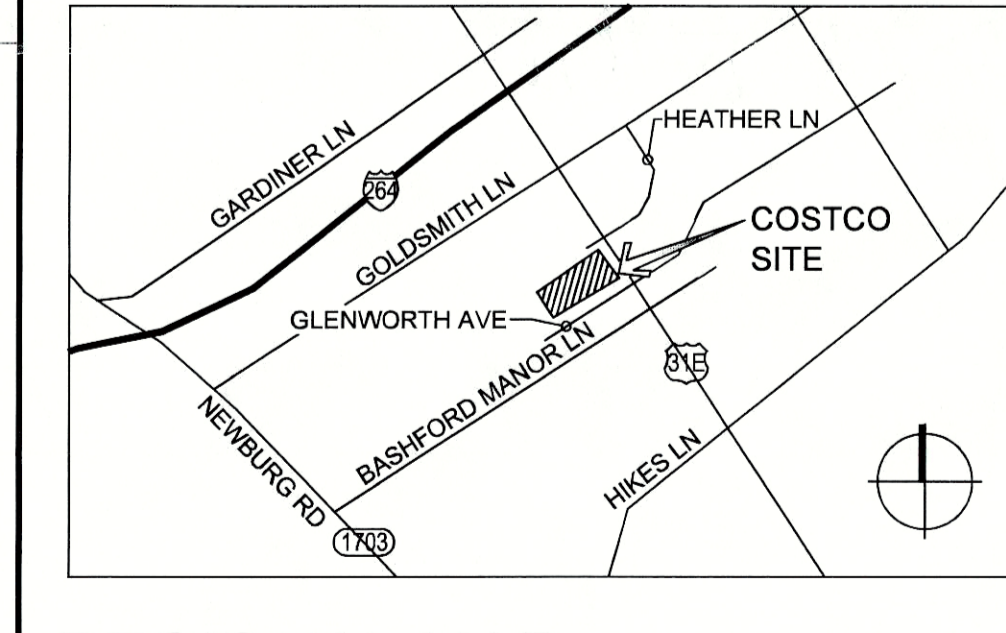
COSTCO WHOLESALE

Louisville, Kentucky
FFE = 491,25

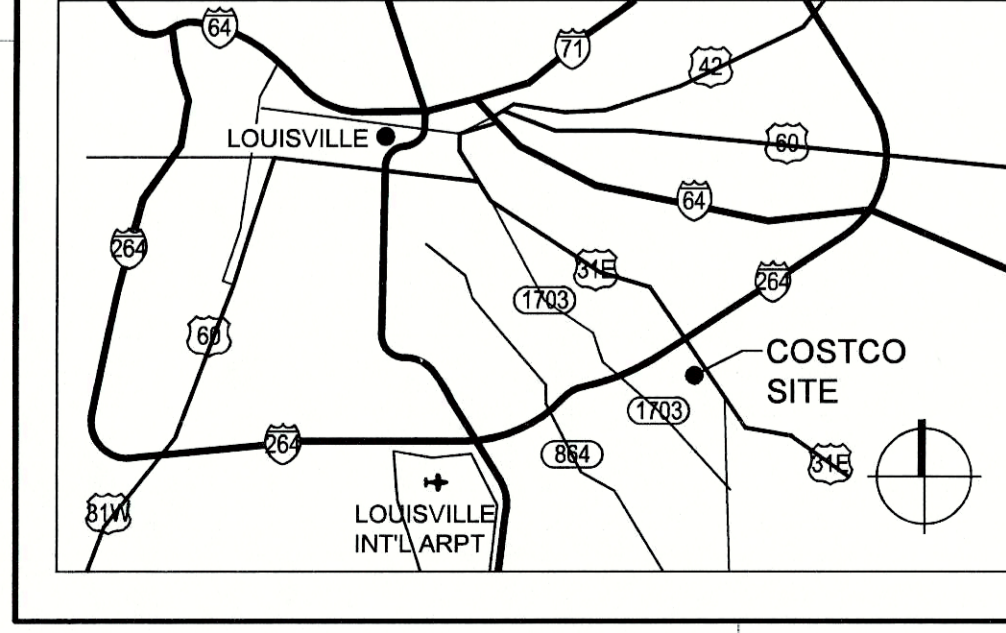
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15 ZONE 1008
APPROVAL DATE: 3/23/2015
EXPIRATION DATE: 3/31/2018
SIGNATURE OF PLANNING COMMISSION

VICINITY MAP



REGIONAL MAP



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
3408 BARDSTOWN ROAD
LOUISVILLE, KY 40218

SITE DATA:
COSTCO SITE AREA: 18.97 ACRES
WAREHOUSE: 17.97 ACRES (822,920 S.F.)
OUTLOT: 1.00 ACRES (43,406 S.F.)
RIGHT-OF-WAY (Existing): 0.07 ACRES (3,230 S.F.)
RIGHT-OF-WAY (Proposed): 0.16 ACRES (6,982 S.F.)
JURISDICTION: CITY OF LOUISVILLE, KY
PARCEL/TAX BLOCK/LOT #: 061000580000
ZONING: C-2, C-1, R-7 AND R-4
CURRENT (Existing): 0.578 AC. R-4 AND R-7 TO C-2
PROPOSED RE-ZONING: 0.578 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'
FRONT: 25'
SIDE: 89.26'
REAR: 75'
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 (307 S.F.)

SANITARY SEWER DATA:
VIA 30" SANITARY SEWER (required water quality rain event) 0.8"
Rv = 0.05 + 0.0091 0.716
I (impervious cover %) 74%
A (site area, S.F.) 835,916 S.F.

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) = 821 STALLS
MIN PARKING: 1 SPACE / 300 SF OF BUILDING AREA (161,169) = 547 STALLS
PROPOSED PARKING: 706 STALLS
TYPICAL STALL SIZE: 10' x 20'

STORMWATER DATA:

EXISTING IMPERVIOUS AREA: 796,198 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: 29,826 C.F.
PROVIDED WATER QUALITY VOLUME: 30,000 C.F.
ELEVATION: 485.00
DEPTH: 3.8'
SURFACE AREA: 18,700 S.F.
WHERE = (W2) * (Rwq) * Rv * A
W2 (required water quality rain event) 0.8"
Rv = 0.05 + 0.0091 0.716
I (impervious cover %) 74%
A (site area, S.F.) 835,916 S.F.

VARIANCE/WAIVER REQUIREMENTS:

- VARIANCES:**
- VARIANCE FROM CHAPTER 13.2 C.2 TO PERMIT THE BUILDING TO BE LOCATED APPROXIMATELY 78' FROM THE PROPERTY LINE INSTEAD OF THE REQUIRED 75'.
 - VARIANCE FROM TABLE 13.2 TO PERMIT ENCROACHMENTS INTO THE 10' SETBACK ALONG THE SOUTH PROPERTY LINE AND INTO THE 75' SETBACK ALONG THE NORTH PROPERTY LINE.
 - VARIANCE FROM CHAPTER 13.3 TO PERMIT THE BUILDING FACADES TO TOTAL 710 SQUARE FEET INSTEAD OF THE ALLOWED 600 SQUARE FEET.
- WAIVERS:**
- WAIVER FROM CHAPTER 13.2.4 TO PERMIT ENCROACHMENTS INTO THE 25' LBA ALONG THE NORTH AND SOUTHERN PROPERTY LINES.
 - WAIVER FROM 8.2.8 AND 8.2.8.1 AS TO NOT PROVIDE SIDEWALK ACCESS TO ADJACENT NON-RESIDENTIAL BUILDINGS TO THE NORTH AND SOUTH.
 - WAIVER FROM 8.2 TO PROVIDE SHORT TERM BICYCLE PARKING.
 - WAIVER FROM 8.2.12 TO PERMIT SIGNAGE THAT IS NOT IDENTICAL TO THE SIGNAGE APPROVED BY THE PLANNING COMMISSION. LEGAL COUNSEL SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL FOR THIS WAIVER.
 - WAIVER FROM SECTION 12.4.8 FOR THE EASEMENT OVERLAP EXCEEDING 50% IN A LANDSCAPE BUFFER AREA.
- SITE LAYOUT NOTES:**
- UPON DEVELOPMENT OR DEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE THE NEED FOR MULTIPLE DRIVeways THROUGH THE SITE.
 - RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 - 30" SANITARY SEWER SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - ON-SITE DETENTION SHALL BE PROVIDED IF REQUIRED. POST DEVELOPED PEAK FLOW SHALL BE 1.5 TIMES THE PRE-DEVELOPMENT PEAK FLOW FOR 10, 100, AND 100-YEAR STORMS OF THE CAPACITY OF THE DOWNSTREAM SYSTEM.
 - A TELEINSPECTION REPORT ON ALL EXISTING STORM SYSTEMS THAT WILL REMAIN IN SERVICE SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MED ORNAMENTAL BOND SHALL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - SITES MAY BE SUBJECT TO MED ORNAMENTAL FEES.
 - MED SANITARY SEWERS AVAILABLE BY L.E. AND/OR BY CONNECTION, SUBJECT TO FEES AND CHARGES.
 - SITE EVALUATION BY GEOTECHNICAL ENGINEER MAY BE REQUIRED.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
 - RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 - TOTAL BUILDING AREA = 161,822 SQUARE FEET, 79% OF THE TOTAL BUILDING AREA IS TO BE USED FOR RETAIL. (SEE THE LAND AREA TOTAL AMENITY AREA PROVIDED) = 129,822 SQUARE FEET. (APPLICANT WILL DEFINE THE PUBLIC ARTS IN RELAY TO THIS REQUIREMENT.)

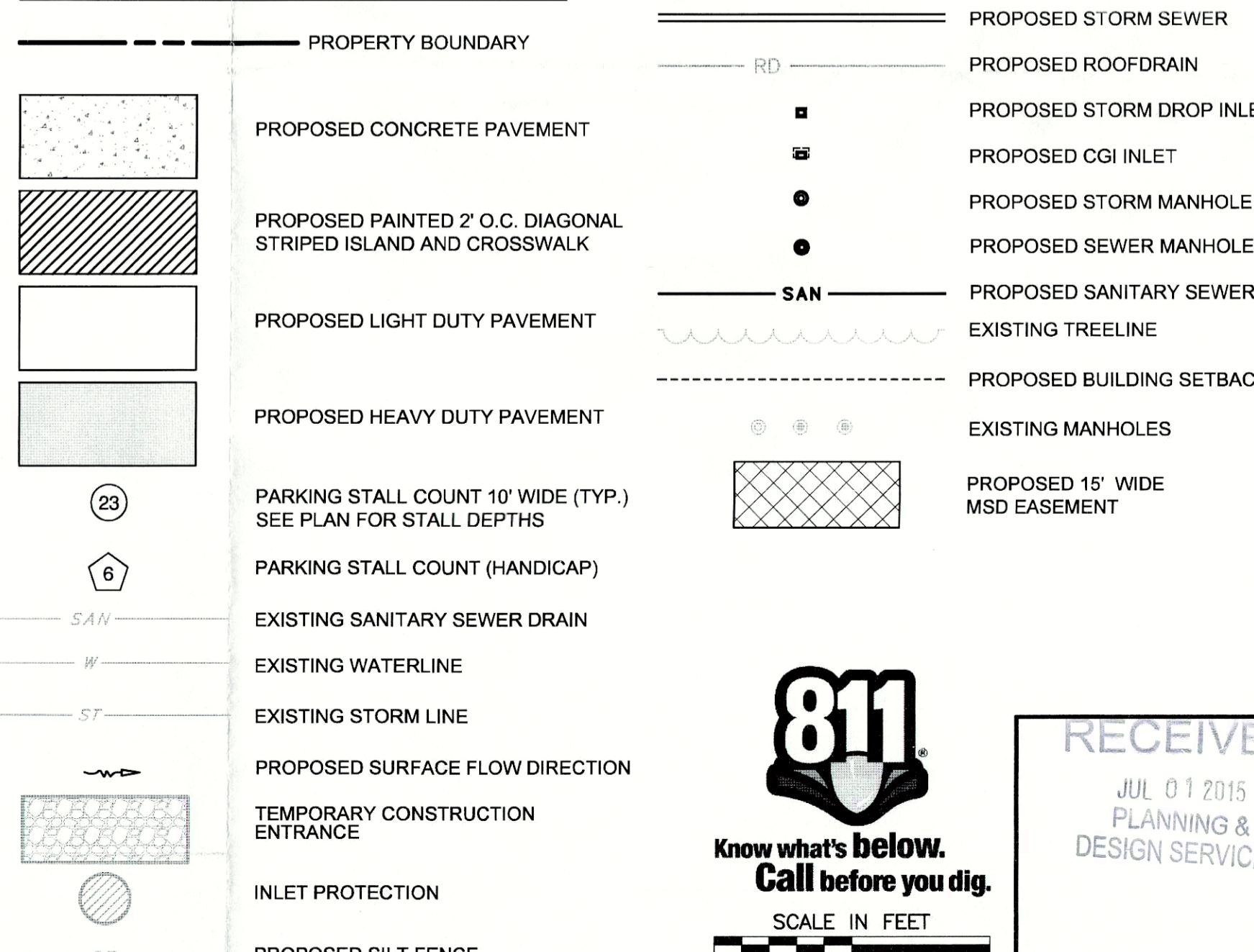
LANDSCAPE REQUIREMENTS:

- TREE CANOPY COVERAGE:**
REQUIRED: 20% TREE CANOPY COVERAGE MUST BE 20% OF GROSS SITE AREA.
GROSS SITE AREA = 728,200 S.F.
20% OF GROSS SITE AREA TOTAL TREE CANOPY REQUIRED = 145,640 S.F.
- LANDSCAPE BUFFERS:**
REQUIRED: BASED ON SITE AND ADJACENT ZONING. MIN. 35' WIDE LANDSCAPE BED WITH 4 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 8' WIDE BUFFER: 500 LF
REQUIRED: 30' WIDE CANOPY TREES FOR 30' BUFFER
LENGTH OF 30' BUFFER: 117' CANOPY TREES, 18 TYPE B EVERGREEN TREES, 3 TYPE C
IF TYPE A EVERGREEN TREES: 123 TREES = 12,990 SF
IF TYPE B EVERGREEN TREES: 123 TREES = 12,990 SF
IF TYPE C EVERGREEN TREES: 27 TREES = 2,337 SF
TOTAL TREE CANOPY PROVIDED: 318,267 SF
- SCREENS:**
REQUIRED: BASED ON SITE AND ADJACENT ZONING. NO BUFFER REQUIREMENTS BECAUSE SITE AND ADJACENT ACROSS BARDSTOWN ROAD ARE ZONED COMMERCIAL.
REQUIRED: 12 TYPE A CANOPY TREES FOR 20' BUFFER
REQUIRED: 30 TREES (20 TYPE A CANOPY TREES, 10 TYPE B EVERGREEN TREES, 8 TALL SCREEN)
- LANDSCAPE PLANTING:**
REQUIRED: 1 TREE PER 50' LF VIA BOUNDARY AND 2 CONTIGUOUS SCREENS FOR 50% OF VOA LENGTH.
REQUIRED: 98 TREES
REQUIRED: 30 TREES WITH 6 TYPE A CANOPY TREES, 48 TYPE B EVERGREEN, 50 TYPE C TREES
LENGTH OF 10' WIDE BUFFER: 255 LF
REQUIRED: 100 TYPE A CANOPY TREES
- VIA INTERIOR PLANTING:**
REQUIRED: 75% OF VOA MUST BE LANDSCAPED.
75% OF VOA = 201.8 LF
REQUIRED: 1 CANOPY TREE PER 4000 SF OF VOA
REQUIRED: 100 TYPE A CANOPY TREES
TREES PROVIDED: 90 TYPE A CANOPY TREES

EROSION PREVENTION & SEDIMENT CONTROL NOTES:

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
 - TEMPORARY CONSTRUCTION ENTRANCE REQUIREMENTS TO PROVIDE ACCESS TO SITE FROM BARDSTOWN ROAD.
 - DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM ALL REQUIRED BASIN DRAINAGE CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEDED AND STABILIZED.
 - ACTION MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKS ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF BILTENS.
 - SEDIMENT LAYERS GROUNDWATER ENCLOSED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES OR LATER DURING CONSTRUCTION SHALL BE DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
 - WADERS CONSTRUCTION OR LATER DURING CONSTRUCTION SHALL BE DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
 - CEASING ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE INSTALLED TO PREVENT EROSION AND SEDIMENTATION. THESE MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS FULLY REVEGETATED.
 - TEMPORARY INLET PROTECTION IS TO BE PROVIDED AT ALL EXISTING AND PROPOSED INLET STRUCTURES WITHIN AND NEAR LIMITS OF CONSTRUCTION.
 - EROSION CONTROL (BANK) REQUIRED ON ALL PROPOSED SLOPES OF 3:1 OR STEEPER.
 - TEMPORARY CONSTRUCTION ENTRANCE REQUIREMENTS TO PROVIDE ACCESS TO SITE FROM BARDSTOWN ROAD.
 - TEMPORARY CONSTRUCTION ENTRANCE REQUIREMENTS TO PROVIDE ACCESS TO SITE FROM BARDSTOWN ROAD.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM 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
(833) 368-0840
- ENGINEER:**
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
5809 MONTECILLO BOULEVARD
CINCINNATI, OH 45150
CONTACT: JOHN R. IMBUS, P.E.
(513) 985-0226
(513) 985-0228 (fax)

LEGEND



NO.	DATE	REVISION RECORD DESCRIPTION

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

SITE LAYOUT PLAN
DATE: JUNE 2015
DRAWN BY: JRM
CHECKED BY: JRM
AS NOTED
APPROVED BY: (HAND SIGNATURE ON FILE) (JRM)
DAR 143-902
SCALE: 1" = 40' (SEE PLAN FOR STALL DEPTHS)
PARKING STALL COUNT (HANDICAP): 14
EXISTING SANITARY SEWER DRAIN
EXISTING WATERLINE
EXISTING STORM LINE
PROPOSED SURFACE FLOW DIRECTION
TEMPORARY CONSTRUCTION ENTRANCE
INLET PROTECTION
PROPOSED SILT FENCE
DRAWING NO.: C200

Case No. 15ZONE1008 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested change in form district; change in zoning; Variances #1, #2, and #3; Waivers #1, #4, #5 and #6; the General Detailed District Development Plan; the proposed binding elements including a change to binding element #13 as specified at this hearing; and a change to binding element #12 (strike the words "Single Family residences" from that binding element to include all types of abutting residences, and adding the words "within 200 feet of residential properties") and the General and Detailed District Development Plan, **SUBJECT** to the following binding elements:

Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The building on the site shall not exceed 164,169 square feet of gross floor area (this does not include the out lot).
4. There shall be no direct vehicular access to Adele Avenue or Sumner Road.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter. The landscaping shall be substantially the same as depicted in the concept landscape plan as presented at the July 30, 2015 Planning Commission meeting.

8. A certificate of occupancy must be received from the appropriate code enforcement department 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.
9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
10. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
11. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 30, 2015 Planning Commission meeting.
12. No idling of trucks shall take place within 200 feet of ~~single-family residences~~ residential properties. No overnight idling of trucks shall be permitted on-site.
- ~~13. The applicant is utilizing the Public Art fee in lieu as outlined in Chapter 5.12.2.A.3. The fee shall be paid to the Louisville Public Space Art Fund before the issuance of a building permit for the site.~~
- 13 The applicant is utilizing the Public Art fee in lieu as outlined in Chapter 5.12.2.A.3. The fee in lieu shall be calculated based on the square footage required for the outdoor amenity area, multiplied by the square foot value of the parcel of land as determined by its actual documented value at the time of development. The fee shall be paid to the Louisville Public Space Art Fund before the issuance of a building permit for the site.”
- 14 Long term bicycle parking will be provided inside the building.
- 15 Vehicular and pedestrian cross-connectivity shall be provided to the abutting lots to the north and south upon redevelopment with compatible uses of the abutting properties. Exact location of the connection shall be reviewed in consultation with the owner and developer upon re-development of the adjacent lots to determine the safest and most efficient layout for the circulation.