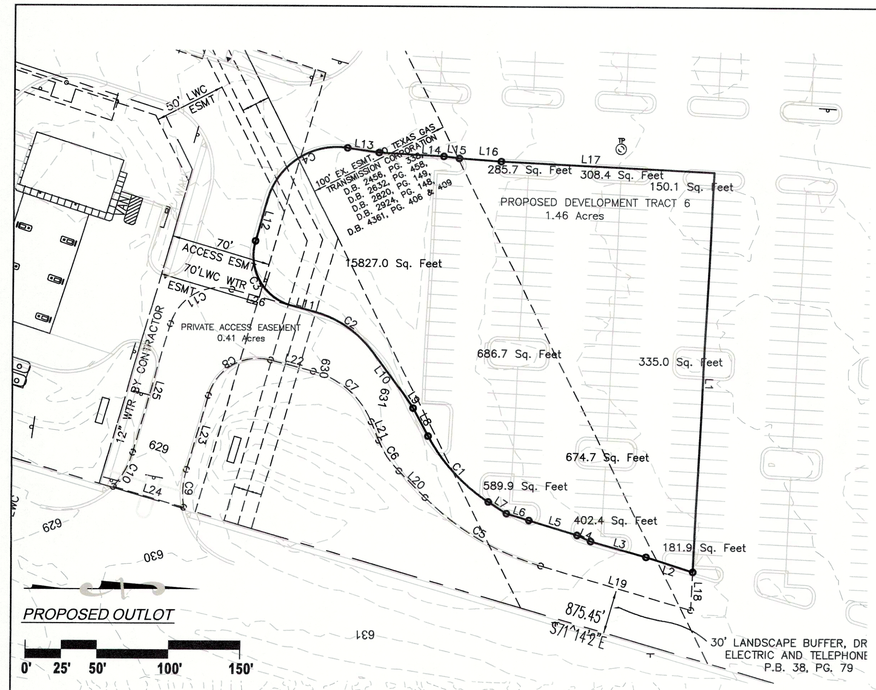


NOTE:
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

TRACT 1 STATISTICS

SITE AREA	29.95 +/- ACRES
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	RETAIL
EXISTING BUILDING AREA	235,028 SQ. FT.
PARKING CALCULATION:	235,028 SF
PARKING PROVIDED (INC. 24 HANDICAP SPACES)	1,158 SPACES
MINIMUM SPACES REQUIRED 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA IN SUBURBAN FORM DISTRICTS	784 PARKING SPOTS
MAXIMUM SPACES REQUIRED 1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA	1,176 PARKING SPOTS

REMOVED FROM TRACT 1

AREA REMOVED	1.46 ACRES
PARKING REMOVED	136 SPOTS
ILA REMOVED	3,615 SQ. FT.

PROPOSED TRACT 6 STATISTICS

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
EXISTING ZONE	C1
EXISTING USE	PARKING LOT
PROPOSED USE	SELF-SERVE CAR WASH
EXISTING BUILDING FOOTPRINT	0 SQ. FT. ±
PROPOSED BUILDING FOOTPRINT	3,996 SQ. FT. ±
GROSS FLOOR AREA	3,996 SQ. FT. ±
SITE ACREAGE	1.46 AC. ±
SITE AREA	63,555 SQ. FT. ±
FAR	0.07
AREA OF DISTURBANCE	1.16 ACRES

TOTAL SITE AREA:	63,555 SQ.FT.
EXISTING TREE CANOPY: (6 @ 432 SQ. FT.)	2,592 SQ.FT.
EXISTING TREE CANOPY TO REMAIN: (4 @ 432 SQ.FT.)	1,728 SQ.FT. (3%)
PERCENT CANOPY TOTAL:	19 %
REQ. NEW TREE CANOPY: (FROM LDC TBL 10.1.1)	0%

PARKING - CAR WASH CONVEYOR TYPE OPERATED BY CUSTOMER
(1 SPACE FOR EACH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT)

PAVEMENT TYPE:	CONCRETE
CAR WASH (1 CONVEYOR UNIT AND 34 VACUUM UNITS)	36 SPACES
V.U.A.	29,657 SQ. FT.
I.L.A. REQUIRED TABLE 10.2.12 (7.5%)	2,225 SQ.FT.
I.L.A. PROVIDED	7,261 SQ.FT.
INTERIOR TREES REQUIRED	8 TREES
TYP. HANDICAP PARKING SPACE	9 FT. X 18 FT.
TYP. VACUUM PARKING SPACE	12 FT. X 18 FT.

BCYCLE PARKING
RETAIL SALES, SERVICE OPERATIONS 2, OR 1 PER 50,000 SQUARE FEET OF GROSS FLOOR AREA

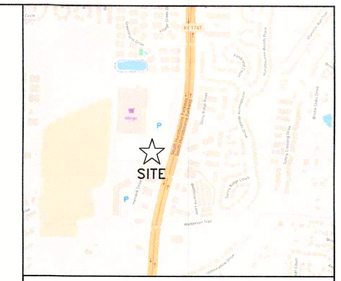
REQUIRED BICYCLE RACKS	2 SPACES
PROPOSED BICYCLE RACKS	2 SPACES

DECREASE IN IMPERVIOUS AREA

EXISTING SITE AREA:	63,555 SQ.FT.
EXISTING IMPERVIOUS AREA:	44,167 SQ.FT.
EXISTING IMPERVIOUS PERCENT:	69.5 %
PROPOSED IMPERVIOUS AREA:	34,873 SQ.FT.
PROPOSED IMPERVIOUS PERCENT:	54.9 %
NET IMPERVIOUS AREA CHANGE:	-9,294 SQ.FT.
NET IMPERVIOUS PERCENT CHANGE:	-14.6 %

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Suzanne W Stuart
DATE: 6/27/18
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

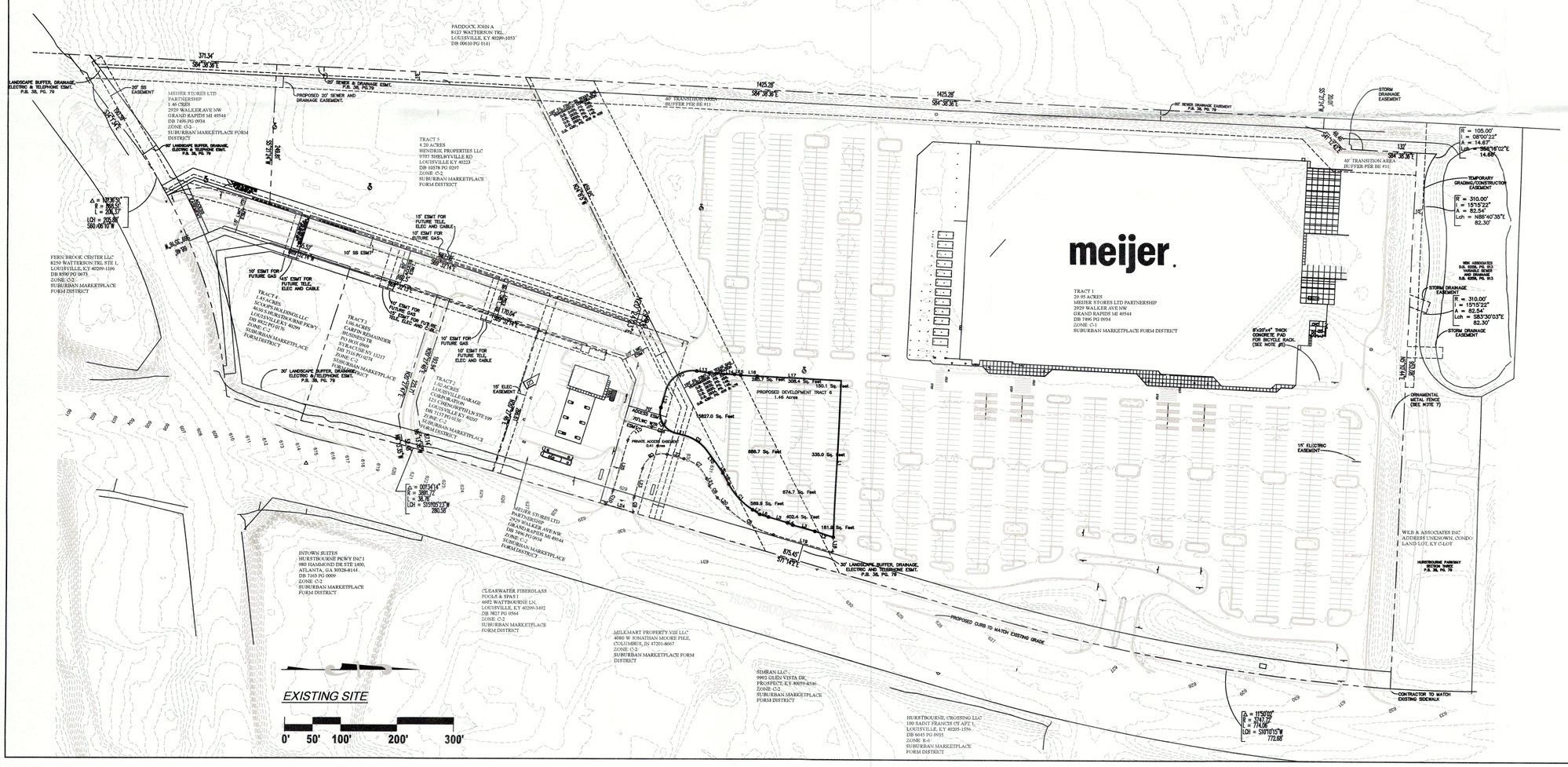
PRELIMINARY APPROVAL
Condition of Approval:
SEE 18DEVPLAN 1064
Tony Kelly 6-27-18
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



VICINITY MAP
Scale = NTS

LINE	BEARING	DISTANCE
L1	S 87°16'38" E	278.58'
L2	S 17°19'42" W	34.12'
L3	S 15°28'15" W	40.49'
L4	S 24°01'35" W	10.45'
L5	S 16°45'24" W	35.16'
L6	S 16°33'02" W	16.39'
L7	S 32°27'23" W	14.97'
L8	S 61°19'27" W	22.16'
L9	S 56°02'41" W	11.73'
L10	S 53°09'12" W	36.83'
L11	S 14°48'20" W	16.80'
L12	N 73°52'04" W	30.72'
L13	N 08°11'21" E	22.34'
L14	N 03°02'26" E	45.45'
L15	N 06°57'12" E	10.94'
L16	N 03°49'27" E	29.30'
L17	N 02°36'13" E	149.57'
L18	S 87°19'23" E	26.60'
L19	S 16°00'31" W	109.41'
L20	S 44°31'55" W	26.09'
L21	S 67°22'01" W	13.91'
L22	S 14°18'48" W	30.85'
L23	S 74°01'35" E	53.78'
L24	S 16°05'16" W	51.34'
L25	N 74°01'35" W	93.31'
L26	S 14°48'20" W	43.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.98'	125.00'	28°52'04"	S 46°53'25" W	62.32'
C2	50.20'	75.00'	38°20'52"	S 33°58'48" W	49.27'
C3	57.38'	36.00'	91°19'36"	S 60°28'08" W	51.50'
C4	71.61'	50.00'	82°03'25"	N 32°50'21" W	65.64'
C5	94.59'	190.00'	28°31'23"	S 30°16'13" W	93.61'
C6	25.91'	65.00'	22°50'08"	S 55°56'58" W	25.73'
C7	55.56'	60.00'	53°03'13"	S 40°50'24" W	53.59'
C8	55.51'	36.00'	88°20'23"	S 29°51'24" E	50.17'
C9	26.42'	60.00'	25°13'51"	S 86°38'31" E	26.21'
C10	27.49'	60.00'	26°18'08"	N 60°54'03" W	27.25'
C11	54.28'	35.00'	88°49'56"	N 29°36'38" W	48.99'



APPROVED DISTRICT DEVELOPMENT PLAN
METRO LOUISVILLE
DOCKET NO. 18DEVPLAN1083
APPROVAL DATE 6/28/18
EXPIRATION DATE 7/12/20
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

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

RECEIVED
MAY 29 2018
PLANNING & DESIGN SERVICES

THOROUGHBRED ENGINEERING
P.O. BOX 481 LEXINGTON, KY 40588
(502) 863-1756
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI-CONSTRUCTION SERVICES

GENERAL DISTRICT DEVELOPMENT PLAN

MEIJER

4500 SOUTH HURSTBOURNE PARKWAY
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40299

PROJECT NO.:	DRAWN BY: JRD
DATE: 05/3/2018	CHECKED BY:

NOT FOR CONSTRUCTION

REVISION:	DATE:
RESUBMIT	5/25/18

DRAWING NAME: OVERALLDP2.DWG

C-1

18 DEVPLAN 1083

BINDING ELEMENTS
CASE NO. 18DEVPLAN1083

1. The development shall be in accordance with the approved district development plan 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 except for land uses permitted in the established zoning district.

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 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, kennels, monument sales, plumbing and heating shops, sign painting, skating rinks, taverns, theaters, used car sales 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 specifically listed in the C-I 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 113 X 620,670 = 206,890 square feet).

4. There shall be no direct vehicular access to Watterson Trail from Outlots 3 and 1. Access to Hurstbourne Parkway shall be as shown on the approved Detailed District Development Plan.

5. Signs shall be in accordance with Chapter 8 of the Land Development Code

6. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.

7. There shall be no outdoor storage on the site.

8. Outdoor lighting shall be directed down and away from surrounding residential properties.

9. 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 berming 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.

10. 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 in consultation with the Transit Authority. The Owner / Developer will maintain the transit stops on an as needed basis. 11. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
d. 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.
e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

11. 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.

12. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.