

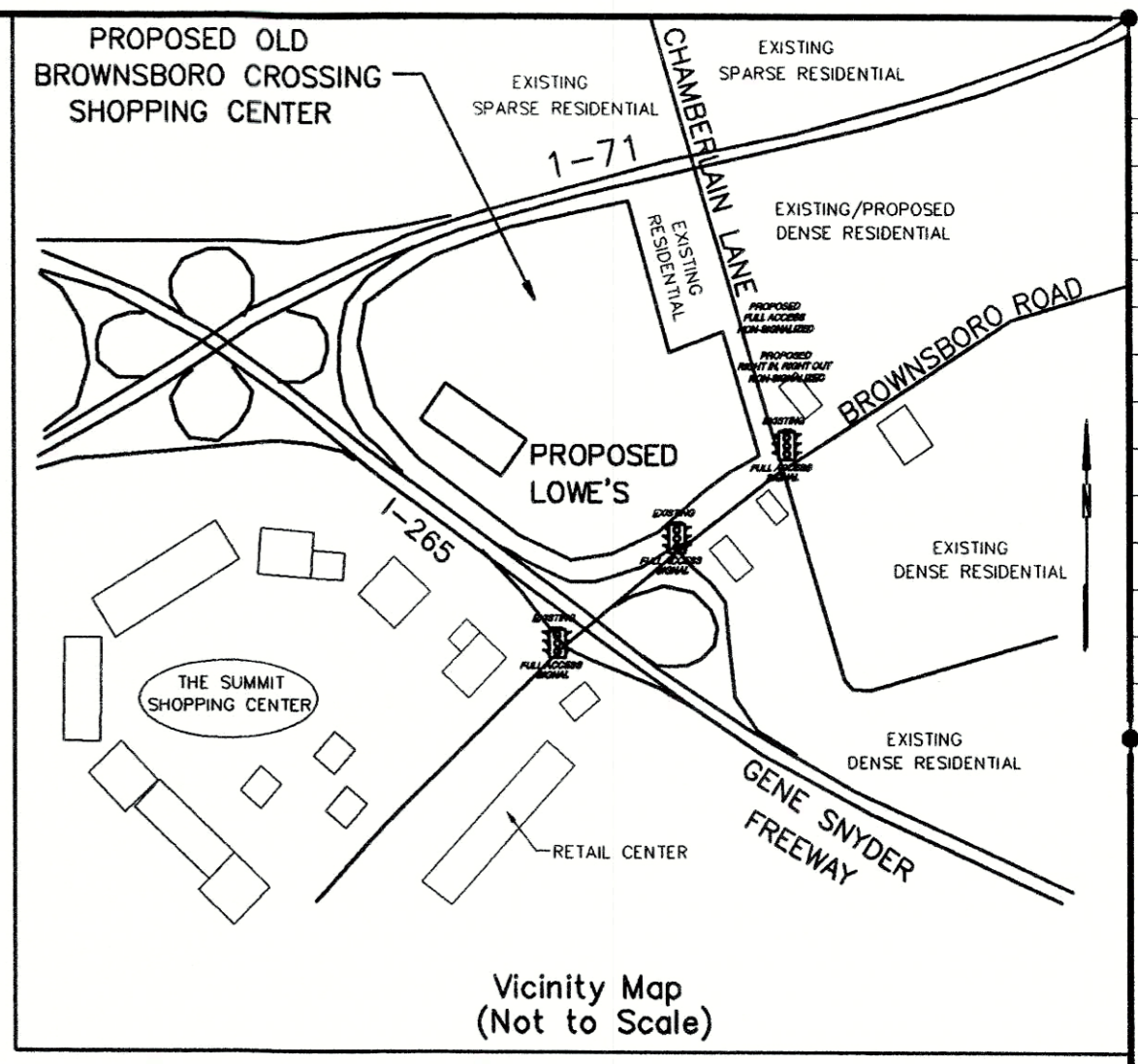
**LEGEND**

	EXISTING TREES
	PROPOSED TREE PLANTER
	EXISTING STORM SEWER INLET
	PROPOSED LOWE'S DROP BOX INLET
	PROPOSED LOWE'S CURB BOX INLET
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED STOP SIGN
	THROUGH LANE-USE ARROW
	ZONE & FORM DISTRICT BOUNDARIES

RECEIVED  
MAY 17 2005  
PLANNING & DESIGN SERVICES

**METRO**  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 9-55-01  
APPROVAL DATE 6/2/05  
EXPIRATION DATE 6/2/06  
SIGNATURE OF PLANNING COMMISSION  
*J. A. Revere*  
PLANNING COMMISSION

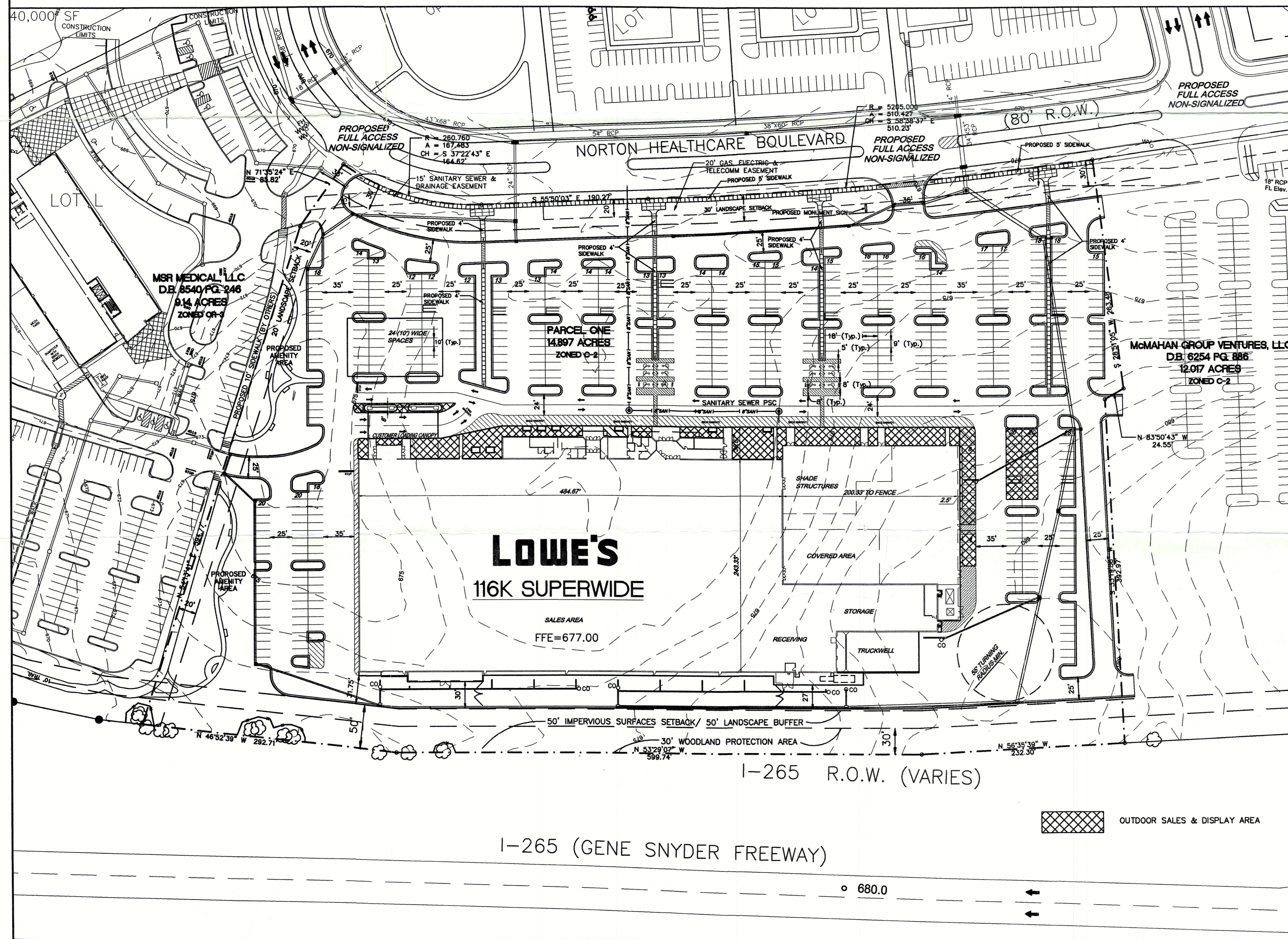
**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



**REVISIONS**

DATE	DESCRIPTION
05/10/05	LD&T REVISIONS

Professional Engineer Seal: Christopher M. Mischel, License No. 22828, Exp. 05-11-05



**DEVELOPMENT PLAN NOTES**

- CURRENTLY, THIS SITE IS AN UNDEVELOPED LOT ZONED COMMERCIAL (C-2). THE PROPOSED USE FOR THIS PARCEL IS COMMERCIAL RETAIL IN THE FORM OF A LOWE'S.
- THE LOWE'S PARCEL IS LOCATED IN TAX BLOCK 3712, LOT 0003.
- PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THIS SITE IS SUBJECT TO THE BINDING ELEMENTS IN DOCKET NO. 9-55-01PWV & 10-9-02 OF RECORD IN THE OFFICE OF THE METRO LOUISVILLE PLANNING AND DESIGN SERVICES.
- RELATED CASE: 9-55-01PWV & 10-9-02
- ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 8 OF THE LDC AND THE APPROVED BINDING ELEMENTS.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

**MSD NOTES**

- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF F.I.R.M. 2111 C 0020 D DATED 02-02-84.
- ALL PROPOSED INLET TYPES ARE LOWE'S SPECIFIED CURB BOX INLETS AND DROP BOX INLETS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION (LE) AND SUBJECT TO APPLICABLE FEES.
- A REQUEST FOR SANITARY SEWER CAPACITY HAS BEEN SUBMITTED TO MSD.
- THE SOILS ON THE SITE INCLUDE RUB RUSSELLVILLE & CRIDER SILT LOAM.
- STORM WATER DETENTION IS BEING PROVIDED BY OFF-SITE DETENTION BASINS LOCATED NORTHWEST OF THE SITE ON THE NORTON HEALTHCARE PROPERTY TO THE NORTHWEST.
- THE SANITARY SEWER SYSTEM IS TYING INTO THE HITE CREEK WASTE TREATMENT PLANT.

**SITE DATA**

GENERAL	
Acreage:	Total 14.89
	Lowe's Tract 14.89
Buildings:	Sales Floor 117,936 SF
	Office 3,894 SF
	Processing 11,626 SF
	Other 3,240 SF
	Garden Center 31,709 SF
	Total 168,708 SF
Building Height:	Roof (Parapet) 28.87 FT.
	Peak (Arch. Feature) 58.0 FT.
ZONING	
Land Use Classification:	Commercial
Form District:	Regional Center
Zoning Classification:	C-2
PARKING	
Lowe's Parking Requirements:	Standard 14
	Handicapped 14
	TOTAL 28
Ratio (1 space/200 sq ft)	873
Outdoor Sales & Display	Ratio 16,871 SF
	Actual Area 16,871 SF
	Max. Area (see name above) 16,871 SF
City Maximum Parking Requirements:	Building Area Ratio (1 space/200 sq ft) 900
	Parking Spaces 244
	Outdoor Sales Ratio (1 space/300 sq ft) 566
	Parking Spaces 566
	TOTAL 810
	Standard 810
	Handicapped 18
City Minimum Parking Requirements:	Building Area Ratio (1 space/300 sq ft) 566
	Parking Spaces 566
	Outdoor Sales Ratio (1 space/500 sq ft) 34
	Parking Spaces 34
	SUBTOTAL 600
	*Parking Reduction -30
	TOTAL 566
Parking Provided:	TOTAL 517
	Standard 509
	Handicapped 12
Parking Needed	49
Parking Waiver Req.	6.6%
LANDSCAPE REQUIREMENTS	
Vehicle Usage Area (VUA):	289,275 S.F.
Min. Interior Landscaping:	21,696 S.F.
(2.5% VUA)	
Actual Interior Landscaping:	25,175 S.F.
Min. Amenity Area:	16,871 S.F.
Actual Amenity Area:	16,871 S.F.

\*A five percent reduction in minimum parking is applicable due to a regularly schedule transit stop being proposed within 200 feet of property. See Louisville Land Development Code Chapter 9, Part 1, Table 9.1.1, Note 1.

PRELIMINARY APPROVAL

Conditions of Approval

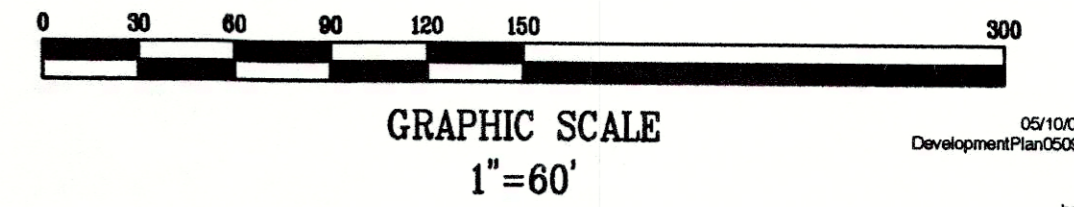
*Joyce Daugherty* 5-12-05  
Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**TRANSPORTATION APPROVAL**  
PRELIMINARY DEVELOPMENT PLAN  
CATEGORY: 2  3  4   
CONDITIONS:  
BY: *T. C. ...*  
DATE: 5/12/05

**OWNER**  
DABS INVESTMENT, LLC  
3034 HUNSINGER LANE  
LOUISVILLE, KY 40250  
D.B. 5690 PG. 478

**DEVELOPER**  
LOWE'S HOME CENTERS, INC.  
496 OLDE ENGLISH COURT  
WESTERVILLE, OH 43082



**Palmer ENGINEERING**  
400 SHOPPERS DRIVE  
WINCHESTER, KY 40392 (859) 744-1718

LOWE'S HOME CENTERS, INC.  
HWY. 288 EAST, EAST DOCK  
N. WILKESBORO, NC 28689  
336.658.4000 (V) 336.658.3257 (F)

**LOWE'S**

DETAILED DISTRICT DEVELOPMENT PLAN  
LOWE'S OF LOUISVILLE  
NORTHEAST LOUISVILLE  
4930 NORTON HEALTHCARE BLVD.  
LOUISVILLE, KENTUCKY

PROJECT No. 03-398 DRAWN BY: CMMI CHECKED BY: CMMI

ORIGINAL ISSUE DATE:	03/30/05
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	DDDP-1
	05/10/05 (89) DevelopmentPlan050906.dwg
	1000.dwg
	pro-storm02002.dwg
	econ-w-nation02.dwg

WM # 9002

BINDING ELEMENTS

DOCKET NO. 9-55-01  
Planning Commission Meeting: June 2, 2005

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

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. The development shall not exceed 168,708 square feet of gross floor area.
3. Except for a Lowe's monument style sign at the main Lowe's entrance as shown on the DDDP, no outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. A minor subdivision plat 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - c. The appropriate variance shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
  - 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 Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. If a building permit is not issued within one year 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.
7. 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.
8. 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.
9. The materials and design of proposed structures shall be substantially the same as depicted in the renderings as presented at the June 2, 2005 Planning Commission meeting.
10. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
11. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
12. All street signs shall be installed by the Developer, and shall conform with the *Manual on Uniform Traffic Control Devices* (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
13. The outdoor garden center area delineated on the approved Detailed District Development Plan shall be enclosed with black tubular bars with columns as design accents and a low "knee wall" to improve the look and help obscure stacked materials, all as generally depicted on the renderings noted above.
14. Mechanicals and truck docks shall be screened as shown on the renderings presented at the June 2, 2005 public hearing.
15. Trees planted along the rear of the Lowes building and in the landscaped and outdoor amenity areas shall be as shown on the concept plans presented at the June 2, 2005 Planning Commission meeting.

NOTICE  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN

RECEIVED  
JUN 10 2005  
PLANNING COMMISSION