

PARKING CALCULATIONS

ALDI/FAMILY DOLLAR PROPERTY

MIN. PARKING REQUIRED:	111 SPACES
ALDI @ 1 SPACE/250 SF= 64 SPACES	
FAMILY DOLLAR @ 1 SPACE/300 SF= 30 SPACES	
RETAIL @ 1 SPACE/250 SF= 17 SPACES	
MAX. PARKING ALLOWED:	154 SPACES
ALDI @ 1 SPACE/200 SF= 80 SPACES	
FAMILY DOLLAR @ 1 SPACE/200 SF= 45 SPACES	
RETAIL @ 1 SPACE/150 SF= 29 SPACES	

PARKING PROVIDED:	144 SPACES
(INCLUDING 6 H.C. SPACES)	

SEARS PROPERTY	720 SPACES
SHOPPING CENTER @ 4 SPACE/1,000 SF= 706 SPACES	
RESTAURANT @ 1 SPACE/250 SF= 14 SPACES	
PARKING PROVIDED:	1,100 SPACES

* CALCULATION IS BASED ON AN ESTIMATE BECAUSE MANY OF THE SPACES ON THE SEARS PROPERTY ARE TOO FADED TO SEE.

NOTE: PARKING CALCULATIONS FOR SEARS ARE SHOWN TO ILLUSTRATE THAT THE SEARS PROPERTY WILL STILL MEET PARKING REQUIREMENTS IF A VEHICLE CONNECTION IS MADE WITH THAT PROPERTY IN THE FUTURE. NO PARKING FOR THE SUBJECT SITE WILL BE PROVIDED ON THE SEARS PROPERTY.

BICYCLE PARKING

PARKING REQUIRED:	
LONG-TERM:	2 SPACES
SHORT-TERM:	2 SPACES
PARKING PROVIDED:	
LONG-TERM:	2 SPACES*
SHORT-TERM:	3 SPACES
* LONG TERM BICYCLE SPACES ARE PROVIDED INSIDE THE BUILDING.	

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "K.D.S." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

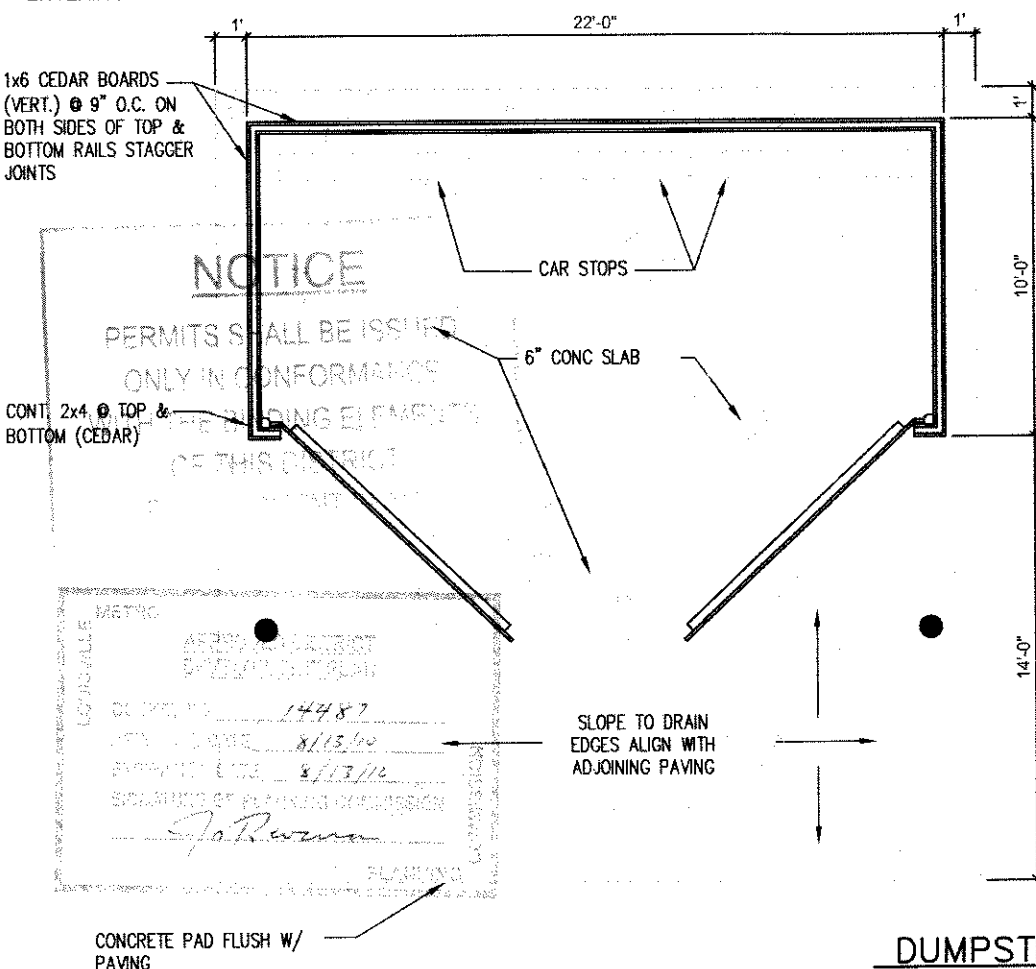
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EPSC CONCEPT PLAN

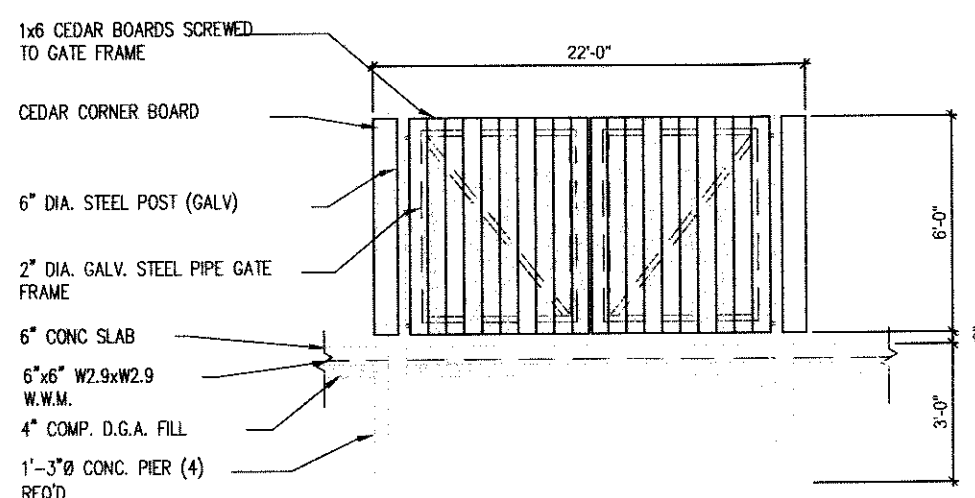
THE ENTIRE PROPERTY DRAINS TO THE EXISTING DRAINAGE AREA TO THE NORTH WEST. ADJACENT PROPERTIES WILL BE PROTECTED BY SILT FENCE ALONG THE NORTH AND WEST PROPERTY LINES. EXISTING CATCH BASINS WILL BE REUSED AND WILL BE PROTECTED DURING CONSTRUCTION WITH BMP'S TO PREVENT SEDIMENT LADEN FLOW FROM ENTERING THE EXISTING STORM SYSTEM.



DUMPSTER PAD ENCLOSURE & GATE

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA	105,389 SF
PROPOSED IMPERVIOUS AREA	106,823 SF
	- 1,434 SF



LEGEND

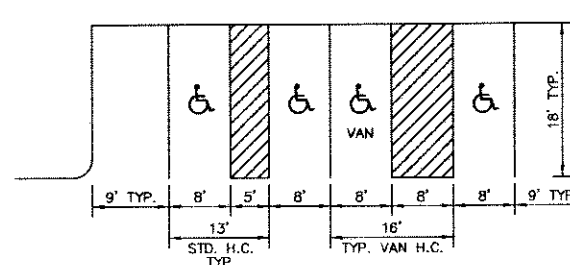
APPROX. LOCATION STORM SEWER	EXISTING BOLLARD
APPROX. LOCATION SAN. SEWER	EXISTING CATCH BASIN
OVERHEAD ELECTRIC LINE	EXISTING UTILITY POLE
OVERHEAD ELECTRIC & TELEPHONE	EXISTING FIRE HYDRANT
EXISTING GAS VALVE	EXISTING GAS VALVE
EXISTING CHAINLINK FENCE	EXISTING GUY WIRE
EXISTING WATER METER	EXISTING LIGHT POLE
EXISTING WATER VALVE	EXISTING SANITARY MANHOLE
EXISTING DECIDUOUS TREE	EXISTING SERVICE POLE
EXISTING SIGN	EXISTING GREASE TRAP
PROPOSED STORM	EXISTING FLAG POLE
PROPOSED SILT FENCE	EXISTING SEPTIC MANHOLE
EXISTING VARIANCE LOCATION	EXISTING GAS VALVE
TEMP. CONSTRUCTION ENTRANCE	EXISTING WATER MANHOLE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	128,605 SF
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	25,721 SF (20%)
TREE CANOPY PLANTED (36 TREES)	25,920 SF (20%)

ILA CALCULATIONS

VJA	70,315 SF
ILA REQUIRED (7.5%)	5,274 SF
ILA PROVIDED	5,837 SF
TREES REQUIRED	18 TREES



TYPICAL PARKING SPACES

NO SCALE

SABAK, WILSON & LINGO, INC.

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

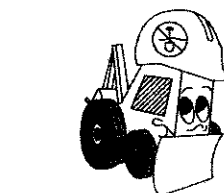
Scale: 1"=30'
Date: 7/2/07
Drawn: KAJ
Rev: 2/17/10
Rev: 5/24/10
Rev: 7/14/10

PRELIMINARY APPROVAL
Condition of Approval:
TAX BLOCK 1026, LOT 497
DIXIE ASSOCIATES
P.O. BOX 6706
LOUISVILLE, KENTUCKY 40208
D.B. 4030, PG. 517
Date: 7/2/10
Development Review: [Signature]
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

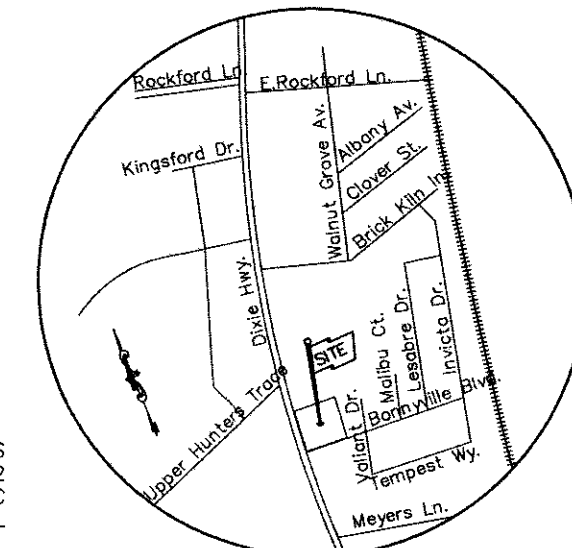
BY: [Signature]
DATE: 7/2/10
POSSIBLE FUTURE JEFFERSON COUNTY
ENTRANCE TO SEARS TRO PUBLIC WORKS



1-800-752-6007
KY DIG SAFELY
CALL 2 WORKING DAYS
BEFORE YOU DIG

SITE DATA

AREA:	2.95 ACRES
ZONING:	C-2
FORM DISTRICT:	SMC
EXISTING USE:	RETAIL
PROPOSED USE:	RETAIL
FLOOR AREA:	29,450 SF
FAR:	.23



LOCATION MAP

NO SCALE

GENERAL NOTES

- UTILITY NOTE: ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION OF THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES).
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL PAVED AREAS, INCLUDING PARKING ISLANDS, SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL PARKING SPACES SHALL BE 9' WIDE UNLESS NOTED AS A HANDICAP SPACE OR SHOWN OTHERWISE. SEE TYPICAL DETAIL, THIS SHEET, FOR HANDICAP DIMENSIONS.
- EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED HANDICAP PARKING SIGNS, PAINTED HANDICAP SYMBOLS, PARKING STRIPES (4" WIDE) AND CROSS HATCH STRIPING IN PARKING AREAS.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0135 D, DECEMBER 5, 2006)
- SANITARY SEWERS AVAILABLE BY CONNECTION TO EXISTING SEWER. NO CAPACITY CHARGES APPLY.
- ALL DUMPSTERS AND SERVICE STRUCTURES WILL BE SCREENED PER CHAPTER 10 OF THE LDC.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- THERE SHOULD BE NO INCREASED RUNOFF TO THE RIGHT OF WAY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- DAMAGE BOND AND ENCROACHMENT PERMIT FROM METRO PUBLIC WORKS ARE REQUIRED FOR REPAIRS TO BONNYVILLE BLVD. DUE TO DAMAGE CAUSED BY CONSTRUCTION TRAFFIC.
- SIDEWALK EASEMENT OR RIGHT-OF-WAY DEDICATION ALONG DIXIE HIGHWAY SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

REQUESTS APPROVED IN JUNE & JULY OF 2007

- VARIANCE FROM SECTION 5.3.1.C.5 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING, PARKING AND VEHICLE MANEUVERING TO ENCROACH INTO THE REQUIRED REAR YARD SETBACK.
- WAIVER OF SECTION 10.2.4 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCROACH INTO A REAR PROPERTY PERIMETER BUFFER.
- WAIVER OF SECTION 10.2.9 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCROACH INTO A STREET SIDE VJA BUFFER.

NOTE: THE ENCROACHMENT OF THE LOADING, PARKING AND MANEUVERING FOR FAMILY DOLLAR INTO THE REQUIRED REAR SETBACK WAS DETERMINED TO HAVE BEEN ADDRESSED WITHIN PREVIOUS VARIANCE APPROVALS.

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

CASE NUMBER 8765

ALDI / FAMILY DOLLAR

5105, 5107 & 5109 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY 40216
TAX BLOCK 1026, LOT 48
DEED BOOK 7221, PAGE 785
OWNER

MOREMAN REALTY LTD PARTNERSHIP
8605 SHELBYVILLE ROAD, APT. 102
LOUISVILLE, KENTUCKY 40222
DEVELOPER

AILSA 5109, LLC
KADEN TOWER - SIXTH FLOOR
6100 DUTCHMANS PARKWAY
LOUISVILLE, KY 40205

WM #9617

File: 2540-FD-DOP

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Sheets in Set: 1