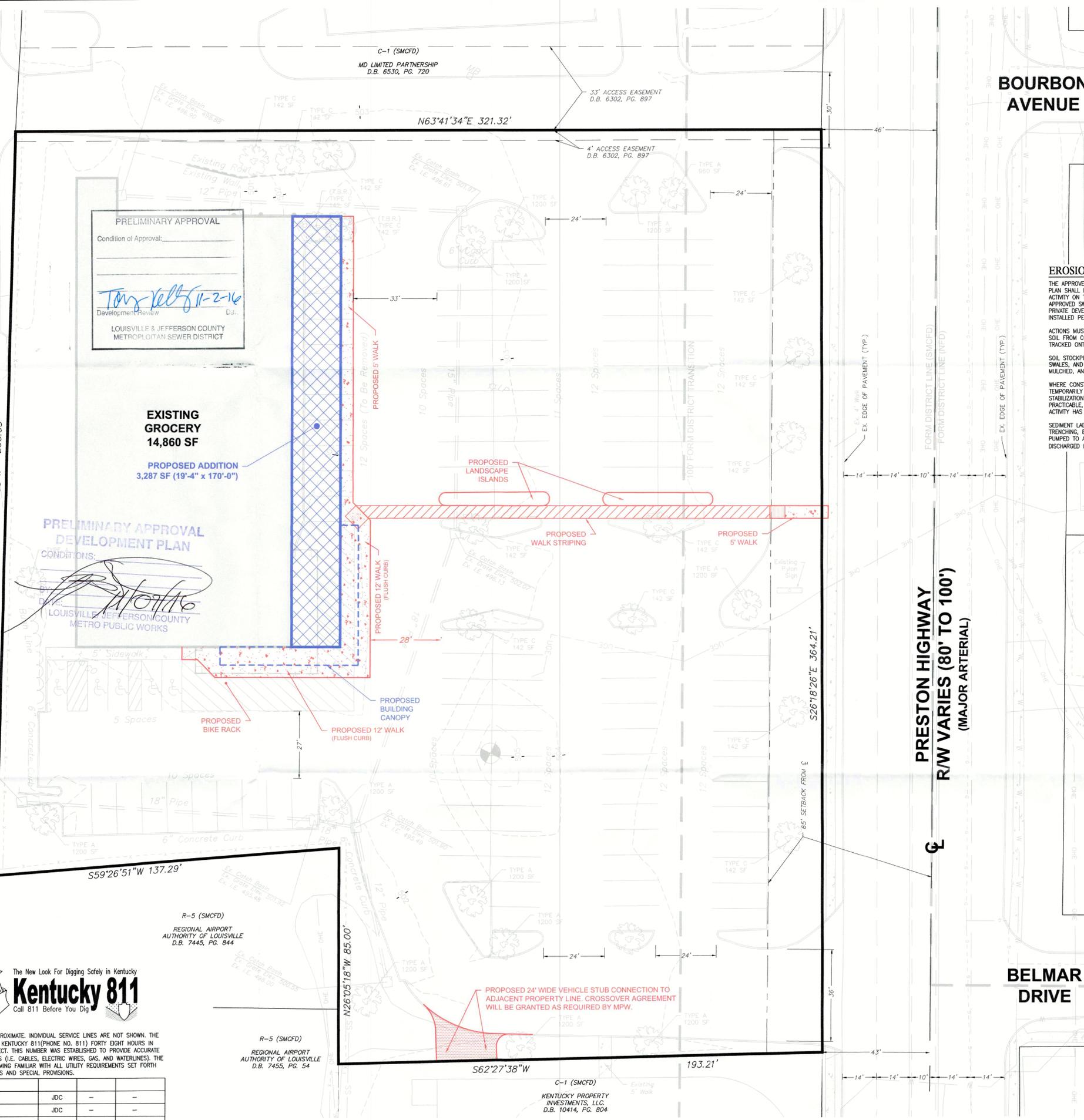


LEGEND

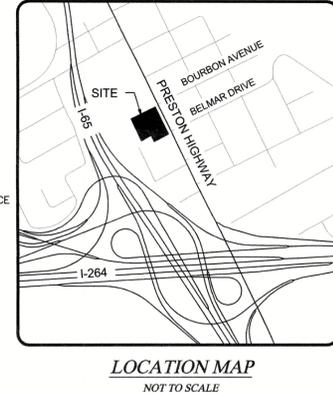
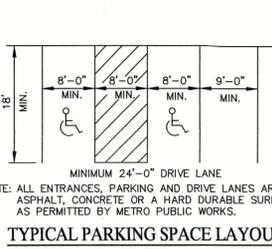
- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. WALK WITH ADA RAMP
- PR. EDGE OF PAVEMENT
- LIMITS OF NEW PAVEMENT
- LIMITS OF EXISTING BUILDING
- LIMITS OF PROPOSED BUILDING
- PR. SILT FENCE



PRELIMINARY APPROVAL
 Condition of Approval: _____
Tony Kelly 11-2-16
 Development Review Da.
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
[Signature]
 LOUISVILLE & JEFFERSON COUNTY
 METRO PUBLIC WORKS

EXISTING GROCERY
 14,860 SF
PROPOSED ADDITION
 3,287 SF (19'-4" x 170'-0")



EROSION CONTROL 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FARM WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN IDENTIFIED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE LOUISVILLE #3 FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100058 REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 10) SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- 11) NO KARST FEATURES VISIBLY OBSERVED ONSITE.
- 12) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 13) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 14) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 15) CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY MPW.

OWNER

ALDI (INDIANA), LP
 486 EAST STOP 18 ROAD
 GREENWOOD, IN 46142

SITE DATA

3442 PRESTON HIGHWAY
 LOUISVILLE, KY
 D.B. 7170, PG. 933
 TAX BLOCK 83H, LOT 183

TOTAL SITE AREA	±2.5 ACRES
FORM DISTRICT	SUBURBAN MARKETPLACE
EX. ZONING	C-1
EX. LAND USE	COMMERCIAL
PR. LAND USE	COMMERCIAL
F.A.R.	0.17
EX. BUILDING	14,860 SF
PR. BUILDING	3,287 SF
TOTAL BUILDING	18,147 SF
PERCENTAGE OF CHANGE	22.1%

SETBACK DATA

MIN. FRONT YARD	65' FRONT C/L
MAX. FRONT YARD	275' FROM C/L
STREET SIDE YARD	N/A
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	60'

PARKING SUMMARY

TOTAL RETAIL AREA	18,147 S.F.
MINIMUM PARKING REQUIRED PER CODE (1SP/250 SF)	73 SPACES
MAXIMUM PARKING PERMITTED PER CODE (1SP/250 SF)	91 SPACES
EXISTING PARKING	118 SPACES
PARKING TO BE REMOVED	12 SPACES
TOTAL PARKING PROVIDED	106 SPACES
	(INCLUDES 5 ADA SPACES)

IMPERVIOUS AREA

PRE	85,137 S.F.
POST	85,312 S.F.
PERCENTAGE OF CHANGE	0.2 %

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/200 DM)	2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/200 DM)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.	

TREE CANOPY CALCULATIONS

GROSS SITE AREA	108,900 S.F. (2.5 AC.)
CANOPY COVERAGE CLASS	CLASS C - 0% TO 40%
AREA OF SITE WITH EX. TREE CANOPY	17,490 S.F. (16%)
TREE CANOPY REQUIRED	16,335 S.F. (15%)
TREE CANOPY PRESERVED	17,206 S.F. (16%)
TREE CANOPY PLANTED	N/A
TOTAL TREE CANOPY PROVIDED	17,206 S.F. (16%)

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.2.1.2.8.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT SHALL PROVIDE ONE-HALF (1/2) THE TREE CANOPY REQUIRED BY THIS PART.

LANDSCAPE DATA

EXISTING V.U.A.	66,420 S.F.
PROPOSED V.U.A. REMOVED	-1,944 S.F.
TOTAL V.U.A.	64,476 S.F.
V.U.A. AREA REQUIRING I.L.A.	NONE
I.L.A. REQUIRED	NONE
I.L.A. PROVIDED	3,502 SF

LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.1.2.8.3 STATES: EXPANSION OF BUILDING, V.U.A. OR ANY COMBINATION OF BUILDING AND V.U.A. AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT - ONE-HALF (1/2) THE AREA OF THE NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10, PART 2 OF THE LDC.

• NO NEW PARKING BEING ADDED SO NO ADDITIONAL I.L.A. WILL BE REQUIRED.

RECEIVED
 OCT 24 2016
 DESIGN SERVICES



X:\A-Projects-2016\16035 - ALDI Store #38, Preston Hwy\Preliminary\16035 - C03 - ALDI - 3442 Preston Hwy - Development.dwg PLOT DATE: October 24, 2016 - 2:28pm



UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detaild by	Chk'd by	Approved By
2	9/24/16	AGENCY COMMENTS	JDC	-	-
1	9/14/16	AGENCY COMMENTS	JDC	-	-

R-5 (SMCFD)
 REGIONAL AIRPORT
 AUTHORITY OF LOUISVILLE
 D.B. 7445, PG. 844

C-1 (SMCFD)
 KENTUCKY PROPERTY
 INVESTMENTS, LLC.
 D.B. 10414, PG. 804

HERITAGE ENGINEERING, LLC
 642 South 4th Street
 Suite 100
 Louisville, KY 40202
 (502) 562-1412
 (502) 562-1413 Fax

ENGINEER:

ALDI (INDIANA) L.P.
 486 EAST STOP 18 ROAD
 GREENWOOD, IN 46142

DEVELOPER:

REVISED DETAILED DEVELOPMENT PLAN
 FOR
ALDI #38
 3442 Preston Highway
 LOUISVILLE, KY 40217

PROJECT:

JOB NO: 16035
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 DESIGNED BY: JDC
 CHECKED BY: JDC
 DATE: AUGUST 4, 2016

SHEET
C03