

PRELIMINARY APPROVAL
 Condition of Approval:
 Tom Kelly 11-2-16
 Date
 LOUISVILLE/JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

OR-3 (SMCFD)
 TW DEVELOPMENT, LLC.
 D.B. 7609, PG. 947

**PRELIMINARY APPROVAL
 DEVELOPMENT PLAN**

CONDITIONS:

BY: [Signature]
 DATE: 11/2/16
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

**EXISTING
 GROCERY
 15,150 SF**

**PROPOSED ADDITION
 3,287 SF (19'-4" x 170'-0")**

**RELOCATE EXISTING
 ADA SPACES
 RELOCATE EXISTING LIGHT**

ADD 2 PARKING SPACES

OWNER

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

SITE DATA

4301 BARDSTOWN ROAD
 LOUISVILLE, KY
 D.B. 7617, PG. 722
 TAX BLOCK 43, LOT 337

| | |
|----------------------|----------------------|
| TOTAL SITE AREA | ±2.31 ACRES |
| FORM DISTRICT | SUBURBAN MARKETPLACE |
| EX. ZONING | C-1 |
| EX. LAND USE | COMMERCIAL |
| PR. LAND USE | COMMERCIAL |
| F.A.R. | 0.18 |
| EX. BUILDING | 15,150 SF |
| PR. BUILDING | 3,287 SF |
| TOTAL BUILDING | 18,437 SF |
| PERCENTAGE OF CHANGE | 21.7% |

SETBACK DATA

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

IMPERVIOUS AREA

| | |
|----------------------|-------------|
| PRE | 69,056 S.F. |
| POST | 69,439 S.F. |
| PERCENTAGE OF CHANGE | 0.5% |

DISTURBANCE AREA

| | |
|-------|-------------|
| TOTAL | ±8,200 S.F. |
|-------|-------------|

PARKING SUMMARY

| | |
|---------------------------------------------------|-------------|
| TOTAL RETAIL AREA | 18,437 S.F. |
| MINIMUM PARKING REQUIRED PER CODE (199,720 S.F.) | 74 SPACES |
| MAXIMUM PARKING PERMITTED PER CODE (199,720 S.F.) | 92 SPACES |
| EXISTING PARKING | 92 SPACES |
| PARKING TO BE REMOVED | 8 SPACES |
| TOTAL PARKING PROVIDED | 88 SPACES |
| (INCLUDES 5 ADA SPACES) | |

BICYCLE SUMMARY

| | |
|-------------------------------------------------------|----------|
| SHORT TERM REQUIRED (2 SPACES OR 1/25,000 BWP) | 2 SPACES |
| LONG TERM REQUIRED (2 SPACES OR 1/25,000 S.F.) | 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 | 100,523 S.F. (2.31 Ac.) |
| CANOPY COVERAGE CLASS | CLASS C - 0% TO 40% |
| AREA OF SITE WITH EX. TREE CANOPY | 19,440 S.F. (19%) |
| TREE CANOPY REQUIRED | 15,078 S.F. (15%) |
| TREE CANOPY PRESERVED | 19,440 S.F. (19%) |
| TREE CANOPY PLANTED | N/A |
| TOTAL TREE CANOPY PROVIDED | 19,440 S.F. (19%) |

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.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

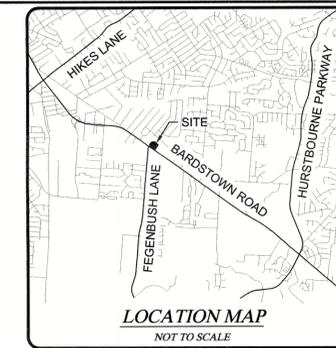
| | |
|------------------------------|-------------|
| EXISTING V.U.A. | 49,541 S.F. |
| PROPOSED V.U.A. REMOVED | -2,948 S.F. |
| PROPOSED V.U.A. ADDED | +1,345 S.F. |
| TOTAL V.U.A. | 47,938 S.F. |
| V.U.A. AREA REQUIRING I.L.A. | NONE |
| I.L.A. REQUIRED | NONE |
| I.L.A. PROVIDED | 4,263 SF |

LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1.2.B.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 - ONLY THE
 AREA OF THE NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF
 CHAPTER 10, PART 2 OF THE LDC.

* PARKING BEING ADDED LESS THAN 20% INCREASE TO V.U.A. - NO ADDITIONAL I.L.A.
 WILL BE REQUIRED.

LEGEND

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



HERITAGE ENGINEERING, LLC
 ENGINEER:
 603 North Shore Drive
 Louisville, KY 40202
 (502) 260-1412
 (502) 260-1413 Fax

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

**REVISED DETAILED DEVELOPMENT PLAN
 FOR
 ALDI #39
 4301 BARDSTOWN ROAD
 LOUISVILLE, KY 40218**

PROJECT:

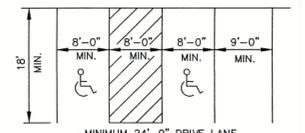
JOB NO: 16036
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DESIGNED BY: JDC
 DETAILED BY: JDC
 CHECKED BY: SWH
 DATE: JUNE 16, 2016

SHEET
C03

X:\AA-Projects-2016\16036 - ALDI Store #39, Bardstown Rd\Preliminary\16036 - 003 - ALDI #39 - 4301 Bardstown Road - Development Plan.dwg PLOT DATE: October 24, 2016 - 2:35pm



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 | 10/24/16 | AGENCY COMMENTS | JDC | - | - |
| 1 | 9/19/16 | AGENCY COMMENTS | JDC | - | - |