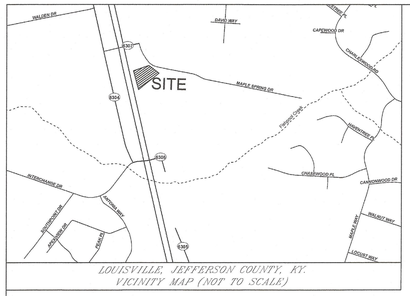

LOUISVILLE, JEFFERSON COUNTY, KY.
VICINITY MAP (NOT TO SCALE)

LEGEND

- XXX — EXISTING CONTOUR
- EXISTING TREE MASS
- X — X — EXISTING FENCE
- EX OHU — EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- ST — EXISTING CATCH BASIN AND STORM PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED TREE MASS
- PROPOSED ACCESSIBLE SPACE
- ST — PROPOSED CATCH BASIN & YARD DRAIN
- ST — PROPOSED DOUBLE CATCH BASIN W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE FLOW ARROW
- SS — PROPOSED SANITARY SERVICE LINE
- TCCA — PROPOSED TREE CANOPY CREDIT AREA

291 HARBISON, LLC.
5004 MAPLE SPRING DR.
NEIGHBORHOOD FORM DISTRICT
C2 ZONING
D.B. 12565, PG. 965

4915 MAPLE SPRING DR
MARK RD, INC.
T.B. 0085, LOT 0257
P.C. 59, PG. 86

P.B. 8, PG. 100
MAPLE SPRING DR 30' R/W
MAPLE SPRINGS DRIVE
(LOCAL ROAD) MIN. 60' R/W

TO BE DEDICATED ROW
EDGE OF PAVEMENT
30'

S 42°30'18" E
132.29'
S 42°30'18" E
29.79'
S 42°34'56" E
107.97'
N 11°57'37" W
118.64'
N 77°59'59" E
210.29'
N 77°58'47" E
209.38'
N 12°00'01" W
123.72'

Z LINE FOR EXISTING PROPERTY LINE
EXISTING TREE CANOPY (31,182 SF)
EX. SHED

10' B/L
PROPOSED UNDERGROUND DETENTION
PROPOSED DUMPSTER ENCLOSURE AND SCREENING
FUTURE CONNECTION
5 SPACES
PROPOSED BIKE RACK
3 SPACES
LOT 1
PRESTON HWY, LLC
NEIGHBORHOOD FORM DISTRICT
R4 ZONING
D.B. 12626, PG. 568
ILA 523 +/- SQ. FT.
BUILDING
PROPOSED SEWER SERVICE CONNECTION
PROPOSED RESTAURANT 2,325 SQ. FT. +/-
9 SPACES
11 SPACES
LOT 2
PRESTON HWY, LLC
NEIGHBORHOOD FORM DISTRICT
R4 ZONING
D.B. 12626, PG. 568
EXISTING TREE CANOPY
EXISTING SEWER STUB
PROPOSED UNDERGROUND DETENTION
15' S&D EASEMENT FOR THROUGH DRAINAGE
EXISTING SEWER
114.0'
ILA 636 +/- SQ. FT.
35' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT (SEE PW NOTE 9)
10' B/L & VUA LBA (SEE WAIVER)
139.51'
EXISTING 5' SIDEWALK
PROP. 5' SIDEWALK
15' S&D EASEMENT

291 HARBISON, LLC.
5000 MAPLE SPRING DR.
EXISTING FORM DISTRICT: NEIGHBORHOOD
PROPOSED FORM DISTRICT: SUBURBAN MARKETPLACE
C2 ZONING
D.B. 12480, PG. 791

ASCO LLC
10501 PRESTON HWY.
NEIGHBORHOOD FORM DISTRICT
C2 ZONING
D.B. 12737, PG. 574

GRAVEL DRIVEWAY
HOUSE

PRESTON HIGHWAY (MAJOR ARTERIAL)
ROW VARIES
117' TO CENTER OF MEDIAN

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY JOE WATSON ON 6/5/2024 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
10. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
11. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
12. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
13. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY EXISTING SERVICE CONNECTION ON PROPERTY, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

   UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
4. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0111E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.X.
7. THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
8. SITE IS SUBJECT TO KYTC APPROVAL AND/OR KYTC DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL IF ANY INCREASE OF STORMWATER IS SENT TO EXISTING 36" PIPE.
9. THROUGH DRAINAGE WILL REQUIRE AN EASEMENT PLAT PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
9. THE 35' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT IS TO ALIGN WITH THE PROPOSED DRIVE IN FRONT OF STERN COMMERCIAL CENTER PHASE 1.

WAIVER REQUESTS:

1. A WAIVER OF 10.2.11 OF THE LDC IS REQUESTED TO ALLOW PAVEMENT TO ENCROACH INTO THE 10' VUA LBA ALONG THE WESTERN PROPERTY LINE.
2. A WAIVER OF 9.1.16 OF THE LDC IS REQUESTED TO REMOVE THE MAXIMUM PARKING REQUIREMENT.

SITE DATA:OVERALL

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED FORM DISTRICT	SUBURBAN MARKETPLACE
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	1.49± AC.

SITE DATA:LOT 2

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED FORM DISTRICT	SUBURBAN MARKETPLACE
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	0.92± AC.

TREE CANOPY DATA:OVERALL

GROSS SITE AREA	64,904± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	31,182± S.F. (48%)
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED	0 (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	22,716± S.F. (35%)
TOTAL TREE TO BE PLANTED	22,716± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LOT 1 DETENTION CALCULATIONS
2.9/12 ("POST C" - "PRE C") (ACRES) = XX AC-FT
2.9/12 (0.65 - .30) (0.57) = 0.08 AC -FT

SITE DATA:LOT 1

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED FORM DISTRICT	SUBURBAN MARKETPLACE
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESTAURANT
TOTAL LAND AREA	0.57± AC.
BUILDING AREA	2,325± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.09
BUILDING HEIGHT (MAX ALLOWED 25')	20' - 8"
PARKING REQUIRED	
MINIMUM (1 SPACE/500 S.F.)	5 SPACES
MAXIMUM (1 SPACE/100 S.F.)	23 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE)	28 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES
SITE DISTURBANCE	0.49 ACRES

IMPERVIOUS AREA:LOT 1

EXISTING IMPERVIOUS AREA	3,198± S.F.
PROPOSED IMPERVIOUS AREA	16,884± S.F.
TOTAL	20,088± S.F.

LANDSCAPE DATA:LOT 1

V.U.A.	15,458± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,159 S.F.
I.L.A. PROVIDED	1,159± S.F.

OWNER

PRESTON HWY, LLC
8910 TWO NOTCH RD., SUITE 500
COLUMBIA, SC 29223

LOT 1 - PARCEL ID 008502910000
LOT 2 - PARCEL ID 008501040000
DEED BOOK 12626 PAGE 568

DEVELOPER

STERN DEVELOPMENT
700 MCGRUDER ST. NE, UNIT D
ATLANTA, CA 30312

ENGINEER

WATSON ENGINEERING
6688 PELHAM BRANCH RD
COLUMBIA, KY 42728
JOEWATSONENGINEERING@GMAIL.COM

Kentucky 811

WM#12504

SCALE 1" = 20'
20 10 0 20 40

RECEIVED
JUL 10 2024
PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
0	4/18/24	DDP SUBMITTAL
1	5/17/24	DDP SUBMITTAL
2	6/17/24	DDP SUBMITTAL
3	6/26/24	DDP SUBMITTAL

STERN DEVELOPMENT

10415 AND 10419 PRESTON HIGHWAY - LOUISVILLE, KY 40229

DETAILED DEVELOPMENT PLAN

DDP

24-ZONE-0051