

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°37'48" W	127.29'
L2	S 77°39'44" E	127.47'
L3	S 77°57'49" E	85.39'
L4	S 77°56'52" E	124.93'
L5	S 77°46'09" E	67.73'
L6	S 77°37'48" E	59.56'

- JEFFERSON COUNTY FIRE INSPECTORS ASSOCIATION NOTES**
1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE OKOLONA FIRE DISTRICT.
 2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: FRANKIE NALLEY (FRANKIE.NALLEY@OKOLONAFIRE.ORG)
 3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
 4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
 5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
 6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
 7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

SITE DATA: OVERALL

EXISTING FORM DISTRICT	NEIGHBORHOOD
PROPOSED FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	R4 & C2
PROPOSED ZONING	C2
EXISTING LAND USE	RESIDENTIAL & COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
GROSS LAND AREA	19,866 AC. (864,927± S.F.)
NET LAND AREA	19,696 AC. (857,741± S.F.)
AMENITY AREA PROVIDED	19,121± S.F.
AMENITY AREA REQUIRED	19,579± S.F.

SITE DATA: OVERALL LOT 1

GROSS LAND AREA	9.72± AC. (423,614± S.F.)
NET LAND AREA	9,556± AC. (416,428± S.F.)
BUILDING AREA	129,000± S.F.
F.A.R. (MAX ALLOWED 5.0)	0.30
BUILDING HEIGHT (MAX ALLOWED 35')	38'
PARKING REQUIRED	258 SPACES
MINIMUM (1 SPACE/500 SF)	645 SPACES
MAXIMUM (1 SPACE/200 SF)	498 SPACES
PARKING PROVIDED	26 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	

LANDSCAPE DATA: LOT 1

V.U.A.	208,747± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	15,656 S.F.
I.L.A. PROVIDED	26,438± S.F.

SITE DATA: OVERALL LOT 2

GROSS LAND AREA	7.69± AC. (335,290± S.F.)
BUILDING AREA	58,700± S.F.
F.A.R. (MAX ALLOWED 5.0)	0.19
BUILDING HEIGHT (MAX ALLOWED 45')	38'
PARKING REQUIRED	117 SPACES
MINIMUM (1 SPACE/500 SF)	294 SPACES
MAXIMUM (1 SPACE/200 SF)	248 SPACES
PARKING PROVIDED	12 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	

LANDSCAPE DATA: LOT 2

V.U.A.	161,582± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	12,119 S.F.
I.L.A. PROVIDED	13,170± S.F.

SITE DATA: OVERALL LOT 3

GROSS LAND AREA	1.48± AC. (64,705± S.F.)
BUILDING AREA	3,510± S.F.
F.A.R. (MAX ALLOWED 5.0)	0.05
BUILDING HEIGHT (MAX ALLOWED 45')	25'
PARKING REQUIRED	7 SPACES
MINIMUM (1 SPACE/500 SF)	35 SPACES
MAXIMUM (1 SPACE/100 SF)	31 SPACES
PARKING PROVIDED	3 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	

LANDSCAPE DATA: LOT 3

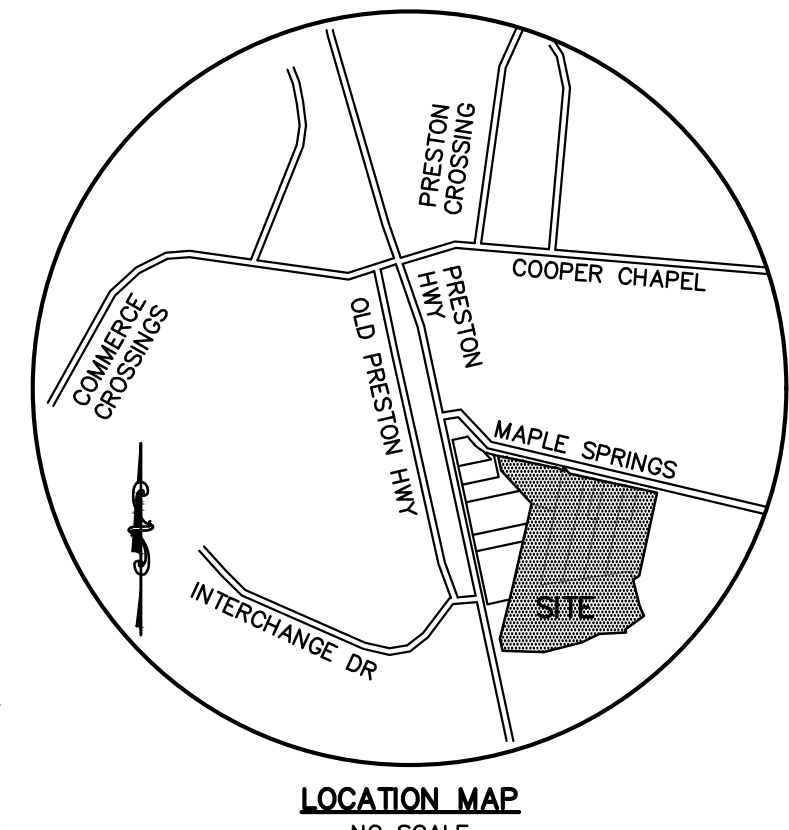
V.U.A.	25,398± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,905± S.F.
I.L.A. PROVIDED	3,588± S.F.

SITE DATA: OVERALL LOT 4

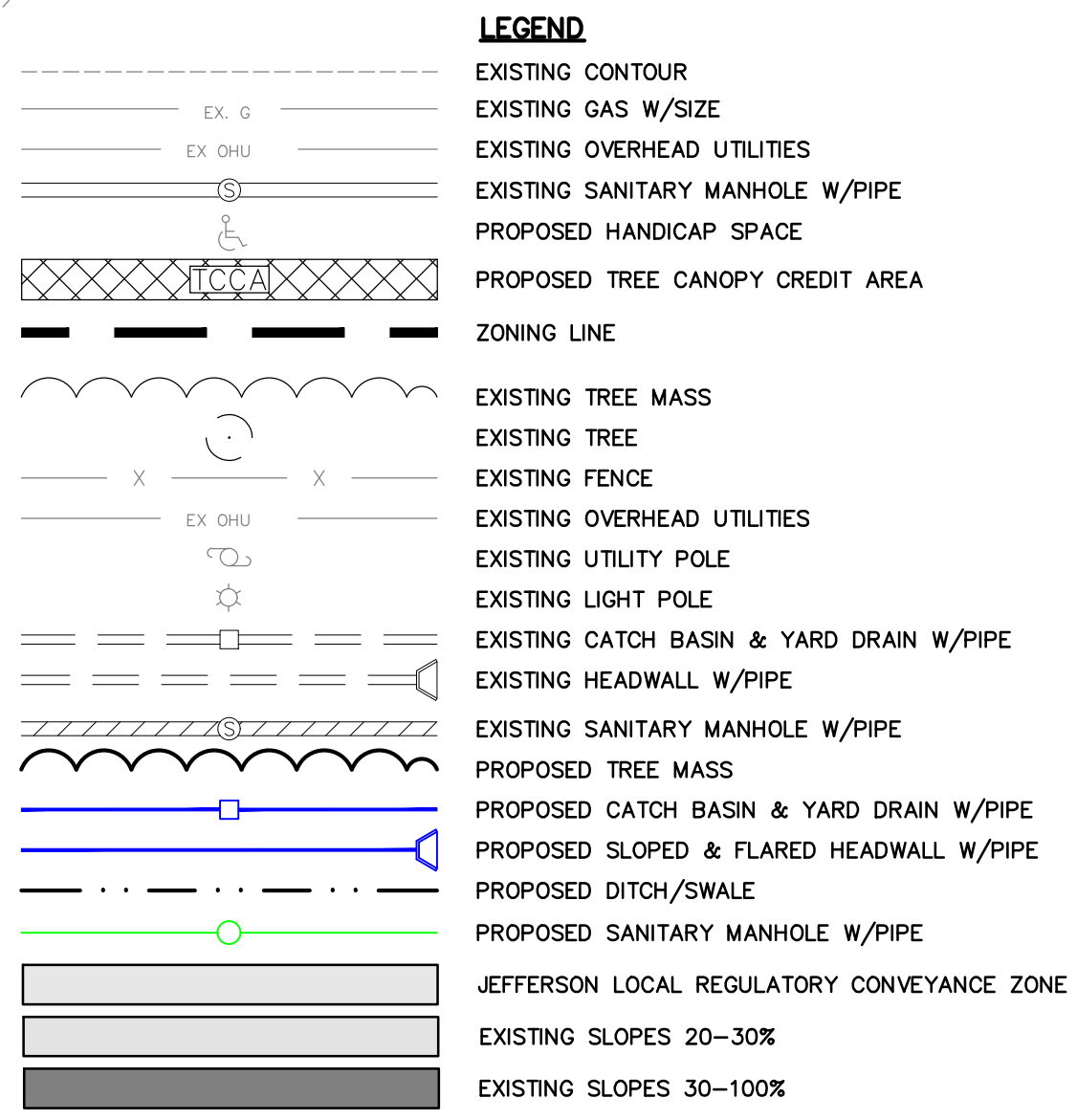
GROSS LAND AREA	0.95± AC. (41,317± S.F.)
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IMPERVIOUS OVERALL:

EXISTING IMPERVIOUS AREA	110,299± S.F.
PROPOSED IMPERVIOUS AREA	633,256± S.F.
NET IMPERVIOUS AREA	633,256± S.F.



LOCATION MAP
NO SCALE



- 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 DRAIN 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 SIGNAGE SHALL MEET THE REQUIREMENTS OF CHAPTER 8 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 DIMESTER PADS, TRANSFORMERS, AG UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.3.1 OF THE LDC.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY ECS SOUTHEAST ON 2/17/26 SEVERAL KARST TOPOGRAPHY FEATURES WERE FOUND. A REVIEW OF PUBLISHED GEOLOGICAL MAPS OF THE KY GEOLOGICAL SURVEY INDICATED THE SITE HAD "INTENSE" POTENTIAL FOR KARST FEATURES.
11. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
12. STREET TREES SHALL BE PROVIDED IN THE 15' LBA ALONG PRESTON HIGHWAY.
13. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM ENCRANCHING ABUT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND 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.

- PUBLIC WORKS AND KTC NOTES:**
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 4. 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.
 5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 6. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 7. 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.
 8. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 11. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
 12. UPON DEVELOPMENT OR REDEVELOPMENT OF THE NORTH PROPERTY, 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.
 13. A CROSS-ACCESS EASEMENT AGREEMENT BETWEEN ALL LOTS WILL BE PROVIDED.

- 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 LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 3. 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.
 4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 111E).
 5. 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.
 6. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEES X 1.5. SUBJECT TO KYTC APPROVAL AND A NO RISE CERTIFICATE.
 7. SHEET FLOW FROM PROPERTIES ALONG THE EAST PROPERTY LINE WILL BE INCLUDED IN STORM WATER CALCULATIONS.
 8. THIS SITE SHALL MEET MSD'S FATS, OLS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS

WAIVER REQUESTS:

1. A WAIVER OF 10.2.10 OF THE LDC IS REQUESTED TO ENCRANCH INTO THE BUFFER AND OUTER STREAM BUFFER ALONG FISHPOOL CREEK AT VARIABLE WIDTHS, AT MAXIMUM ENCROACHMENT OF 36'.
2. A VARIANCE OF 4.8.3 OF THE LDC IS REQUESTED TO ENCRANCH INTO THE MIDDLE AND OUTER STREAM BUFFER ALONG FISHPOOL CREEK AT VARIABLE WIDTHS, AT MAXIMUM ENCROACHMENT OF 36'.

GRAPHIC SCALE 1"=60'

0 30 60 120

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ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
315 JEFFERSON BOWL, LOUISVILLE, KY 40219
502-465-1588 > WWW.MINDSCOTT.COM

DEVELOPER
STEM DEVELOPMENT
8910 TWO NOTCH ROAD,
FIFTH FLOOR
COLUMBIA, SC 29223

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CHARLES B. MERCHANT TRUST B
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HOPEWELL, VA 22543
J/A
028 E. MAIN HWY
ELIZABETHTOWN, KY 42021
DENNIS PRATHER LIVING TRUST
1500 W. MAIN HWY
LOUISVILLE, KY 40203
MICHAEL & RACHEL MURPHY 5104
MAPLE SPRING DR.
LOUISVILLE, KY 40229
ROBERT L. RYAN & DIANA L.
RYAN
514 MAPLE SPRING DR.
LOUISVILLE, KY 40229

DETAILED DISTRICT DEVELOPMENT PLAN
PRESTON HIGHWAY RETAIL
5004, 5100, 5104, 5106, 5108, 5112, & 5114 MAPLE SPRING DR
10609 & 10613 PRESTON HIGHWAY, LOUISVILLE, KENTUCKY 40229

11/13/25	PRE-APP PLAN
11/10/25	PRE-APP PLAN REV.
12/19/25	PER AGENCY COMMENTS
07/19/25	PER AGENCY COMMENTS
07/02/25	PER AGENCY COMMENTS
05/02/25	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 11/03/25
Job Number: 3800-400
Sheet
1
of 1

CASE #25-ZONE-0149
MSD W.M. #12985