

PROJECT DATA

TOTAL SITE AREA	= 18.3± Ac. (798,485 SF)
R/W DEDICATION AREA	= 0.3± Ac. (12,095 SF)
NET SITE AREA	= 18.0± Ac. (786,390 SF)
GROSS SITE AREA (C-1)	= 3.6± Ac. (159,707 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-4/C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL



LOCATION MAP
NOT TO SCALE

TRACT 1 DATA

TRACT 1 AREA	= 1.7± Ac. (72,655 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= GAS STATION/CONVENIENCE STORE/RESTAURANT
BUILDING HEIGHT	= 1-STORY (30' MAX. ALLOWED)
BUILDING AREA	= 4,000 SF
GAS STATION/CONVENIENCE STORE	= 1,700 SF
RESTAURANT	= 5,700 SF
TOTAL BUILDING AREA	= 7,400 SF
F.A.R.	= 0.08 (1.0 MAX ALLOWED)

SHARED PARKING DATA

PARKING REQUIRED	= 21 SPACES
MINIMUM PARKING REQUIRED	= 109 SPACES
MAXIMUM PARKING ALLOWED	= 109 SPACES
PARKING PROVIDED	= 79 SPACES

PRELIMINARY APPROVAL

Condition of Approval: _____

M. J. ... 5-18-22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PARKING REQUIRED

GAS STATION/CONVENIENCE STORE	MIN.	MAX.
1 SP/500 S.F. MIN.	= 8 SP	29 SP
1 SP/200 S.F. MAX.	= 3 SP	17 SP
1 SP/100 S.F. MAX.	= 11 SP	46 SP
TOTAL PARKING REQUIRED	= 18 SPACES	(2 HC SP INCLUDED)
TOTAL PARKING PROVIDED	= 3 SPACES	
BIKE PARKING REQUIRED	= 3 SPACES	
BIKE PARKING PROVIDED	= 3 SPACES	

TRACT 2 DATA

TRACT 2 AREA	= 0.8± Ac. (34,221 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1-STORY (25' MAX. ALLOWED)
BUILDING AREA	= 2,000 SF
F.A.R.	= 0.06 (1.0 MAX ALLOWED)

PARKING REQUIRED

1 SP/500 S.F. MIN.	= 4 SP
1 SP/100 S.F. MAX.	= 20 SP
TOTAL PARKING PROVIDED	= 27 SPACES (2 HC SP INCLUDED)
BIKE PARKING REQUIRED	= 3 SPACES
BIKE PARKING PROVIDED	= 3 SPACES
TOTAL VEHICULAR USE AREA	= 17,755 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,332 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,373 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 21,217 SF

TRACT 3 DATA

TRACT 3 AREA	= 1.2± Ac. (52,831 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1-STORY (25' MAX. ALLOWED)
BUILDING AREA	= 3,000 SF
F.A.R.	= 0.06 (1.0 MAX ALLOWED)

PARKING REQUIRED

1 SP/500 S.F. MIN.	= 6 SP
1 SP/100 S.F. MAX.	= 30 SP
TOTAL PARKING PROVIDED	= 27 SPACES (2 HC SP INCLUDED)
BIKE PARKING REQUIRED	= 3 SPACES
BIKE PARKING PROVIDED	= 3 SPACES
TOTAL VEHICULAR USE AREA	= 19,122 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,353 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,713 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 22,162 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from Survey.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential users.
- Reciprocal cross access agreement and shared parking agreement will be recorded prior to requesting a building permit.
- Street trees are required in accordance with the Louisville Metro Land Development Code Chapter 10 requirements.

MSD NOTES:

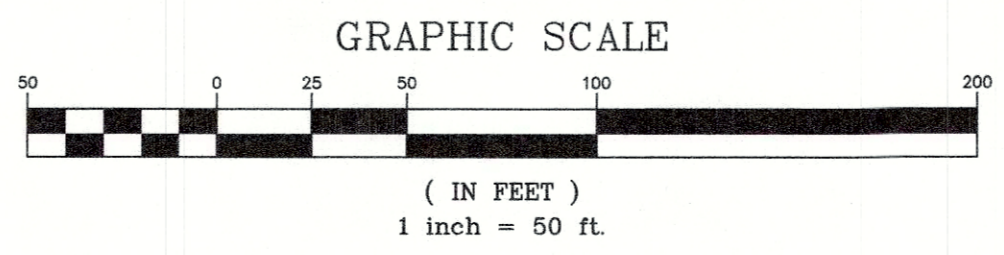
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0106 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has top drainage an easement plat will be required prior to MSD granting construction plan approval.
- Increased run-off volume X 1.5 to be compensated onsite below the floodplain in lieu of onsite detention. Volume to be calculated by the regional facility calculation.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.5.
- All drainage, EPCO and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- KDOW approval required prior to MSD construction plan approval.
- MSD Floodplain permit required.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.
- Lowest finished floor to be at or above 447 and lowest machinery to be at or above 448.
- Railroad approval and or off site easements may be required for the lateral extension prior to MSD construction plan approval.
- Stormwater compensation volume basin shall be designed so that it can free flow in and out from Pond Creek.

VARIANCES REQUESTED:

- A Variance is requested to allow the main building on Tract 1 to exceed the maximum setback.
- A Variance is requested to allow encroachments into the setbacks along both sides of the proposed access easement.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 159,707 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (55,897 S.F.)
EXISTING TREE CANOPY	= 18% (28,747 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (55,897 S.F.)



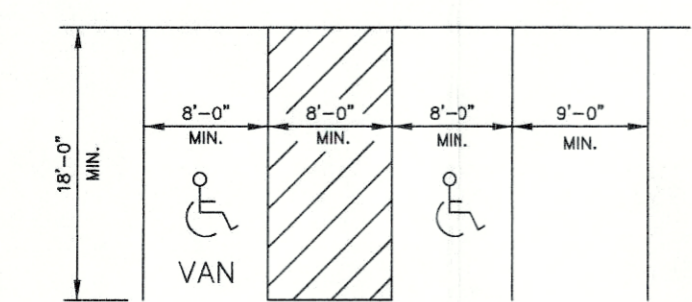
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Quinn Wood*
DATE: 5/18/22
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

- NON-JURISDICTIONAL WETLANDS
- PROPOSED SEWER SEWER, CATCH BASIN
- PROPOSED STORM AND MANHOLE
- PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	1/13/22	SITE LAYOUT REVISIONS	JH
3	1/31/22	PER AGENCY COMMENTS	JH
4	2/14/22	PER MSD COMMENTS	JH
5	3/7/22	PER AGENCY COMMENTS	JH
6	4/18/22	REVISED PER AGENCY COMMENTS	JH
7	5/9/22	REVISED PER L&T COMMENTS	JH

PROJECT DATA

FILE NAME: 2025A-DDDP

DATE: 03/01/21

SCALE: AS SHOWN

CHECKED BY: JH

DRAWN BY: JH

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 2025A-DDDP

DATE: 03/01/21

SCALE: AS SHOWN

CHECKED BY: JH

DRAWN BY: JH

ENGINEER'S SEAL

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

500 WABERN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202

PHONE: 502.636.9914 FAX: 502.636.9915

WEB SITE: WWW.LD&D.COM

10310 + 10312 STONESTREET ROAD

DEVELOPER: **AXIS INVESTMENTS, LLC**

P.O. BOX 436708
LOUISVILLE, KY 40253

20254

SHEET 1 OF 1

RECEIVED

MAY 11 2022

PLANNING & DESIGN SERVICES

OWNER:
CARROLL SCHWARTZ
3105 ORIOLE DRIVE
LOUISVILLE, KY 40213

SITE ADDRESS:
10310 & 10312 STONESTREET RD
TAX BLOCK 1054, LOT 0247
TAX BLOCK 1048, LOT 0450
D.B. 10998, PG. 0665

COUNCIL DISTRICT - 14 CASE #21-ZONE-0150
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK WM #12723
MUNICIPALITY - LOUISVILLE

21-ZONE-0150