

- GENERAL NOTES:**
- 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.
 - 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.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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 TREE CANOPY AND TREE CANOPY SHALL BE PROTECTED. CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS A CONDITION OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.3.1 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - STREET TREES SHALL BE PROVIDED IN THE 15' LBA ALONG PRESTON HIGHWAY.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 7/7/21 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING 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.
 - THE TEN (10) REQUIRED TREES FOR THE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE OF LOT ONE (1) THAT ARE NOT BEING PLANTED SHALL BE PAID FOR WITH THE FEE IN LIEU PROGRAM AND TO BE PLANTED OFFSITE.
 - FOUR (4) ADDITIONAL TYPE A SHADE TREES ARE TO BE PLANTED ALONG THE EASTERN SIDE OF LOT ONE'S (1) DRIVE THRU.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. REQUIRED SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2101100 111E).
 - 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.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5. KYTC APPROVAL AND DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE WATER TO FISHPOOL CREEK.
 - SHEET FLOW FROM PROPERTIES ALONG THE EAST PROPERTY LINE WILL BE INCLUDED IN STORM WATER CALCULATIONS.
 - THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED AT A DISTANCE THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - 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. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - 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.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
 - 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.
 - A CROSS-ACCESS EASEMENT AGREEMENT BETWEEN ALL LOTS WILL BE PROVIDED.

DETENTION CALCULATIONS:

2.9/12 (POST-TENSIONED) (ACRES) = XX AC-FT

AREA 1: 2.9/12 (.85 - .23) (1.87) = 0.28 AC-FT

AREA 2: 2.9/12 (.85 - .23) (.76) = 0.11 AC-FT

AREA 3: 2.9/12 (.85 - .26) (1.85) = 0.26 AC-FT

TOTAL = 0.66 AC-FT

BENCHMARKS:

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA067-2006 NAVD 1988 ELEV. 525.22

FROM THE INTERSECTION OF COMMERCE CROSSING AND INTERCHANGE DRIVE, TRAVEL SOUTH 0.05 MILES ALONG INTERCHANGE DRIVE TO THE STATION ON THE LEFT.

BM #376 NAVD 1988 ELEV. 551.28

BEING A RAILROAD SPIKE IN A UTILITY POLE LOCATED ON THE SOUTHEAST CORNER OF PRESTON HIGHWAY AND INTERCHANGE DRIVE APPROXIMATELY 32' SOUTH OF CENTERLINE OF INTERCHANGE DRIVE AND 20' FROM THE EDGE OF PAVEMENT ON PRESTON HIGHWAY.

BM #615 NAVD 1988 ELEV. 565.68

BEING A MINE SPIKE IN A UTILITY POLE LOCATED ON THE EAST SIDE OF THE PROPERTY LOCATED AT 10501 PRESTON HIGHWAY APPROXIMATELY 88' SOUTH FROM THE SOUTHERLY CORNER OF THE HOUSE AND 55' WEST OF THE CENTER OF THE ASPHALT ENTRANCE DRIVE.

VARIANCE REQUEST:

A VARIANCE 5.3.1 OF THE LDC IS REQUESTED TO INCREASE THE MAXIMUM SETBACK REQUIREMENT FROM 80' TO 145'.

WAIVER REQUEST:

A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REMOVE THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA REQUIREMENT ALONG THE NORTHERN AND EASTERN PROPERTY LINES.

WAIVER REQUEST:

A WAIVER OF 9.1.16 OF THE LDC IS REQUESTED TO REMOVE THE MAXIMUM PARKING REQUIREMENT.

SITE DATA:

EXISTING FORM DISTRICT R4
EXISTING ZONING C2
PROPOSED ZONING RESIDENTIAL COMMERCIAL
EXISTING LAND USE COMMERCIAL
PROPOSED LAND USE 4.48 ± AC.
TOTAL LAND AREA 9,748 ± S.F.
BUILDING AREA .05
FLOOR AREA RATIO (MAX. ALLOWED 5.0)

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA 15,439 ± S.F.
PROPOSED IMPERVIOUS AREA 111,019 ± S.F.
NET IMPERVIOUS AREA 95,580 ± S.F.

LANDSCAPE DATA LOT 1:

V.U.A. 51,042 ± S.F.
I.L.A. REQUIRED (7.5%) 3,828 S.F.
I.L.A. PROVIDED 7,555 ± S.F.

LANDSCAPE DATA LOT 3:

V.U.A. 41,625 ± S.F.
I.L.A. REQUIRED (7.5%) 3,122 S.F.
I.L.A. PROVIDED 3,405 ± S.F.

TREE CANOPY DATA:

GROSS SITE AREA 210,830 ± S.F.
LAND USE COMMERCIAL
EXISTING TREE CANOPY 61,619 ± S.F. (29%)*
EXISTING TREE CANOPY TO BE PRESERVED 5,506 ± S.F. (9%)*
TOTAL TREE CANOPY REQUIRED 73,790 ± S.F. (35%)*
TREE CANOPY TO BE PLANTED 78,570 ± S.F. (37%)**

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

**INCLUDES TEN (10) FEE IN LIEU TREES AND FOUR (4) ADDITIONAL ONSITE TREES TO SHADE LOT ONES (1) DRIVE THRU

SITE DATA: LOT 1

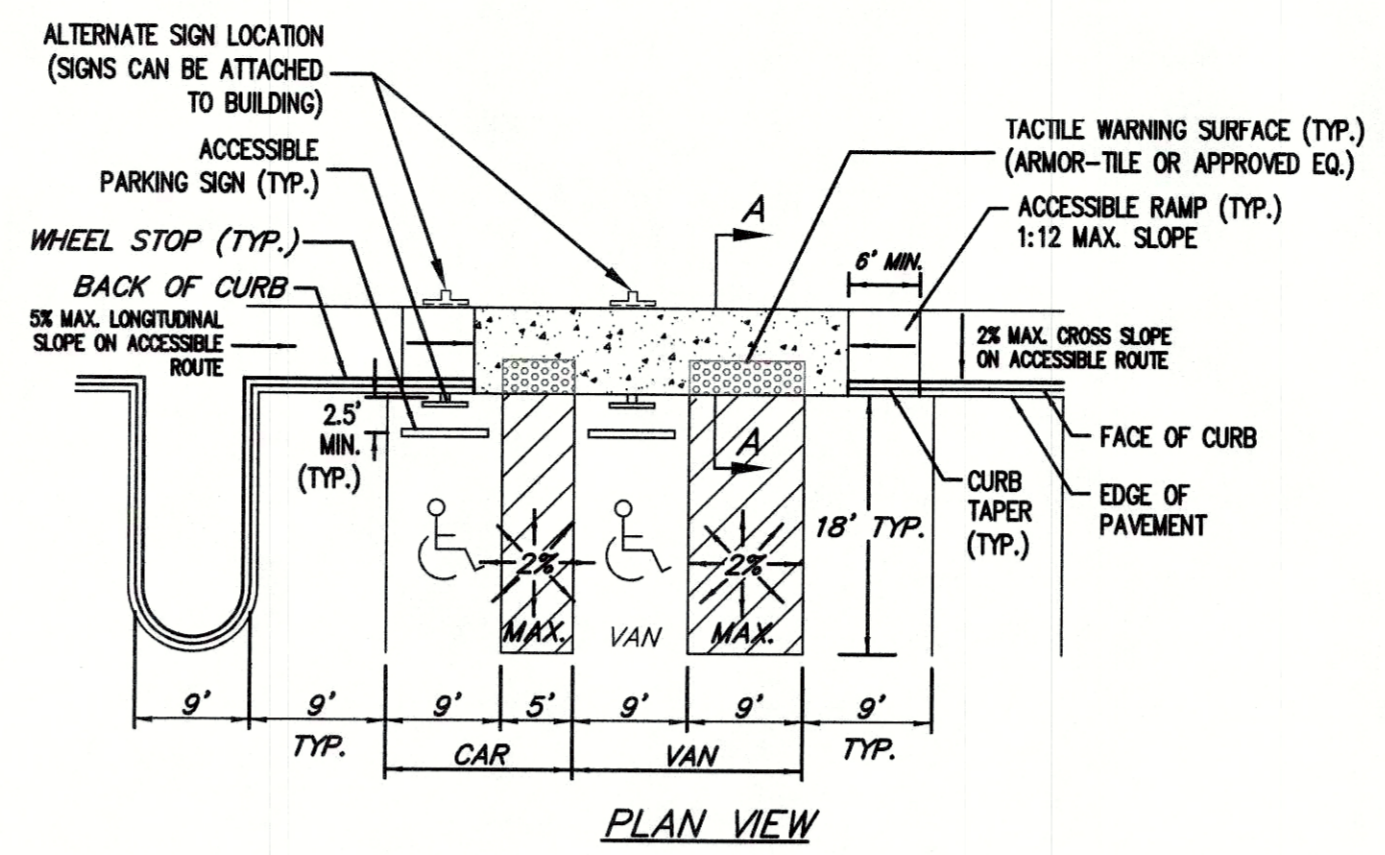
TOTAL LAND AREA 1.87 ± AC.
BUILDING AREA 5,233 ± S.F.
PROPOSED PATIO AREA 1,200 ± S.F.
BUILDING HEIGHT (MAX. ALLOWED 30') 21'
PROPOSED USE DRIVE-THRU RESTAURANT
FLOOR AREA RATIO (MAX. ALLOWED 5.0) .06
PARKING REQUIRED 13 SPACES
MINIMUM (1 SPACE/500 S.F.) 26 SPACES
PARKING PROVIDED 71 SPACES
CAR PARKING (INCLUDES 3 ACCESSIBLE) 39
QUEUE SPACES 4 SPACES
BIKECYCLE PARKING REQUIRED/PROVIDED 2 SPACES
SHORT TERM 2 SPACES
LONG TERM 2 SPACES

SITE DATA: LOT 2

TOTAL LAND AREA 0.78 ± AC.
EXISTING LAND USE VACANT

SITE DATA: LOT 3

TOTAL LAND AREA 1.85 ± AC.
BUILDING AREA 4,500 ± S.F.
BUILDING HEIGHT (MAX. ALLOWED 25') 24'
PROPOSED USE CONVENIENCE STORE
FLOOR AREA RATIO (MAX. ALLOWED 5.0) .06
PARKING REQUIRED 9 SPACES
MINIMUM (1 SPACE/500 S.F.) 18 SPACES
PARKING PROVIDED 27 SPACES
CAR PARKING (INCLUDES 2 ACCESSIBLE) 4 SPACES
BIKECYCLE PARKING REQ./PROVIDED 2 SPACES
SHORT TERM 2 SPACES
LONG TERM 8



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

LEGEND

---	EXISTING CONTOUR
---X---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING MAILBOX
---	EXISTING STREET SIGN
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD UTILITIES
---	EXISTING DOWN GUY
---	EXISTING UTILITY POLE
---	EXISTING SIGNAL POLE
---	EXISTING KARST FEATURE
---	EXISTING HEADWALL W/PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED SLOPED SAFETY HEADWALL W/PIPE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	REVISED TREE LINE
---	PROPOSED TREE CANOPY CREDIT AREA
---	PROPOSED CONCRETE
---	PROPOSED STAMPED CONCRETE

LOCATION MAP
NO SCALE

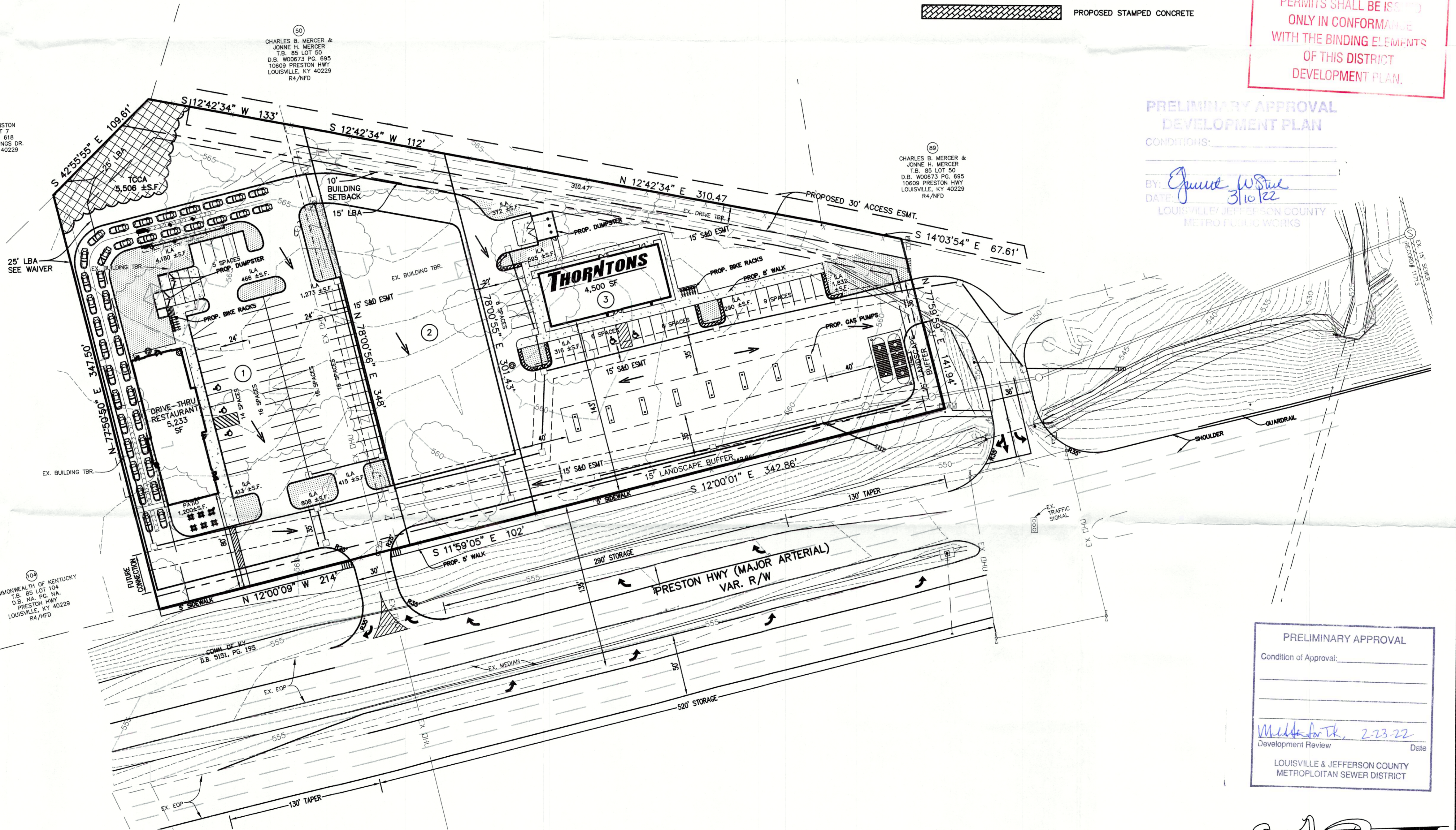
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 21-20 NE-0081
APPROVAL DATE 1-3-22
EXPIRATION DATE 1-3-24
SIGNATURE PLANNING COMMISSION

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

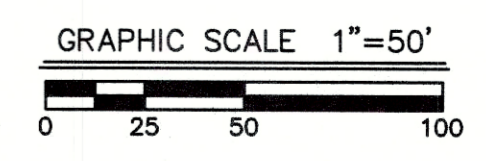
BY: *Quinn W. Stue*
DATE: 3/10/22
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PRELIMINARY APPROVAL
Condition of Approval:

Melinda D. ... 2.23.22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



RECEIVED
FEB 21 2022
PLANNING & DESIGN SERVICES

MINDEL SCOTT
ENGINEERING & SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-465-1508

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

OWNERS
BECKY YOUNG & ASHLEY HEMBREE
9705 CEDAR CREEK RD.
LOUISVILLE, KY 40228-1907

DETAIL DISTRICT DEVELOPMENT PLAN
STERN COMMERCIAL CENTER
10501 & 10511 PRESTON HWY
LOUISVILLE, KY 40229
TAX BLOCK 85, LOTS 311 & 397
DEED BOOK 11619, PAGES 311 & 963

Revisions	DATE	DESCRIPTION
6/29/21	FORMAL FILING	
7/19/21	PER AGENCY COMMENTS	
8/16/21	PER AGENCY COMMENTS	
9/03/21	PER AGENCY COMMENTS	
9/17/21	PER AGENCY COMMENTS	
9/27/21	PER AGENCY COMMENTS	
10/13/21	PER AGENCY COMMENTS	
10/28/21	ADDED FEE IN LIEU TREE NOTE	
11/17/21	REVISED FEE IN LIEU TREE NOTE	

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 6/7/2021
Job Number: 3800
Sheet
1
of 1

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:

a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.

b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

d. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

e. A defined reciprocal access easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the subject property and the two Mercer properties to the east and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; a copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.

f. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the three subject property lots and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; a copy of the recorded instrument

shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.

g. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 18, 2021 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.

5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.

6. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.

7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

9. Should Kentucky Transportation Cabinet approval of the right-in-right-out on Preston Highway not be provided, the applicant shall revise the plan and return to the Development Review Committee for approval of a revised plan.

10. The applicant shall reimburse the Okolona Fire Protection District, Station 2 (the "Fire Station"), located at 10508 Old Preston Highway (the "Site") up to \$10,000 for an intersection control device, provided the Fire Station still remains at the Site and has not made plans to relocate from Site once the certificates of occupancy are issued for Chick-Fil-A and Thorntons.

11. The applicant shall complete off-site right-of-way improvements once construction permits are issued and they must be complete before any certificates of occupancy are issued for Chick-Fil-A and Thorntons, provided same are required by KYTC (pursuant to KYTC standards), for (1) the southbound left turn lane at the intersection of Preston Hwy. and Interchange Drive, (2) the right deceleration lane on the northbound right-in/right-out on Preston Hwy., and (3) the northbound right-turn lane at the intersection of Preston Hwy. and Interchange Drive.

12. Fuel tanker trucks shall enter and exit the site, and fill the underground tanks, as demonstrated at the 11/18/21 Planning Commission public hearing.