

- 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 SHALL REMAIN IN PLACE UNTIL ALL 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 8 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE 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 BROWNS 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 LEU 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, SUBJECT TO FEES. 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 (21111C0 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 IN A MANNER 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.
 - 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.
 - 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 OR DIMMED.
 - 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 C" - "PRE C") ("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 LOGIC 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 68' SOUTH FROM THE SOUTHERLY CORNER OF THE HOUSE AND 55' WEST OF THE CENTER OF THE ASPHALT ENTRANCE DRIVE.

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

APPROVED WAIVER
 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.

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

WAIVER REQUEST
 A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE LAND BUFFER AREAS ALONG A PORTION OF THE EASTERN PROPERTY LINE AND ALLOW THE ROADWAY TO ENCRACH.

SITE DATA:

EXISTING FORM DISTRICT	R4
PROPOSED ZONING	C2
PROPOSED LAND USE	RESIDENTIAL COMMERCIAL
TOTAL LAND AREA	4,48± S.F.
BUILDING AREA	9,748 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.05

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 2:

V.U.A.	19,158± S.F.
I.L.A. REQUIRED (7.5%)	1,437± S.F.
I.L.A. PROVIDED	3,698± S.F.

LANDSCAPE DATA LOT 3:

V.U.A.	39,071± S.F.
I.L.A. REQUIRED (7.5%)	2,930± S.F.
I.L.A. PROVIDED	3,083± 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 LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
 **INCLUDES TEN (10) FEE IN LEU TREES AND FOUR (4) ADDITIONAL ONSITE TREES TO SHADE LOT ONE'S (1) DRIVE THRU

SITE DATA: LOT 1

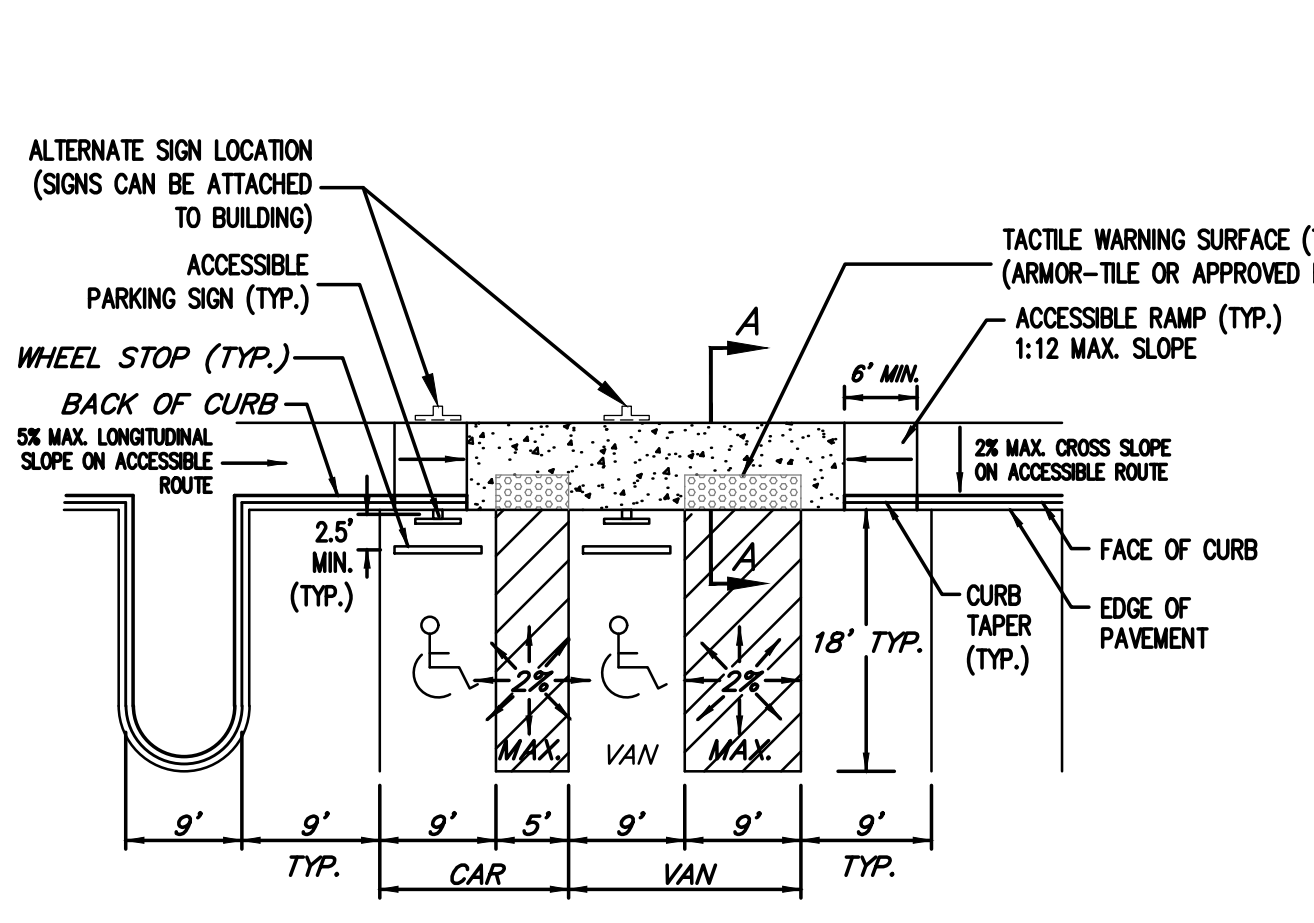
TOTAL LAND AREA	1.87± AC.
BUILDING AREA	5,233 ± S.F.
PROPOSED PATIO AREA	1,200 ± S.F.
PROPOSED USE	DRIVE-THRU RESTAURANT
EXISTING LAND USE	.06
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.13 SPACES
PARKING REQUIRED	26 SPACES
PARKING PROVIDED	71 SPACES
CAR PARKING	(INCLUDES 3 ACCESSIBLE)
QUEUE SPACES	39
BICYCLE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

SITE DATA: LOT 2

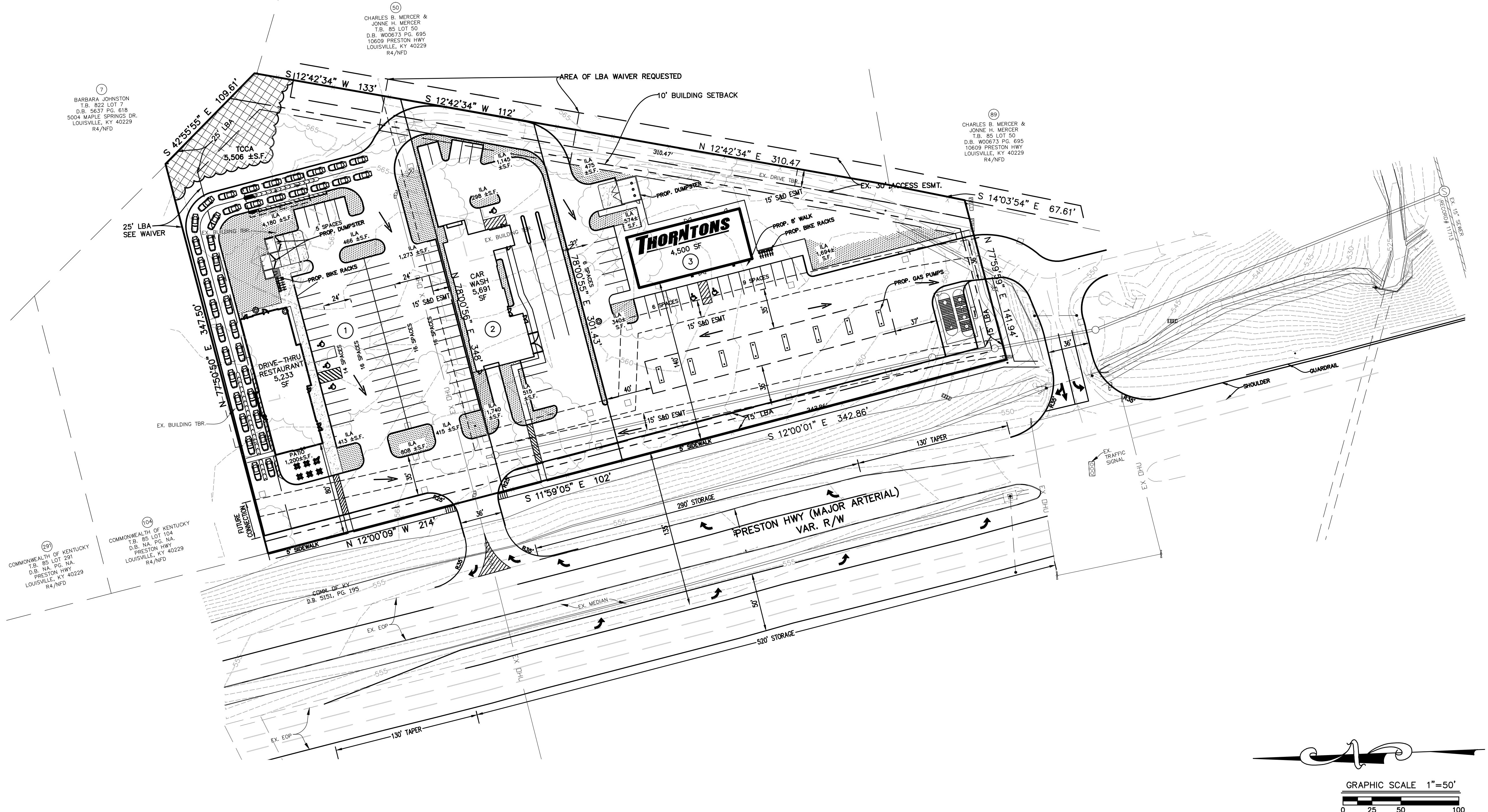
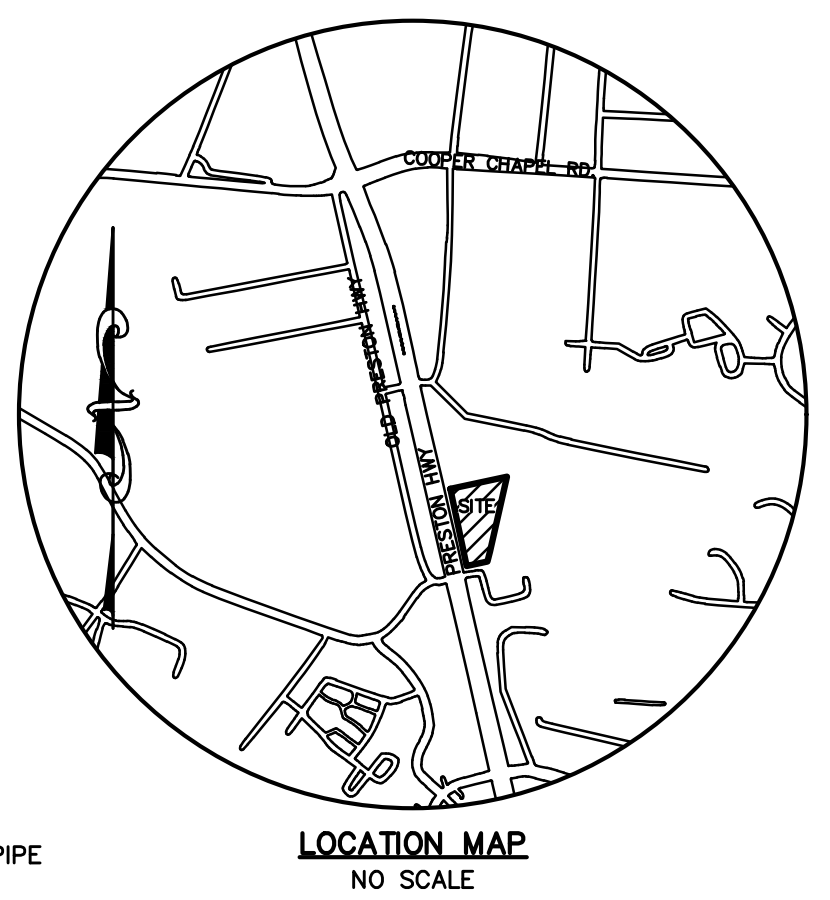
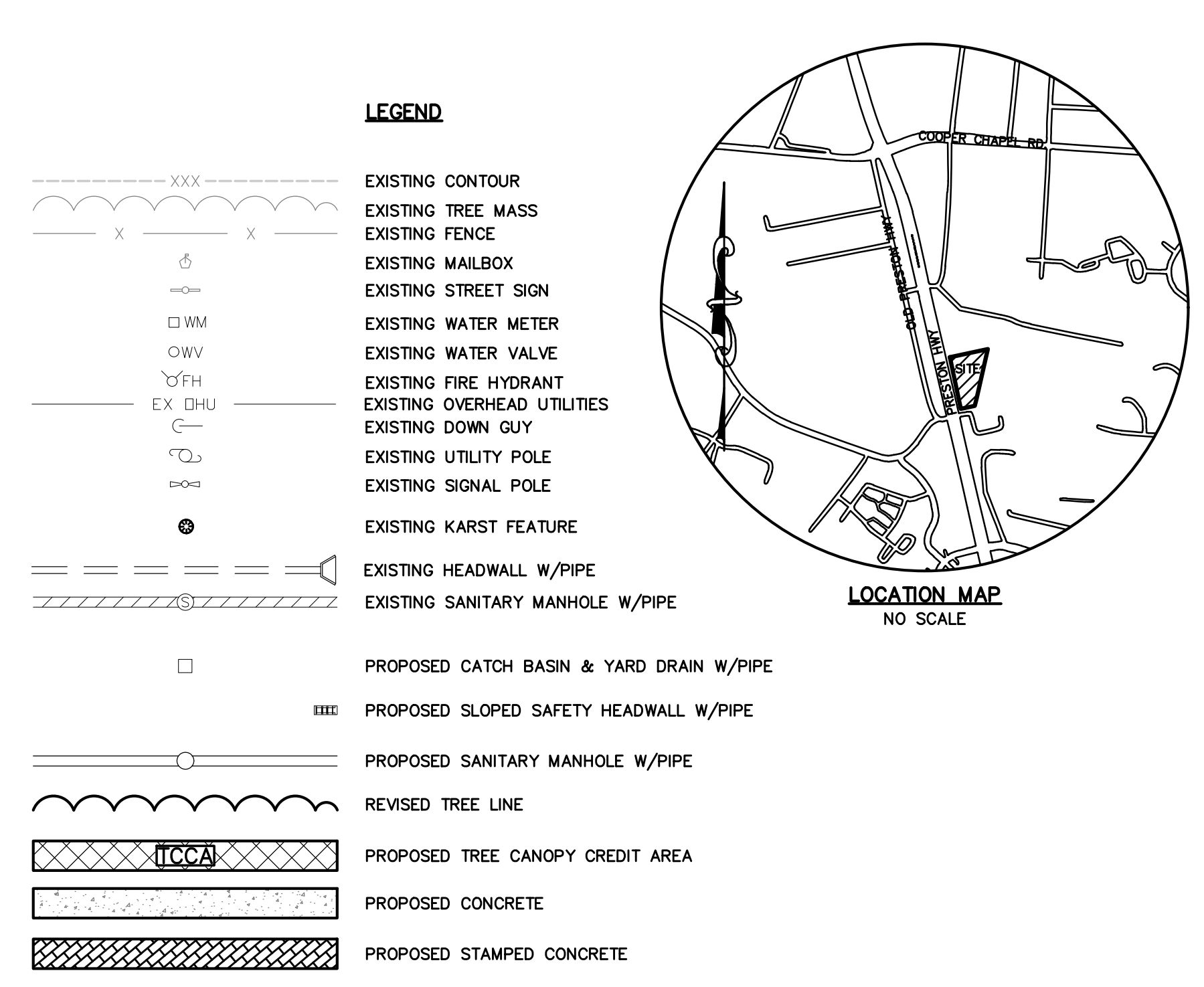
TOTAL LAND AREA	0.78± AC.
BUILDING AREA	5,691 ± S.F.
PROPOSED USE	30'
EXISTING LAND USE	CAR WASH
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.18
PARKING REQUIRED	3 SPACES (6 EMPLOYEES)
PARKING PROVIDED	6 SPACES (6 EMPLOYEES)
CAR PARKING	(INCLUDES 1 ACCESSIBLE)
QUEUE SPACES	25

SITE DATA: LOT 3

TOTAL LAND AREA	1.85± AC.
BUILDING AREA	4,500 ± S.F.
PROPOSED USE	24'
EXISTING LAND USE	CONVENIENCE STORE
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.06
PARKING REQUIRED	9 SPACES
PARKING PROVIDED	18 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE)
BICYCLE PARKING REQ./PROVIDED	4 SPACES
SHORT TERM	2 SPACES
LONG TERM	2 SPACES
PROPOSED FUEL PUMPS	8



TYPICAL ACCESSIBLE PARKING SPACES
 NO SCALE



BARBARA JOHNSTON
 T.B. 822 LOT 7
 D.B. 5637 PG. 818
 5004 MAPLE SPRINGS DR.
 LOUISVILLE, KY 40229
 R4/NFD

CHARLES B. MERCER & JONNE H. MERCER
 T.B. 85 LOT 50
 D.B. W00673 PG. 695
 10609 PRESTON HWY
 LOUISVILLE, KY 40229
 R4/NFD

CHARLES B. MERCER & JONNE H. MERCER
 T.B. 85 LOT 50
 D.B. W00673 PG. 695
 10609 PRESTON HWY
 LOUISVILLE, KY 40229
 R4/NFD

COMMONWEALTH OF KENTUCKY
 T.B. 85 LOT 104
 D.B. NA PG. NA
 PRESTON HWY
 LOUISVILLE, KY 40229
 R4/NFD

COMMONWEALTH OF KENTUCKY
 T.B. 85 LOT 104
 D.B. NA PG. NA
 PRESTON HWY
 LOUISVILLE, KY 40229
 R4/NFD

COMMONWEALTH OF KY
 D.B. 5151, PG. 199

MINDEL SCOTT
 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
6/28/21	FORMAL FILING	
07/19/21	PER AGENCY COMMENTS	
07/26/21	PER AGENCY COMMENTS	
08/03/21	PER AGENCY COMMENTS	
08/10/21	PER AGENCY COMMENTS	
08/17/21	PER AGENCY COMMENTS	
08/24/21	PER AGENCY COMMENTS	
09/07/21	PER AGENCY COMMENTS	
09/29/21	PER AGENCY COMMENTS	
10/13/21	PER AGENCY COMMENTS	
10/27/21	PER AGENCY COMMENTS	
11/17/21	REVISION FEE IN LEU TREE NOTES	
9/7/22	REVISION PER DEVELOPER	

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