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 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 DUMPSTER PADS, TRANSFORMERS, AC 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. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. STREET TREES SHALL BE PROVIDED IN THE 15' LBA ALONG PRESTON HIGHWAY.
12. 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.
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 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.
14. 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.
15. FOUR (4) ADDITIONAL TYPE A SHADE TREES ARE TO BE PLANTED ALONG THE EASTERN SIDE OF LOT ONE'S (1) DRIVE THRU.

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 (21111CO 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 REGIONAL FACILITY FEES X 1.5. KYTC APPROVAL AND DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE WATER TO FISHPOOL CREEK.
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, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS

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.

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 LOJIC 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 ENTRACNE 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	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	4.48± AC.
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 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 LOJIC 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

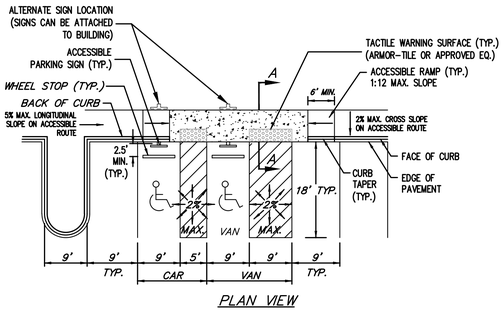
TOTAL LAND AREA	1.87± AC.
BUILDING AREA	5,233 ± S.F.
PROPOSED PATIO AREA	1,200 ± S.F.
BUILDING HEIGHT (MAX. ALLOWED 30')	21'
PROPOSED USE	DRIVE–THRU RESTAURANT
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.06
PARKING REQUIRED	
MINIMUM (1 SPACE/500 S.F.)	13 SPACES
MAXIMUM (1 SPACE/250 S.F.)	26 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 3 ACCESSIBLE)	71 SPACES
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.
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	
MINIMUM (1 SPACE/500 S.F.)	9 SPACES
MAXIMUM (1 SPACE/250 S.F.)	18 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE)	27 SPACES
BICYCLE PARKING REQ./PROVIDED	4 SPACES
SHORT TERM	2 SPACES
LONG TERM	2 SPACES
PROPOSED FUEL PUMPS	8



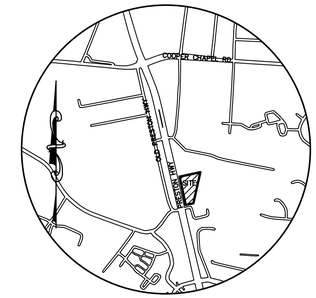
PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

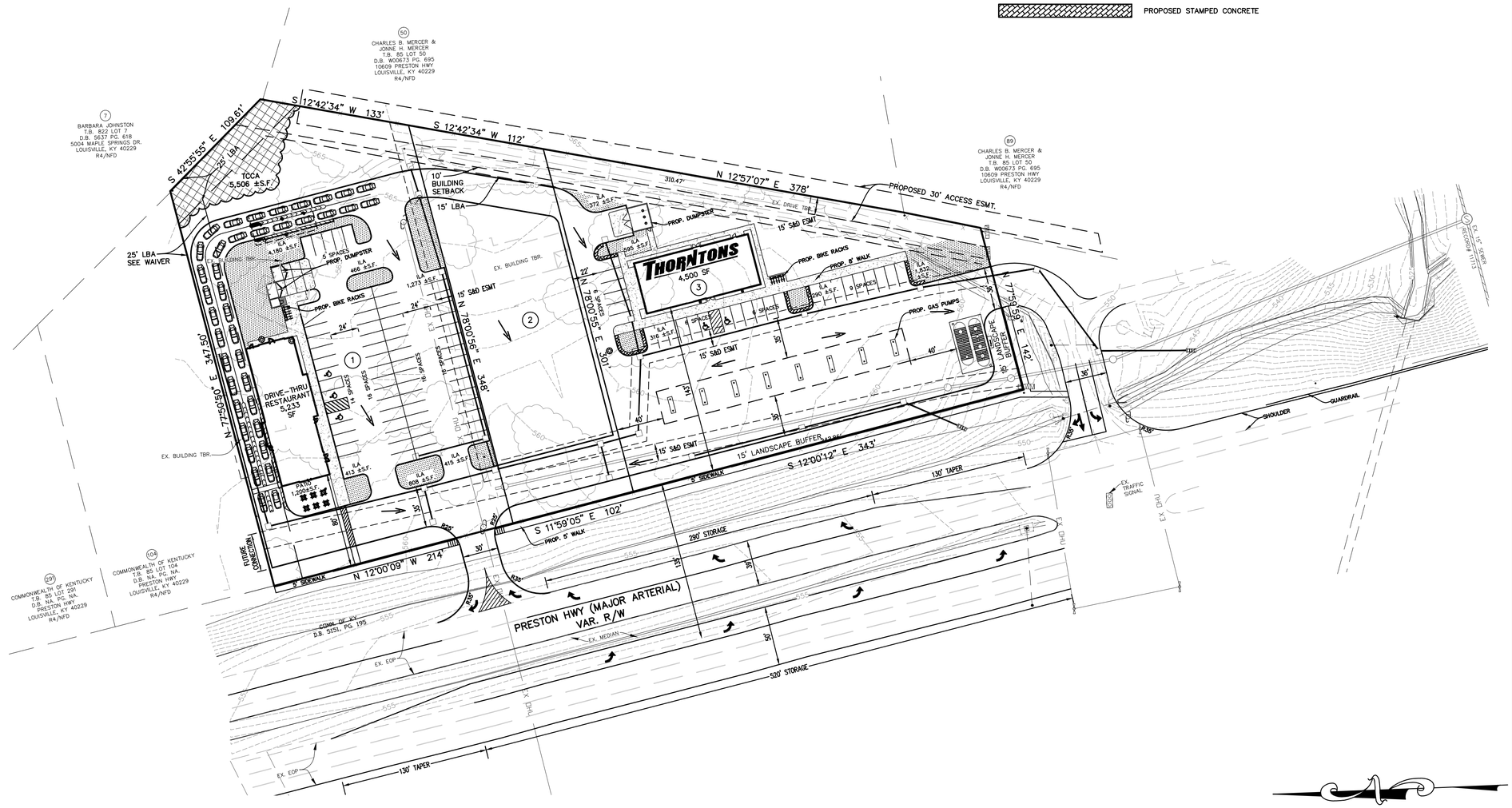
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING STREET SIGN
- WM EXISTING WATER METER
- OWV EXISTING WATER VALVE
- FH EXISTING FIRE HYDRANT
- EX OHU 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
- TCCA PROPOSED TREE CANOPY CREDIT AREA
- PROPOSED CONCRETE
- PROPOSED STAMPED CONCRETE



LOCATION MAP
NO SCALE



GRAPHIC SCALE 1"=50'
0 25 50 100

CASE# 21–ZONE–0081
RELATED CASE# 21–ZONEPA–0067
MSD WM # 12310

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ATLANTA, GA 30312

OWNERS
BECKY YOUNG & ASHLEY HEMBREE
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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	
6/28/21	FORMAL FILING
07/19/21	PER AGENCY COMMENTS
07/26/21	PER AGENCY COMMENTS
08/06/21	PER AGENCY COMMENTS
09/03/21	PER AGENCY COMMENTS
09/14/21	PER AGENCY COMMENTS
09/27/21	PER AGENCY COMMENTS
10/13/21	PER AGENCY COMMENTS
10/28/21	ADDED FEE IN LIEU TREE NOTE
11/1/21	REVISED FEE IN LIEU TREE NOTES

Vertical Scale: N/A

Horizontal Scale: 1"=50

Date: 6/7/2021

Job Number: 3800

Sheet 1 of 1

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