



Stormwater Management

PROJECT: The Shoppes at Lone Oaks
 Project #: 17-105
 Date: July 31, 2017

Table 1-Stage-Area-Capacity Existing Detention				Table 2-Stage-Area-Capacity Proposed Detention Basins			
Stage	Area ^a (ft ²)	Area ^b (acre)	Capacity (ft ³)	Stage	Area ^a (ft ²)	Area ^b (acre)	Capacity (ft ³)
1	460.5	0.01	0	US-1	12,600	0.28	11,500
2	462.0	0.22	7,363	US-2	12,600	0.28	11,500
3	465.0	0.31	18,110	US-3	12,600	0.28	11,500
4	464.0	0.31	30,790	US-4	12,600	0.28	11,500
5	465.0	0.36	45,393	US-5	12,600	0.28	11,500
6	466.0	0.41	62,008	US-6	12,600	0.28	11,500

SYMBOLS LEGEND

- UTILITY POLE
- LIGHT POLE
- UTILITY POLE ANCHOR
- CONTROL POINT
- BENCHMARK
- PROPERTY CORNER
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- STORM SEWER INLET
- HEADWALL
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE BOX
- TREE
- TRAFFIC CONTROL DEVICE
- MALIBOX
- TOWER
- SIGN

LINETYPES LEGEND

- ST STORM SEWER
- SAN SANITARY SEWER
- FM SANITARY FORCE MAIN
- W WATER LINE
- GAS GAS LINE
- CONTOUR MAJOR CONTOUR MAJOR
- CONTOUR MINOR CONTOUR MINOR
- STREAM/EDGE OF WATER
- PROPERTY LINE
- UG UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UT UNDERGROUND TELEPHONE
- UG UNDERGROUND CONDUIT
- EXISTING FENCE
- EXISTING TREELINE

SITE DATA

COUNCIL DISTRICT: 24
 ZONING DISTRICT: C-2
 FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: UNDEVELOPED
 PROPOSED USE: C-2 COMMERCIAL/RESTAURANT

SQUARE FOOTAGE OF BUILDINGS

BUILDING # 1 (HOTEL) = 38,475 SQ FT
 BUILDING # 2 (BANK) = 2,760 SQ FT

RESTAURANT A = 9,400 SQ FT
 RESTAURANT B = 3,190 SQ FT
 RESTAURANT C = 3,700 SQ FT

TOTAL BUILDING SQUARE FOOTAGE = 57,525 SQ FT

SQUARE FOOTAGE FOR EACH USE:
 C-2 COMMERCIAL: 41,235 SQ FT
 C-2 RESTAURANT: 16,290 SQ FT

SITE ACREAGE: 7.785 AC - SITE SQUARE FOOTAGE 339,115 SQ FT
 FLOOR AREA RATIO (FAR): 0.170

BUILDING HEIGHT:
 RESTAURANT A = 24 FT
 BUILDING # 1 = 30 FT
 BUILDING #2/RESTAURANT B = 24 FT
 RESTAURANT C = 24 FT

SIGN HEIGHT AND AREA = 4' H x 40 SF

PARKING DATA

RESTAURANT 'A' = 9,400 SQ FT
 RESTAURANT 'B' = 3,190 SQ FT + 786 SQ FT PATIO = 3,976 SQ FT
 RESTAURANT 'C' = 3,700 SQ FT
 BUILDING # 1 (HOTEL) = 66 ROOMS
 BUILDING # 2 (BANK) = 2,760 SQ FT
 TOTAL PROVIDED 306 (294 STD & 12 ADA)

76 SPACES MIN./188 SPACES MAX.
 32 SPACES MIN./80 SPACES MAX.
 30 SPACES MIN./74 SPACES MAX.
 66 SPACES MIN./99 SPACES MAX.
 10 SPACES MIN./14 SPACES MAX.
 214 SPACES MIN./455 SPACES MAX.

LANDSCAPE & TREE CANOPY

EXISTING VUA: 21,831 SQ FT
 EXISTING ILA: 1,467 SF
 EXISTING TREE CANOPY: 26%
 PROPOSED VUA: 146,450 SF
 PROPOSED ILA: 11,091 SF
 PROVIDED TREE CANOPY: 26%

PROPERTY INFORMATION

TAX BLOCK 064 / LOTS AS SHOWN

3501 OUTER LOOP
 GREER LAND CO-SMYRNA # 2, LLC
 THE SHOPPES AT LONE OAK
 TRACT 1-6.741 ACRES
 D.B. 10785, PG. 921
 PVA ID:064102770000

3541 OUTER LOOP
 GREER LAND CO-SMYRNA # 2, LLC
 THE SHOPPES AT LONE OAK
 TRACT 3-1.044 ACRES
 D.B. 10198, PG. 375
 PVA ID:06410440000

NOTICE

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

MINYARD DRIVE R/W

WIDTH VARIES
 COMMONWEALTH OF KENTUCKY
 D.B. 5281, PG. 782
 D.B. 5283, PG. 481
 D.B. 5308, PG. 883
 D.B. 9167, PG. 9

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Harkley*
 DATE: 12-6-17

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 17 DEV PLAN 1124
 APPROVAL DATE 11/15/17
 EXPIRATION DATE 11/15/19
 SIGNATURE OF PLANNING COMMISSION

BICYCLE PARKING

RESTAURANT 'A' = 2 LONG TERM + 2 SHORT TERM
 RESTAURANT 'B' = 2 LONG TERM + 2 SHORT TERM
 RESTAURANT 'C' = 2 LONG TERM + 2 SHORT TERM
 BUILDING # 1 (HOTEL) = 2 LONG TERM + NO SHORT TERM
 BUILDING # 2 (BANK) = EXEMPT (RETAIL < 3,000 SQ FT)
 TOTAL BICYCLE SPACES REQUIRED 14 SPACES

TOTAL BICYCLE SPACES PROVIDED 14 SPACES

REVISIONS

REV. NO.	DATE OF REV.	DESCRIPTION OF REVISION	APPROVED BY	DATE OF APPROVAL

RECEIVED

DEC 01 2017

DESIGN SERVICES

PROPERTY INFORMATION

TAX BLOCK 064 / LOTS AS SHOWN

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NOTES:

- ACCORDING TO THE SCS SOIL SURVEY OF JEFFERSON COUNTY, THE ENTIRE TRACT IS COMPRISED OF ROBERTSVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES, FUND (Rp).
- THE WETLAND DELINEATIONS, AS SHOWN, ARE FROM A 2007 STUDY PERFORMED BY R.D. ZANDE & ASSOCIATES, INC., AND ARE UNDER REVIEW BY (AND SUBJECT TO THE APPROVAL OF) THE U.S. ARMY CORPS OF ENGINEERS. TOTAL DELINEATED WETLAND AREA = 0.435 ACRES. MITIGATION WILL BE OFF-SITE.
- PER KTC REQUIREMENTS:
 - NO INCREASE IN DRAINAGE RUNOFF ALLOWED TO STATE ROADWAYS.
 - NO COMMERCIAL SIGNS ALLOWED IN THE RIGHT-OF-WAY.
 - NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - ILLUMINATION FROM SITE LIGHTING TO BE DIRECTED AWAY FROM STATE ROADWAYS.
 - AN ENCROACHMENT PERMIT AND BOND IS REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY.
- PER MSD REQUIREMENTS:
 - INDUSTRIAL WASTED DEPARTMENT (WD) APPROVAL REQUIRED FOR ALL RESTAURANTS.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ILLUMINATION FROM SITE LIGHTING TO BE DIRECTED AWAY FROM STATE ROADWAYS.
 - AN ENCROACHMENT PERMIT AND BOND IS REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY.
 - CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION. NO INCREASE IN PEAK RUN OFF WILL BE PERMITTED AT ANY TIME DURING CONSTRUCTION.
 - 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 MANAGEMENT PRACTICES.
 - UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
 - SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- PER METRO PUBLIC WORKS:
 - DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS.
 - DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY & STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
 - DEVELOPER SHALL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY & STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
 - THE MINIMUM GRADE FOR ALL STREETS SHALL BE 1% AND THE MAXIMUM GRADES SHALL BE 10%.
 - CURB AND GUTTER SHALL BE PROVIDED ALONG STREETS IN THE DEVELOPMENT.
 - SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - SIDEWALK EASEMENT DEDICATION (ALONG OUTER LOOP FRONTAGE) BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - ALL ROAD IMPROVEMENTS PER KENTUCKY TRANSPORTATION CABINET AND METRO PUBLIC WORKS STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM RECHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- PER PLANNING AND DESIGN SERVICES:
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - EASEMENTS MAY OVERLAP LBS AS MORE THAN 50% IF ALL PLANTINGS AND SCREENING REQUIREMENTS CAN STILL BE MET. (10.2.4.B.3)
- A SHARED PARKING AND GENERAL CROSSOVER AGREEMENT WILL BE PROVIDED PRIOR TO CONSTRUCTION APPROVAL.
- ALL BUILDINGS SHALL COMPLY WITH THE DESIGN REQUIREMENTS IN CHAPTER 5, PART 6 OF THE LAND DEV. CODE.

SECTION A-A LANDSCAPE BERM DETAIL

NOT TO SCALE

MIN. 10' TALL TREES
 20' ON CENTER

REVISIONS

REV. NO.	DATE OF REV.	DESCRIPTION OF REVISION	APPROVED BY	DATE OF APPROVAL

TYPICAL BICYCLE PARKING DIMENSIONS

ONE INVERTED 'U' RACK (TWO SPACES)
 TWO INVERTED 'U' RACK (FOUR SPACES)

TYPICAL VEHICLE AND DRIVING AISLE DIMENSIONS

SCALE: 1" = 50'

THE SHOPPES AT LONE OAK REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OWNER/DEVELOPER: GREER LAND CO-SMYRNA # 2, LLC
 866 MALABU DRIVE, SUITE 250
 LEXINGTON, KY 40502
 (859) 559-0516

PREPARED BY: VISION ENGINEERING, LLC
 128 EAST REYNOLDS ROAD, SUITE 150
 LEXINGTON, KY 40517
 (859) 559-0516

DATE: NOV. 2017

WM # 9977

VISION ENGINEERING

Environmental, Civil Engineering, Consulting, Land Surveying
 128 E. Reynolds Road Suite 150, Lexington, KY 40517
 P:(605) 992-0000 www.visioneng.com

THE SHOPPES AT LONE OAK
 3501 & 3541 OUTER LOOP
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40219
 REV. DETAILED DISTRICT DEV. PLAN

DATE: NOV. 2017

WM # 9977

17 DEPLAN 1124