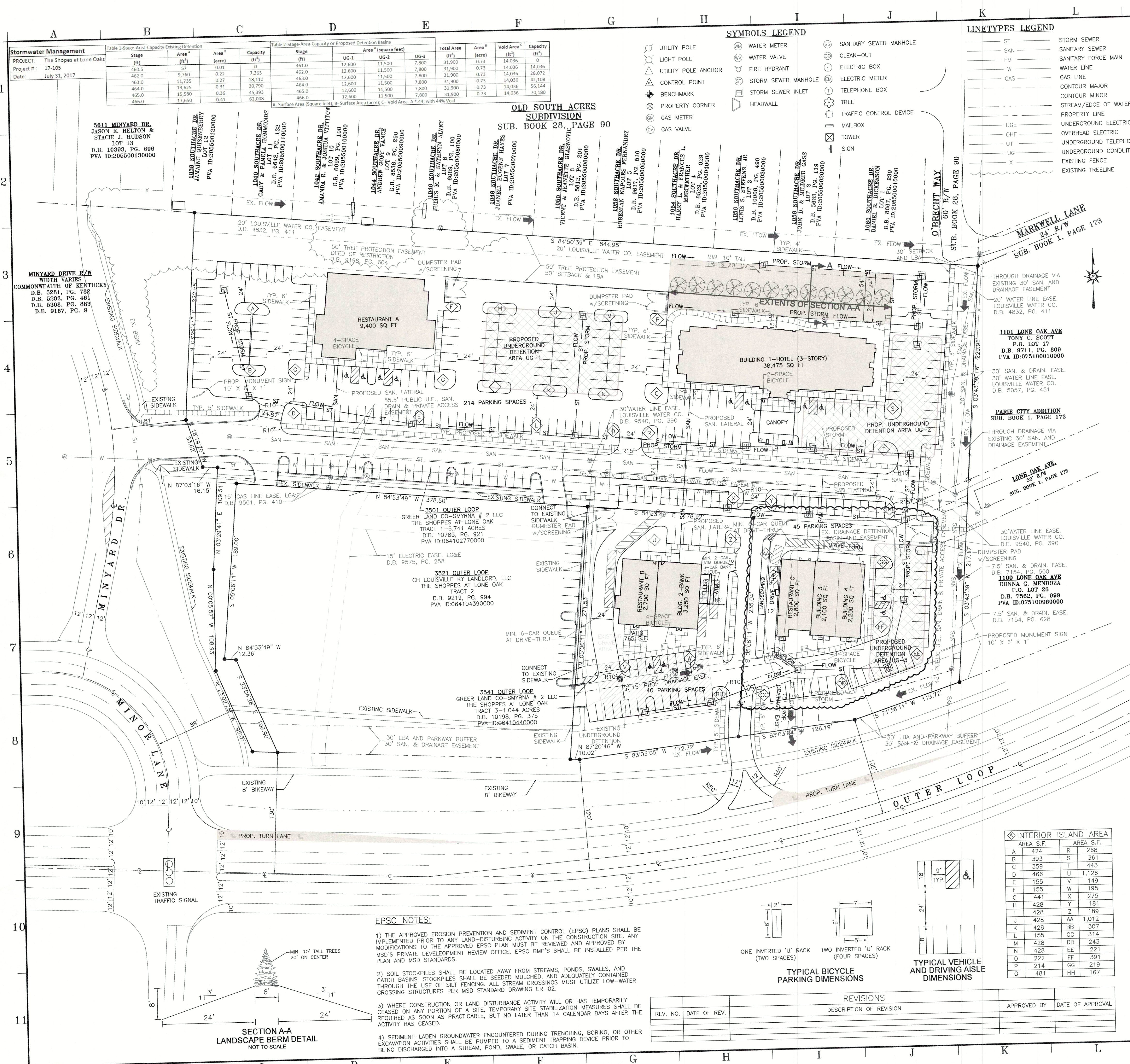




SITE DATA

COUNCIL DISTRICT: 24
ZONING DISTRICT: C-2
FLOOD 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)	= 3,250 SQ FT
BUILDING # 3 (RETAIL)	= 2,100 SQ FT
BUILDING # 4 (RETAIL)	= 2,200 SQ FT

TOTAL BUILDING SQUARE FOOTAGE = 60,925 SQ FT

SQUARE FOOTAGE FOR EACH USE:
C-2 COMMERCIAL: 46,025 SQ FT
C-2 RESTAURANT: 14,900 SQ FT

SITE ACREAGE: 1.785 AC = SITE SQUARE FOOTAGE 339,115 SQ FT
FLOOR AREA RATIO (FAR): 0.180
BUILDING HEIGHT: 3 STORIES

RESTAURANT A = 9,400 SQ FT
BUILDING # 1 = 30 FT
BUILDING #2/RESTAURANT B = 24 FT
RESTAURANT C/BUILDING # 3 & 4 = 24 FT

SIGN HEIGHT AND AREA = 4' H x 40' SF

PARKING DATA

RESTAURANT 'A' = 9,400 SQ FT	19 SPACES MIN./94 SPACES MAX.
RESTAURANT 'B' = 2,100 SQ FT + 765 SQ FT PATIO = 3,465 SQ FT	7 SPACES MIN./35 SPACES MAX.
RESTAURANT 'C' = 2,800 SQ FT	6 SPACES MIN./28 SPACES MAX.
BUILDING # 1 (HOTEL) = 38,475 SQ FT	66 SPACES MIN./99 SPACES MAX.
BUILDING # 2 (BANK) = 3,250 SQ FT	7 SPACES MIN./17 SPACES MAX.
BUILDING # 3 (RETAIL) = 2,100 SQ FT	5 SPACES MIN./11 SPACES MAX.
BUILDING # 4 (RETAIL) = 2,200 SQ FT	5 SPACES MIN./11 SPACES MAX.
TOTAL	115 SPACES MIN./295 SPACES MAX.

PROVIDED: 299 (287 STD & 12 ADA)

BICYCLE PARKING REQUIRED: 12 SPACES MIN./30 SPACES MAX.
BICYCLE PARKING PROVIDED: 14 SPACES

LANDSCAPE & TREE CANOPY

EXISTING VUA: 21,831 SQ FT	EXISTING ILA: 1,467 SF	EXISTING TREE CANOPY: 26%
REQUIRED VUA: N/A	REQUIRED ILA: 11,892 SF	REQUIRED TREE CANOPY: 17%
PROPOSED VUA: 158,555 SF	PROPOSED ILA: 12,094 SF	PROPOSED 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
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NOTES:

- 1) ACCORDING TO THE SCS SOIL SURVEY OF JEFFERSON COUNTY, THE ENTIRE TRACT IS COMPRISED OF ROBERTSVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES, PONDED (RpA).
- 2) 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 HAS BEEN COMPLETED.
- 3) PER KTC REQUIREMENTS:
 - A) THE
 - B) NO INCREASE IN DRAINAGE RUNOFF ALLOWED TO STATE ROADWAYS.
 - C) NO COMMERCIAL SIGNS ALLOWED IN THE RIGHT-OF-WAY.
 - D) NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - E) ILLUMINATION FROM SITE LIGHTING TO BE DIRECTED AWAY FROM STATE ROADWAYS.
 - F) AN ENCROACHMENT PERMIT AND BOND IS REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY.
- 4) PER MSD REQUIREMENTS:
 - A) INDUSTRIAL WASTED DEPARTMENT (WD) APPROVAL REQUIRED FOR ALL RESTAURANTS.
 - B) SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5.
 - C) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - D) IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - E) ACCE JURISDICTIONAL WETLANDS DETERMINATION TO BE APPROVED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - F) KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION. NO INCREASE IN PEAK RUN OFF WILL BE PERMITTED ANY TIME DURING CONSTRUCTION.
 - G) 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 SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
 - H) UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
 - I) SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - J) ON-SITE 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - K) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 5) PER METRO PUBLIC WORKS:
 - A) DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - B) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS.
 - C) DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY & STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
 - D) VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED.
 - E) THE MINIMUM GRADE FOR ALL STREETS SHALL BE 1% AND THE MAXIMUM GRADES SHALL BE 10%.
 - F) CURB AND GUTTER SHALL BE PROVIDED ALONG STREETS IN THE DEVELOPMENT.
 - G) SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - H) SIDEWALK EASEMENT DEDICATION (ALONG OUTER LOOP FRONTAGE) BY DEED OR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
 - I) A RECORDED RIGHT-OF-WAY DEDICATION BY DEED OR PLAT, CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - J) CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - K) ALL ROAD IMPROVEMENTS PER KENTUCKY TRANSPORTATION CABINET AND METRO PUBLIC WORKS STANDARDS.
- 6) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM RECHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 7) PER PLANNING AND DESIGN SERVICES:
 - A) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - B) EASEMENTS MAY OVERLAP LBAS BY MORE THAN 50% IF ALL PLANTINGS AND SCREENING REQUIREMENTS CAN STILL BE MET. (10.2.4.B.3)
- 8) A SHARED PARKING AND GENERAL CROSSOVER AGREEMENT WILL BE PROVIDED PRIOR TO CONSTRUCTION APPROVAL.
- 9) ALL BUILDINGS SHALL COMPLY WITH THE DESIGN REQUIREMENTS IN CHAPTER 5, PART 6 OF THE LAND DEV. CODE.

THE SHoppes AT LONE OAK

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OWNER/DEVELOPER
GREER LAND CO-SMYRNA # 2, LLC
250 WEST MAIN STREET, SUITE 3000
LEXINGTON, KY 40507
(859) 559-0516

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

DATE: MAY 2022

WM # 5191

22-DDP-0073