

Stormwater Management

PROJECT: The Shoppes at Lone Oaks
 Date: July 31, 2017

| Stage | Area ¹ (ft ²) | Area ² (acres) | Capacity (ft ³) |
|-------|--------------------------------------|---------------------------|-----------------------------|
| 1 | 462.0 | 0.01 | 0 |
| 2 | 9,760 | 0.22 | 7,363 |
| 3 | 11,735 | 0.27 | 18,110 |
| 4 | 13,425 | 0.31 | 30,790 |
| 5 | 15,580 | 0.36 | 45,393 |
| 6 | 17,650 | 0.41 | 62,008 |

Table 2-Stage-Area-Capacity or Proposed Detention Basins

| Stage | Area ¹ (square feet) | Area ² (acres) | Total Area (acres) | Void Area ³ (ft ³) | Capacity (ft ³) | |
|-------|---------------------------------|---------------------------|--------------------|---|-----------------------------|--------|
| US-1 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-2 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-3 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-4 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-5 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-6 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-7 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-8 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-9 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |
| US-10 | 12,600 | 11,500 | 7,800 | 31,900 | 0.73 | 14,036 |

A: Surface Area (Square feet); B: Surface Area (Acres); C: Void Area; A¹: 44; with 44% Void

- 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
 - MAILBOX
 - TOWER
 - SIGN

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

SITE DATA

COUNCIL DISTRICT: 24
 ZONING DISTRICT: C-2
 FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: UNDERDEVELOPED
 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

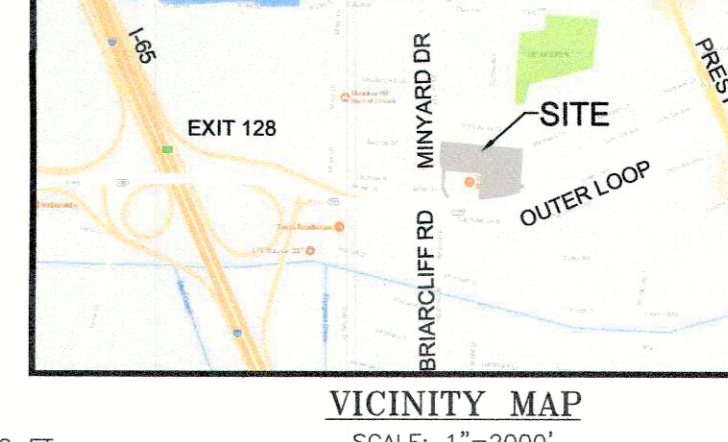
TOTAL BUILDING SQUARE FOOTAGE = 57,525 SQ FT

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

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
 REQUIRED VUA: N/A
 PROPOSED VUA: 146,450 SF

EXISTING ILA: 1,467 SF
 REQUIRED ILA: 10,984 SF
 PROPOSED ILA: 11,091 SF

EXISTING TREE CANOPY: 26%
 REQUIRED TREE CANOPY: 17%
 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:064104400000

- NOTES:**
- ACCORDING TO THE SCS SOIL SURVEY OF JEFFERSON COUNTY, THE ENTIRE TRACT IS COMPRISED OF ROBERTSVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES, PONEY (RpA).
 - 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.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - ACOE JURISDICTIONAL WETLANDS DETERMINATION TO BE APPROVED PRIOR TO MSD 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 DESIGN 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 ROWWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS.
 - DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY & STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
 - VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED.
 - 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.
 - 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.
 - 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 LBAS BY 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.



REVISIONS

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

EPSC NOTES:

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLANS SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

INTERIOR ISLAND AREA

| AREA | A.S.F. | N | A.S.F. |
|------|--------|---|--------|
| A | 424 | N | 443 |
| B | 393 | O | 323 |
| C | 458 | P | 402 |
| D | 362 | Q | 290 |
| E | 457 | R | 371 |
| F | 427 | S | 306 |
| G | 427 | T | 1,367 |
| H | 427 | U | 951 |
| I | 427 | V | 357 |
| J | 427 | W | 331 |
| K | 427 | X | 428 |
| L | 503 | Y | |
| M | 363 | Z | |

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

GRAPHIC SCALE: 1" = 50'

DATE: OCT. 2017

VISION ENGINEERING
 Environmental, Civil Engineering Consultants, Land Surveying
 128 E. Reynolds Road, Suite 150
 Lexington, KY 40517
 (859) 559-0516
 www.visionengr.com

RECEIVED
 OCT 06 2017
 PLANNING & DESIGN SERVICES

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

DATE: OCT. 2017

REVISIONS

WM # 9977

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