

GENERAL NOTES

- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO DIMENSION UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL PAVED AREAS, INCLUDING PARKING ISLANDS, SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL PARKING SPACES SHALL BE 9' WIDE UNLESS NOTED AS A HANDICAP SPACE OR SHOWN OTHERWISE. SEE TYPICAL DETAIL, THIS SHEET, FOR HANDICAP DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED HANDICAP PARKING SIGNS, PAINTED HANDICAP SYMBOLS, PARKING STRIPES (4" WIDE) AND CROSS HATCH STRIPING IN PARKING AREAS.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100020 E, DECEMBER 5, 2005)
- SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION CONTRACT. SUBJECT TO MSD CAPACITY CHARGES.
- ALL DUMPSTERS AND SERVICE STRUCTURES WILL BE SCREENED PER CHAPTER 10 OF THE LDC.
- FACTORY LANE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN PER PUBLIC WORKS REQUIREMENTS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- DETENTION TO BE PROVIDED IN EXISTING BASIN AT REAR OF PROPERTY AND IN NEW BASIN AT FACTORY LANE. POST DEVELOPE PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPE PEAK FLOWS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR SIGNAL MODIFICATIONS AT FACTORY AND LA GRANGE.
- A CROSS-OVER ACCESS AND SHARED PARKING AGREEMENT WILL BE RECORDED FOR THE DEVELOPMENT.
- BUILDING ELEVATIONS FOR LOT 4 WILL BE SUBMITTED AND APPROVED BY PLANNING AND DESIGN SERVICES STAFF PRIOR TO PULLING A BUILDING PERMIT.

LEGEND

- CONCEPTUAL STORM SEWER LAYOUT
- CONCEPTUAL SANITARY SEWER LAYOUT
- EXISTING SANITARY SEWER LAYOUT
- EXISTING STORM SEWER LAYOUT
- HEADWALL
- AREA OF VARIANCE
- TEMP. CONSTRUCTION ENTRANCE
- SILT FENCE
- DRAINAGE ARROW

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "K.D.S." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

DUMPSTER PAD ENCLOSURE & GATE

NO SCALE

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TARC NOTE

THE OWNER/DEVELOPER WILL MAINTAIN THE/ANY TRANST STOP ON AM AS NEEDED BASIS.

VARIANCE REQUESTS

VARIANCE FROM CHAPTER 5.3.1.C.5 OF THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM SETBACK ON LOTS 4 AND 7.

VARIANCE FROM CHAPTER 5.3.1.C.5 OF THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM SETBACK ON LOT 6 WAS APPROVED AT BOZA ON NOVEMBER 18, 2013 UNDER CASE # 13VAR1035.

TREE CANOPY CALCULATIONS

LOT	TOTAL SITE AREA	EXISTING TREE CANOPY TO REMAIN	TREE CANOPY REQUIRED	TREE CANOPY PLANTED
LOT 4	177,420 SF	0 SF (0%)	35,484 SF (20%)	36,000 SF
LOT 5	26,282 SF	0 SF (0%)	5,256 SF (20%)	5,760 SF
LOT 6	57,213 SF	0 SF (0%)	11,443 SF (20%)	12,240 SF
LOT 7	23,585 SF	0 SF (0%)	4,717 SF (20%)	5,040 SF

PARKING CALCULATIONS

LOT	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	PARKING PROVIDED
LOT 4	83 SPACES	138 SPACES	143 SPACES
LOT 5	1 SPACES	2 SPACES	4 SPACES
LOT 6	44 SPACES	142 SPACES	251 SPACES
LOT 7	14 SPACES	21 SPACES	142 SPACES

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SHEET TITLE:
REVISED DETAIL DISTRICT DEVELOPMENT PLAN

PROJECT TITLE:
SHOPS OF FOREST SPRINGS PHASE III

JOB NO. 174--

SCALE: 1" = 60'

DATE: 03/15/14

DRAWING NO:

OWNER: OVERSEAS CORP.
10000 W. GARDEN LANE
GRANBURY STATION, L.L.C.
124588 LAGRANGE ROAD
LOUISVILLE, KENTUCKY 40245

DESIGNER: BLOOMSBURG ENGINEERING, INC.
1201 S. 3003 FARMWAY
D.B. #785, PG. 842

RDDP

SHEET
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