

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 ^a (acre)	Capacity (ft ³)	Stage	Area ^a (ft ²)	Area ^a (acre)	Capacity (ft ³)
1	460.5	0.01	7,363	US-1	12,600	0.28	21,504
2	462.0	0.22	7,363	US-2	12,600	11,500	7,800
3	463.0	0.27	18,110	US-3	12,600	11,500	7,800
4	464.0	0.31	30,790	Total Area	12,600	11,500	31,500
5	465.0	0.36	45,993	Area ^a (acre)	12,600	11,500	7,800
6	466.0	0.41	61,196	Void Area ^b (ft ²)	12,600	11,500	7,800
				Capacity	12,600	11,500	31,500

A: Surface Area (Square feet); B: Surface Area (acre); C: Void Area "A" x 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
 - GL - GAS LINE
 - CON - CONTOUR MAJOR
 - CON - CONTOUR MINOR
 - SW - STREAM/EDGE OF WATER
 - PL - PROPERTY LINE
 - UE - UNDERGROUND ELECTRIC
 - OE - OVERHEAD ELECTRIC
 - UT - UNDERGROUND TELEPHONE
 - UC - UNDERGROUND CONDUIT
 - EX - EXISTING FENCE
 - EX - 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) = 3,250 SQ FT

RESTAURANT A = 9,400 SQ FT
 RESTAURANT B = 2,700 SQ FT
 RESTAURANT C = 3,700 SQ FT

TOTAL BUILDING SQUARE FOOTAGE = 57,525 SQ FT

SQUARE FOOTAGE FOR EACH USE:
 C-2 COMMERCIAL: 41,725 SQ FT
 C-2 RESTAURANT: 15,900 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

VICINITY MAP
 PRELIMINARY 17-105-000

Condition of Approval:

Tony Kelly 6-27-18 Date

LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

PARKING DATA

RESTAURANT 'A' = 9,400 SQ FT
 RESTAURANT 'B' = 2,700 SQ FT + 765 SQ FT PATIO = 3,465 SQ FT
 RESTAURANT 'C' = 3,700 SQ FT

BUILDING # 1 (HOTEL) = 66 ROOMS
 BUILDING # 2 (BANK) = 3,250 SQ FT

TOTAL PROVIDED 294 (282 STD & 12 ADA)

76 SPACES MIN./188 SPACES MAX.
 28 SPACES MIN./70 SPACES MAX.
 30 SPACES MIN./74 SPACES MAX.
 66 SPACES MIN./99 SPACES MAX.
 11 SPACES MIN./17 SPACES MAX.
 211 SPACES MIN./448 SPACES MAX.

LANDSCAPE & TREE CANOPY

EXISTING VUA: 21,831 SQ FT
 REQUIRED VUA: N/A
 PROPOSED VUA: 147,800 SF

EXISTING ILA: 1,467 SF
 REQUIRED ILA: 11,085 SF
 PROPOSED ILA: 11,497 SF

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

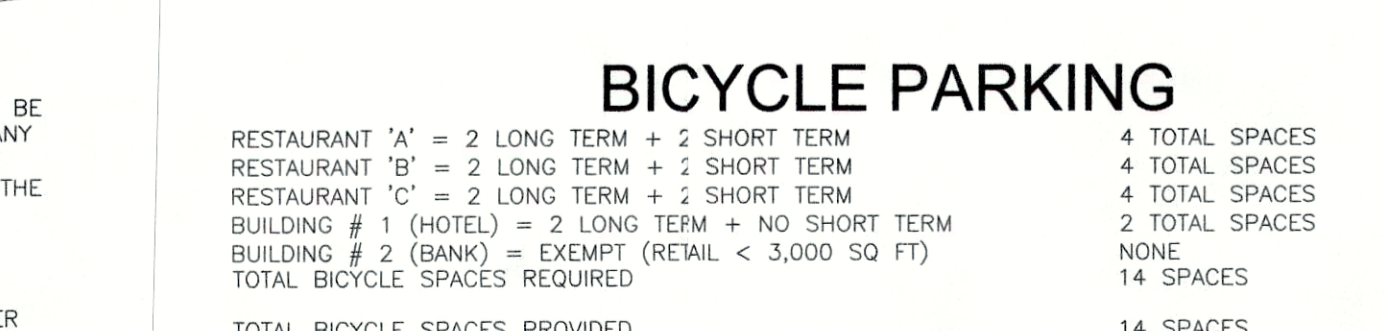
PROPERTY INFORMATION

TAX BLOCK 064 / LOTS AS SHOWN

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

3541 OUTER LOOP
 GREER LAND CO-SMYRNA # 2, LLC
 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, PUNDED (RFA).
 - THE WETLAND DELINEATIONS, AS SHOWN, ARE FROM A 2007 STUDY PERFORMED BY R.D. ZANDE & ASSOCIATES, INC., AND ARE UNDER REVIEW (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:
 - 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 BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL
 - 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.
 - PER MSD REQUIREMENTS:
 - A) INDUSTRIAL WASTED DEPARTMENT (IWD) 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 PLAN 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) KTYC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION. NO INCREASE IN PEAK RUN OFF WILL BE PERMITTED AT 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 GREEN BEST MANAGEMENT PRACTICES.
 - 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) 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.
 - K) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY
 - PER METRO PUBLIC WORKS:
 - A) DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - B) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL ME 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 MINOR 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.
 - 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:
 - 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)
 - B) 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.



REVISIONS

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITION:

BY: *[Signature]*
 DATE: 6/27/18

LOUISVILLE & JEFFERSON COUNTY
 METRO PUBLIC WORKS

SECTION A-A LANDSCAPE BERM DETAIL
 NOT TO SCALE

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 SEED 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.

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: JUNE, 2018

GRAPHIC SCALE: 1" = 50'

SCALE: 1" = 50'

VISION ENGINEERING
 Environmental, Civil Engineering, Consulting, Land Surveying
 128 E. Reynolds Road, Suite 150 Lexington, KY 40517
 Phone: (859) 559-0516 Fax: (859) 559-0695
 www.visionengr.com

RECEIVED
 JUN 27 2018
 P.L. WINING & ASSOCIATES
 DESIGN SERVICES

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

DATE: JUNE, 2018

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN

WM # 5191

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