

GENERAL NOTES

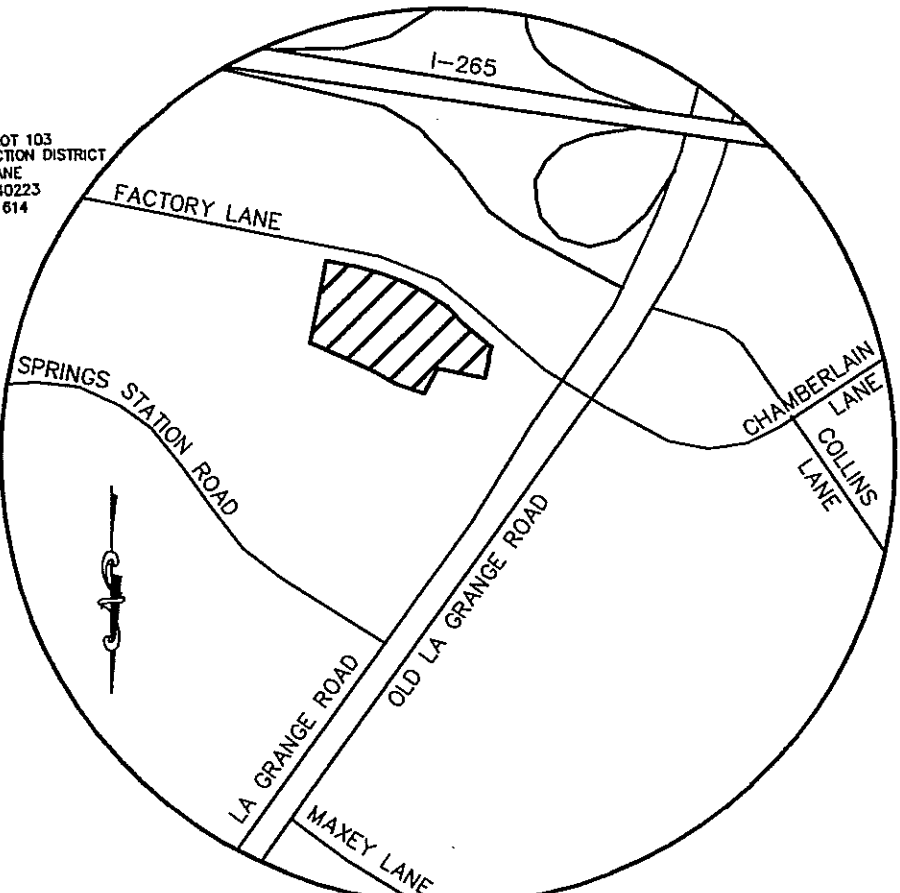
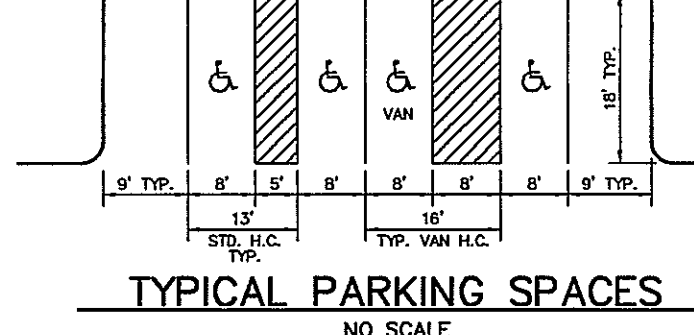
- 1) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 2) SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- 3) ALL PAVED AREAS, INCLUDING PARKING ISLANDS, SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- 4) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 5) ALL PARKING SPACES SHALL BE 9' WIDE UNLESS NOTED AS A HANDICAP SPACE OR SHOWN OTHERWISE. SEE TYPICAL DETAIL, THIS SHEET, FOR HANDICAP DIMENSIONS.
- 6) CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED HANDICAP PARKING SIGNS, PAINTED HANDICAP SYMBOLS, PARKING STRIPES (4" WIDE) AND GROSS HATCH STRIPING IN PARKING AREAS.
- 7) ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- 8) CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH.
- 9) CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- 10) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.

- 11) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C002D E, DECEMBER 5, 2006)
- 12) SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION CONTRACT. SUBJECT TO MSD CAPACITY CHARGES.
- 13) ALL DUMPSTERS AND SERVICE STRUCTURES WILL BE SCREENED PER CHAPTER 10 OF THE LDC.
- 14) 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.
- 15) DETENTION TO BE PROVIDED IN EXISTING BASIN AT REAR OF PROPERTY AND IN NEW BASIN AT FACTORY LANE. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 16) THE DEVELOPER WILL BE RESPONSIBLE FOR SIGNAL MODIFICATIONS AT FACTORY AND LAGRANGE.
- 17) A CROSS-OVER ACCESS AND SHARED PARKING AGREEMENT WILL BE RECORDED FOR THE DEVELOPMENT.
- 18) BUILDING ELEVATIONS FOR LOT 4 WILL BE SUBMITTED AND APPROVED BY PLANNING AND DESIGN SERVICES STAFF PRIOR TO PULLING A BUILDING PERMIT.

- 17) CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY NFWP.
- 18) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 19) VERIFICATION OF THE ADEQUACY OF THE OFFSITE DRAINAGE SYSTEM WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. OFFSITE IMPROVEMENTS AND OFFSITE EASEMENTS MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 20) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 21) A KARST SURVEY WAS PERFORMED BY KELLY JONES ON OCTOBER 24, 2013 AND NO KARST FEATURES WERE FOUND.

DETENTION

- A. THE EXISTING DETENTION BASINS SHALL BE RE-GRADED TO MEET OR EXCEED ORIGINAL DESIGN VOLUMES.
- B. BASIN VOLUMES & SPILLWAY DATA:
 DB #1 V = 3.45 AC.FT. EL. 786.5 * D = 8.5'
 DB #2 V = 0.66 AC.FT. EL. 759.6 * D = 2.9'
 * ADJUSTED TO 1988 DATUM



SITE DATA

TOTAL AREA	6.53 ACRES
FORM DISTRICT	NEIGHBORHOOD
PREV. CASE #	13DEVPLAN1073, 13VAR1035
LOT 4 AREA	4.07 ACRES
EXISTING USE	VACANT
PROPOSED USE	RETAIL
EXISTING ZONING	C-1, C-2
PROPOSED ZONING	C-1, C-2
BUILDING FOOTPRINT	20,676 SF
FAR	.12
LOT 5 AREA	0.60 ACRES
EXISTING USE	FUEL STATION
PROPOSED USE	FUEL STATION
EXISTING ZONING	C-1, C-2
PROPOSED ZONING	C-1, C-2
BUILDING FOOTPRINT	176 SF
FAR	.01
LOT 6 AREA	1.31 ACRES
EXISTING USE	RESTAURANT/RETAIL
PROPOSED USE	RESTAURANT/RETAIL
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
BUILDING FOOTPRINT	8,168 SF
PATIO	375 SF
FAR	0.14
LOT 7 AREA	0.54 ACRES
EXISTING USE	VACANT
PROPOSED USE	BANK
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
BUILDING FOOTPRINT	4,182 SF
FAR	.18

ILA CALCULATIONS

LOT 4	VIA	92,574 SF
	ILA REQUIRED (7.5%)	6,943 SF
	ILA PROVIDED	6,860 SF
LOT 5	VIA	22,272 SF
	ILA REQUIRED (7.5%)	1,670 SF
	ILA PROVIDED	879 SF
LOT 6	VIA	29,548 SF
	ILA REQUIRED (7.5%)	2,216 SF
	ILA PROVIDED	2,815 SF
LOT 7	VIA	10,574 SF
	ILA REQUIRED (7.5%)	793 SF
	ILA PROVIDED	1,843 SF
TOTAL	VIA	154,968 SF
	ILA REQUIRED (7.5%)	11,622 SF
	ILA PROVIDED	12,423 SF
	TREES REQUIRED	49 TREES

PARKING CALCULATIONS

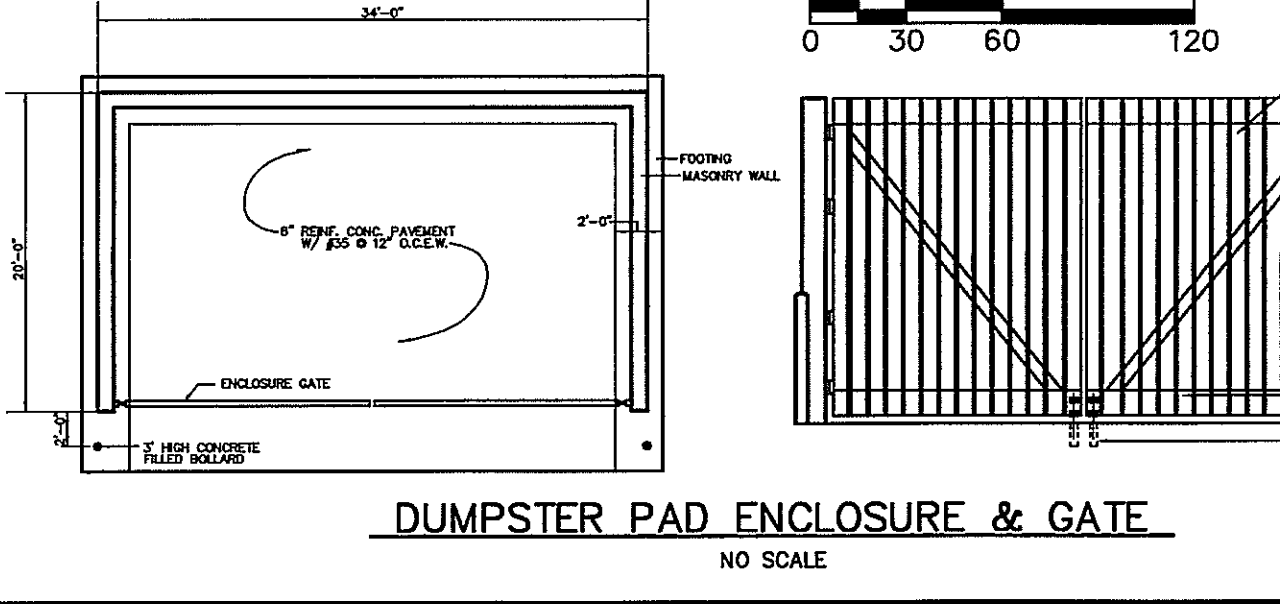
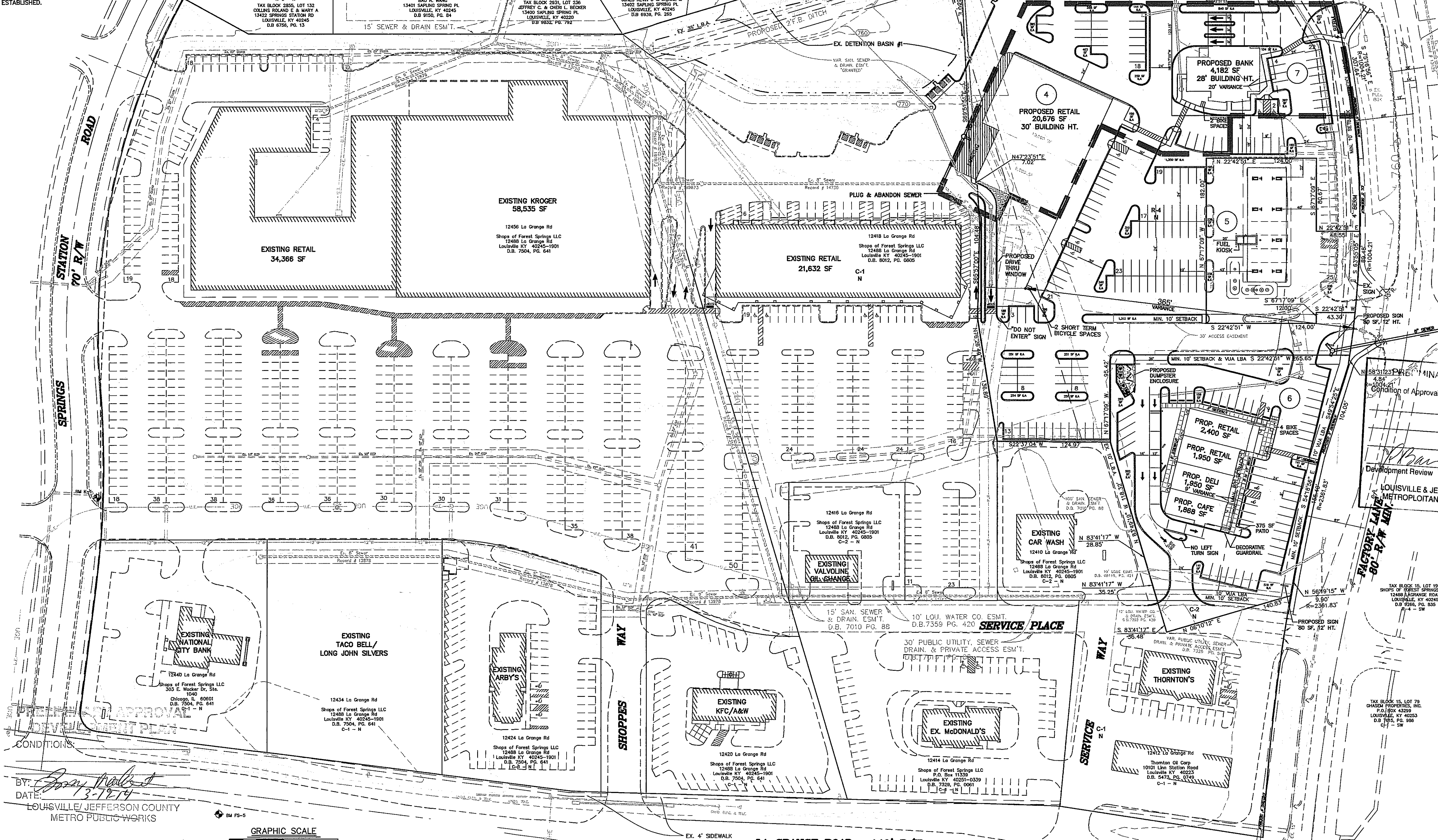
LOT 4	MIN. PARKING REQUIRED (1/250 SF):	83 SPACES
	MAX. PARKING ALLOWED (1/150 SF):	138 SPACES
	PARKING PROVIDED:	143 SPACES
LOT 5	MIN. PARKING REQUIRED (1/200 SF):	1 SPACES
	MAX. PARKING ALLOWED (1/100 SF):	2 SPACES
	PARKING PROVIDED:	4 SPACES
LOT 6	MIN. PARKING REQUIRED:	44 SPACES
	(RETAIL 1/250 SF = 17 SPACES)	
	(CAFE & PATIO 1/200 SF = 11 SPACES)	
	(RESTAURANT 1/125 SF = 16 SPACES)	
	MAX. PARKING ALLOWED:	90 SPACES
	(RETAIL 1/150 SF = 29 SPACES)	
	(CAFE & PATIO 1/100 SF = 22 SPACES)	
	(RESTAURANT 1/75 SF = 39 SPACES)	
	PARKING PROVIDED:	55 SPACES
LOT 7	MIN. PARKING REQUIRED (1/300 SF):	14 SPACES
	MAX. PARKING ALLOWED (1/200 SF):	21 SPACES
	PARKING PROVIDED:	15 SPACES
TOTAL	MIN. PARKING REQUIRED:	142 SPACES
	MAX. PARKING ALLOWED:	251 SPACES
	PARKING PROVIDED:	217 SPACES
	(INCLUDING 10 H.C. SPACES)	
	DESIGN SERVICES	
	BICYCLE PARKING REQUIREMENTS	
	LONG TERM SPACES:	6 SPACES
	SHORT TERM SPACES:	8 SPACES
	* LONG TERM SPACES WILL BE PROVIDED INSIDE THE BUILDINGS.	

TREE CANOPY CALCULATIONS

LOT 4	TOTAL SITE AREA	177,420 SF
	EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
	TREE CANOPY REQUIRED	35,484 SF (20%)
	TREE CANOPY PLANTED (50 @ 720 SF)	36,000 SF
LOT 5	TOTAL SITE AREA	26,282 SF
	EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
	TREE CANOPY REQUIRED	5,256 SF (20%)
	TREE CANOPY PLANTED (8 @ 720 SF)	5,760 SF
LOT 6	TOTAL SITE AREA	57,213 SF
	EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
	TREE CANOPY REQUIRED	11,443 SF (20%)
	TREE CANOPY PLANTED (17 @ 720 SF)	12,240 SF
LOT 7	TOTAL SITE AREA	23,585 SF
	EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
	TREE CANOPY REQUIRED	4,717 SF (20%)
	TREE CANOPY PLANTED (7 @ 720 SF)	5,040 SF

MINORITY APPROVAL
 Condition of Approval:
 Development Review Date: 3/14/14
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 MAR 14 2014
 PLANNING & DESIGN SERVICES



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.

LEGEND

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

TARC NOTE

THE OWNER/DEVELOPER WILL MAINTAIN THE ANY TRANSIT STOP ON AN 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.

A 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.



SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

SHOPS OF FOREST SPRINGS PHASE III
 OWNER/DEVELOPER: O'BRIEN STATION, LLC
 12488 LAGRANGE ROAD, LOUISVILLE, KENTUCKY, 40245
 D.B. 7504, PG. 642

REVISION DETAIL DISTRICT DEVELOPMENT PLAN

JOB NO. 1744-3
 SCALE: 1" = 60'
 DATE: 03/13/14

DRAWING NO. **RDDP**

SHEET 1 OF 1