

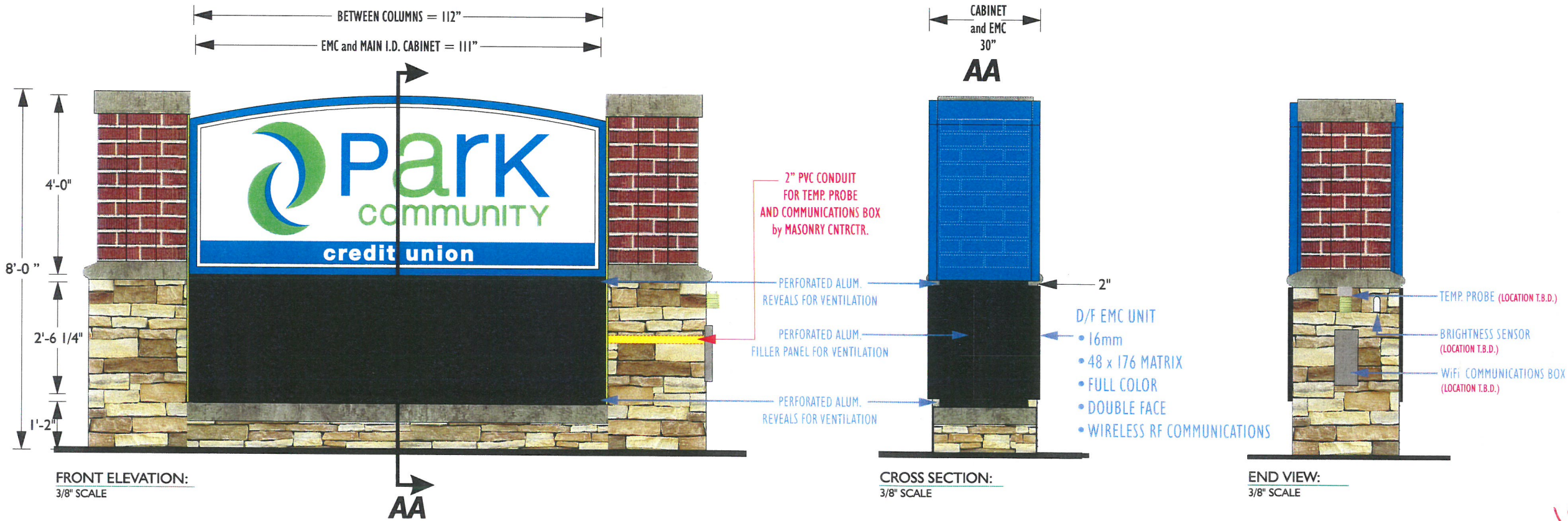
**FURNISH AND INSTALL:**  
•(1) D/F FULL COLOR ELECTRONIC MESSAGE CENTER AND ACCESSORIES  
•REMOVE EXISTING TEMPORARY BRAKE FORMED ALUMINUM PANELS

REVISIONS

EXISTING



PROPOSED



RECEIVED  
MAY 14 2015  
PLANNING &  
DESIGN SERVICES

ISWAIVE1015

SKETCH NUMBER 52369  
JOB NAME PARK COMMUNITY CREDIT UNION - FOREST SPRINGS BRANCH  
ADDRESS 13010 FACTORY LANE - LOUISVILLE, KY  
SALES GENE BARE  
DESIGNER R.A.LINES  
DATE 05-08-15  
DRAWING ID PARK COMMUNITY CREDIT UNION - FOREST SPRINGS BRANCH\_52369\_05-08-15

SIGN

PAGE 1



**United-Maier  
Signs, Inc.**

1030 STRAIGHT ST.  
CINCINNATI, OH 45214  
513-681-6600 OFFICE  
513-681-0818 FAX  
877-681-6600 TOLL FREE  
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THIS SIGN WILL BE  
LABELED UL OR EQUAL

THE INSTALLATION WILL MEET NATIONAL  
ELECTRICAL CODE REQUIREMENTS

- ☐ APPROVED AS SUBMITTED  
☐ APPROVED WITH CHANGES  
☐ NOT APPROVED

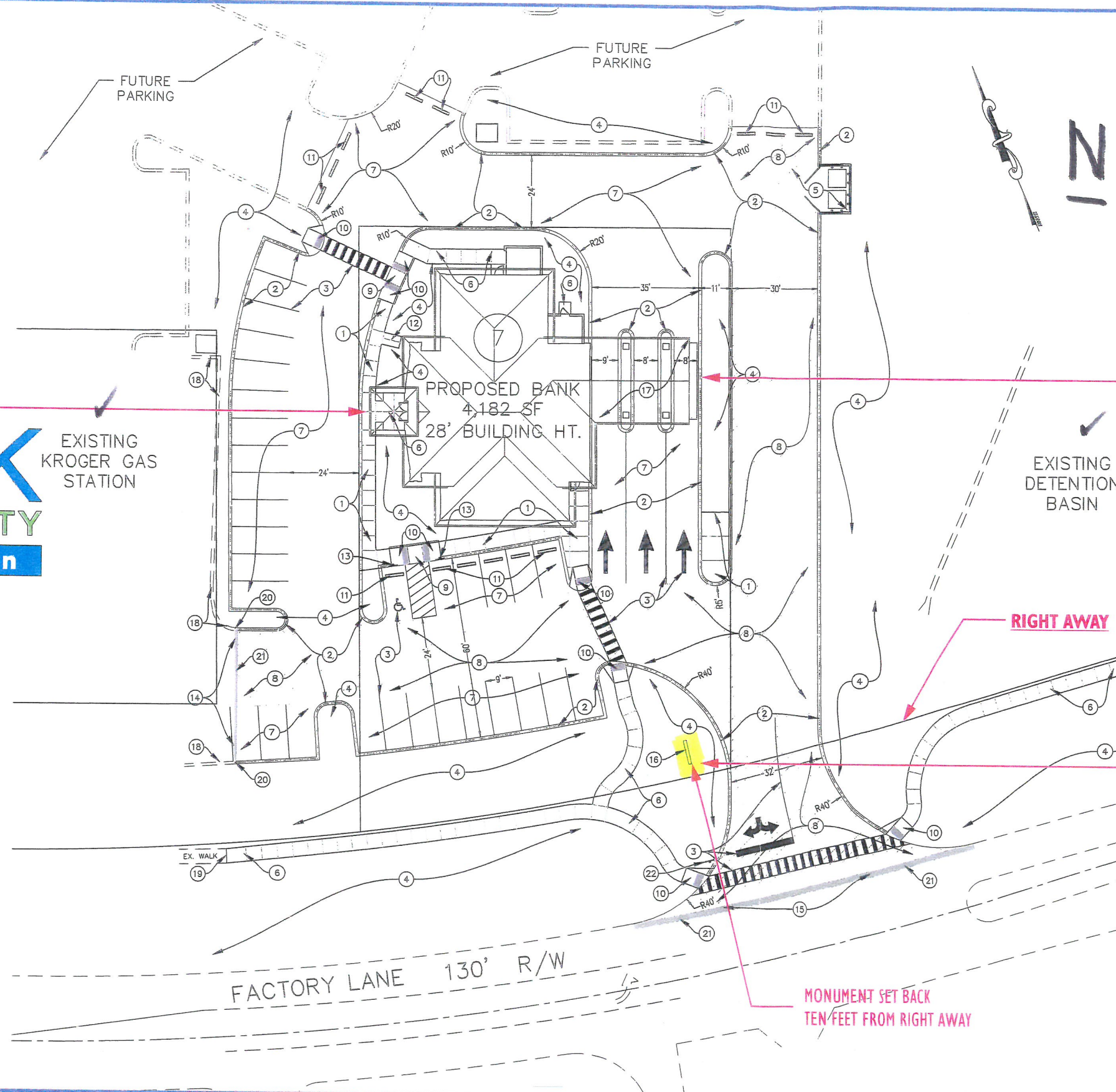
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EXISTING  
KROGER GAS  
STATION



## PAVEMENT LEGEND

|  |                    |
|--|--------------------|
|  | REGULAR ASPHALT    |
|  | HEAVY DUTY ASPHALT |
|  | CONCRETE           |

NOTE: SEE DETAILS 1 & 2 ON  
SHEET C-5 FOR PAVEMENT,  
STONE & CONCRETE THICKNESS.



**13010 FACTORY LANE**

**PARCEL # 0015011 RECEIVED**

MAY 14 2015  
PLANNING &  
DESIGN SERVICES



15W/10V/158

|               |                                                    |
|---------------|----------------------------------------------------|
| SKETCH NUMBER | 51819c                                             |
| JOB NAME      | PARK COMMUNITY FEDERAL CREDIT UNION                |
| ADDRESS       | 13010 FACTORY LANE - LOUISVILLE, KY                |
| SALES         | GENE BARE                                          |
| DESIGNER      | R.A.LINES                                          |
| DATE          | 07-31-14                                           |
| DRAWING ID    | PARK COMMUNITY FEDERAL CREDIT UNION_51819_07-31-14 |

**REVISIONS**

10-02-14 RAL replace building elevations with new revised drawing from customer

**COF**  
Approved Sketch  
WO #35544

DO NOT USE FOR EXACT COLOR REPRESENTATION. COLORS SHOWN REPRESENT DESIGN INTENT ONLY.

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**FAB & INSTALL NOTES**

Notes:

☒ APPROVED AS SUBMITTED

☐ APPROVED WITH CHANGES

☐ NOT APPROVED

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# 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 CROSS 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 2111C0020 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 STOPPING 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 DOWNSTREAM 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.

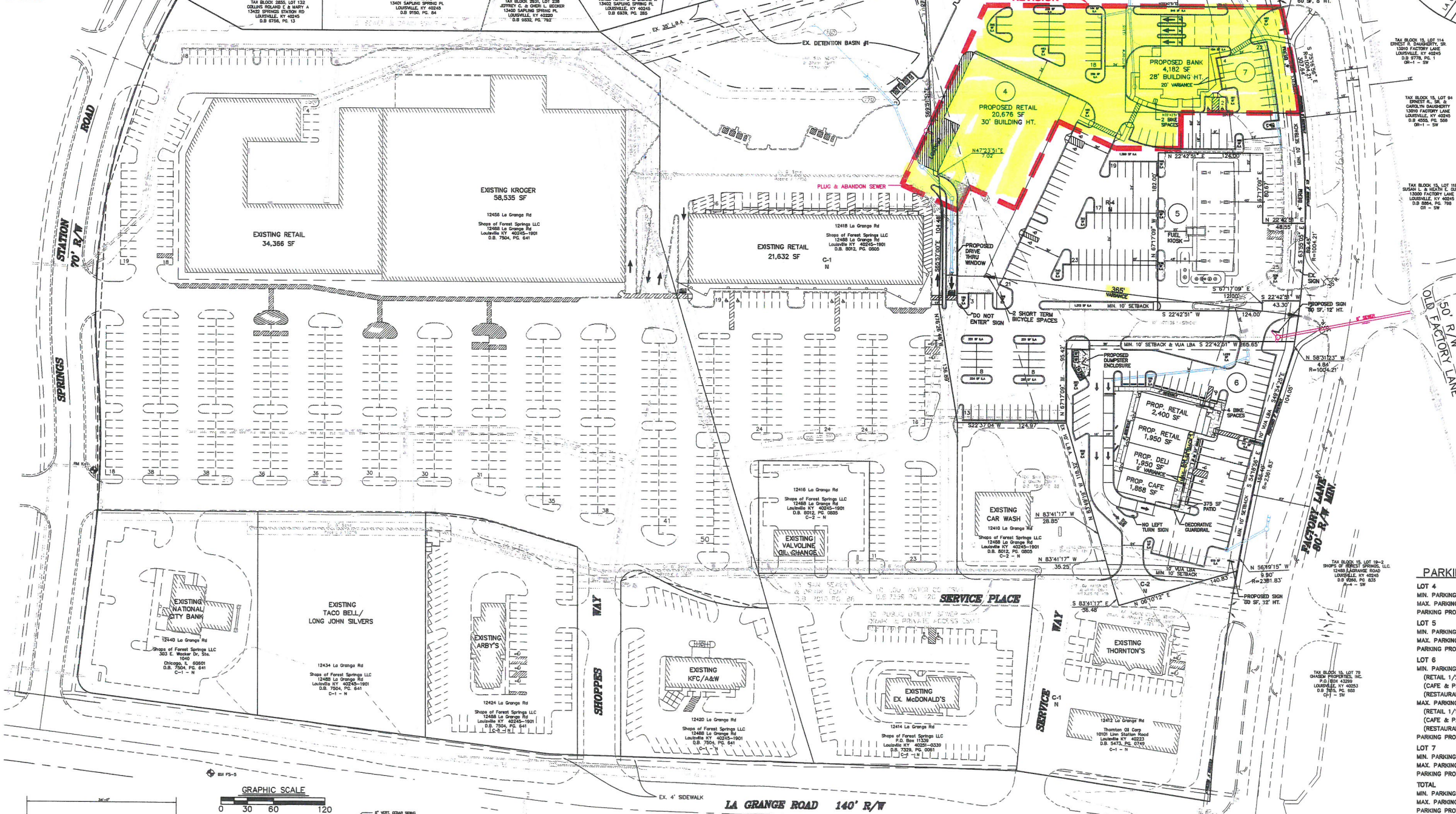
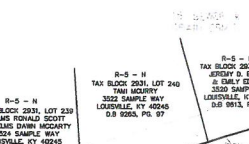
- 17) CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY UPW.
- 18) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 19) VERIFICATION 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. 755.5 \* D = 8.5'  
 DB #2 V = 0.66 AC.FT. EL. 759.5 \* D = 2.9'  
 \* ADJUSTED TO 1998 DATUM

## TYPICAL PARKING SPACES

NO SCALE

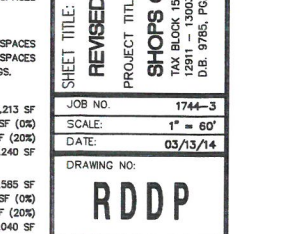
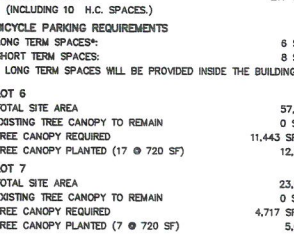
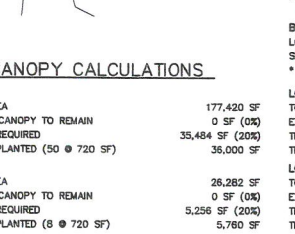
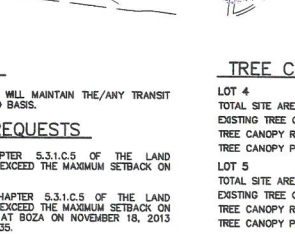
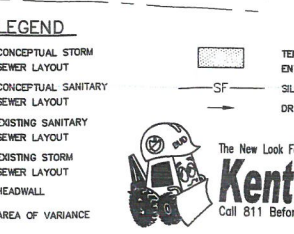
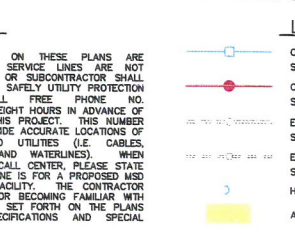
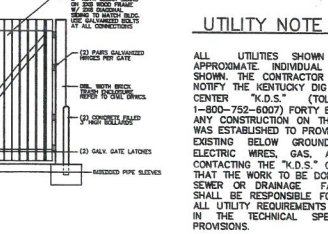
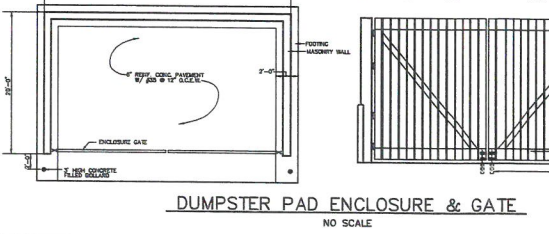


## SITE DATA

### NO SCALE

### IL A CALCULATIONS

|                      |                          |
|----------------------|--------------------------|
| 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                 | 0.68 ACRES               |
| EXISTING USE         | FUEL STATION             |
| PROPOSED USE         | VACANT                   |
| 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         | VACANT                   |
| 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         | VACANT                   |
| EXISTING ZONING      | C-1                      |
| PROPOSED ZONING      | C-1                      |
| BUILDING FOOTPRINT   | 11,822 SF                |
| FAR                  | 0.12                     |
| TOTAL                |                          |
| VIA                  | 154,968 SF               |
| IL A REQUIRED (7.5%) | 11,622 SF                |
| IL A PROVIDED        | 12,423 SF                |
| TREES REQUIRED       | 49 TREES                 |



**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY  
 608 S. THIRD STREET,  
 LOUISVILLE, KENTUCKY 40202  
 (502) 564-6271



**RECEIVED**  
 MAY 14 2015  
 PLANNING &  
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SHEET TITLE: REVISED DETAIL DISTRICT DEVELOPMENT PLAN

PROJECT TITLE: SHOPS OF FOREST SPRINGS PHASE III

OWNER/DEVELOPER: O'BANION STATION, LLC

1288 LAGRANGE ROAD  
 LOUISVILLE, KENTUCKY 40245

JOB NO. 1744-3

SCALE: 1" = 60'

DATE: 03/13/14

DRAWING NO.

RDDP

SHEET 1 OF 1

15WALVER21015