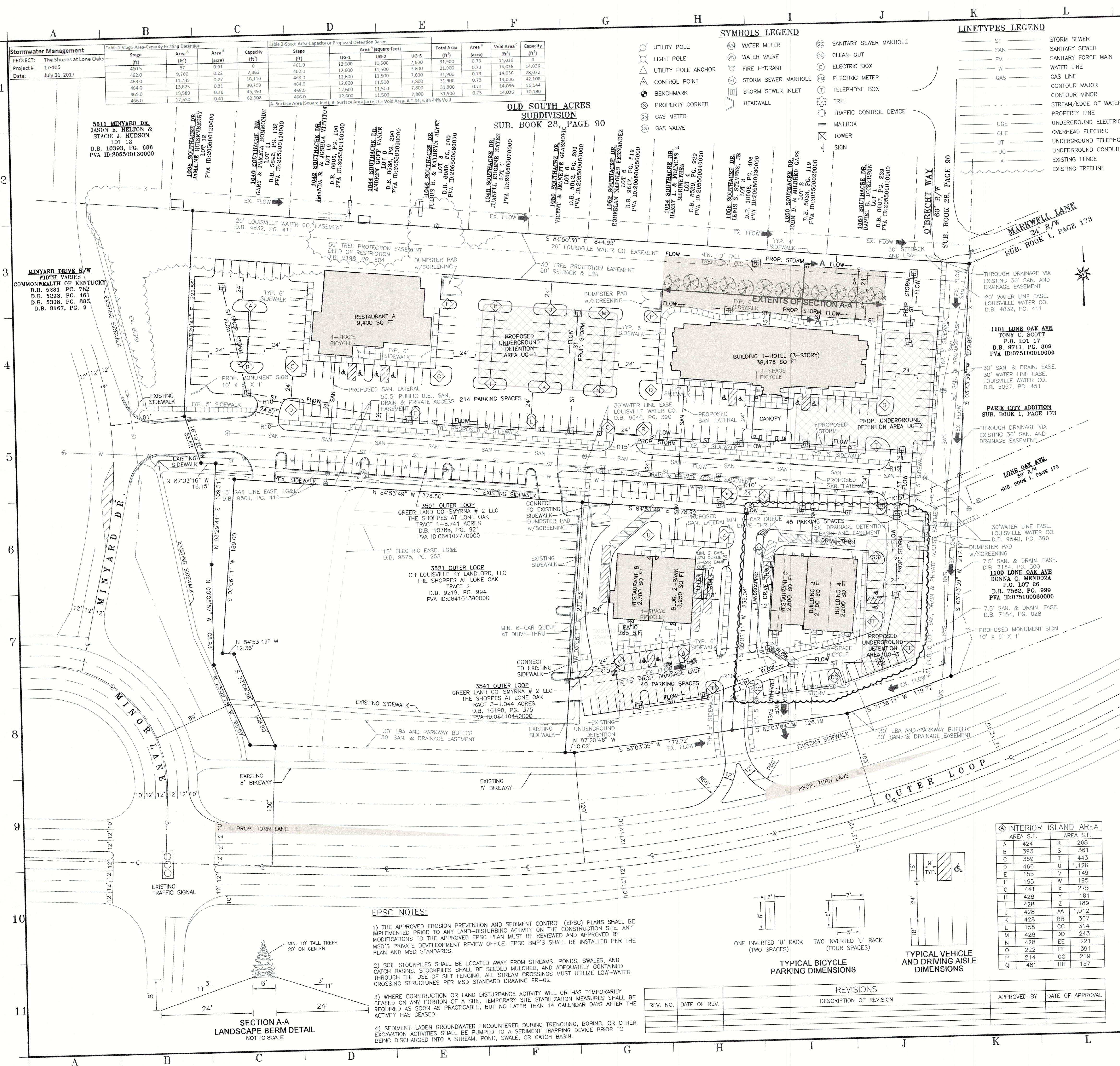




STORMWATER MANAGEMENT

PROJECT: The Shoppes at Lone Oaks
Project #: 17-105
Date: July 31, 2017

Stage	Area ^a (ft ²)	Area ^b (acre)	Capacity (ft ³)
1	57	0.01	0
2	9,760	0.22	7,363
3	11,735	0.27	18,110
4	13,625	0.31	30,790
5	15,580	0.36	45,393
6	17,550	0.41	62,008

Stage	Area ^a (ft ²)	Area ^b (acre)	Capacity (ft ³)
1	461.0	0.01	0
2	12,600	0.29	11,500
3	12,600	0.29	11,500
4	12,600	0.29	11,500
5	12,600	0.29	11,500
6	12,600	0.29	11,500

Table 1: Stage-Area-Capacity Existing Detention
Table 2: Stage-Area-Capacity or Proposed Detention Basins

A: Surface Area (Square feet) B: Surface Area (Acre) C: Void Area A: 44' with 44% Void

OLD SOUTH ACRES SUBDIVISION

SUB. BOOK 28, PAGE 90

5811 MINYARD DR. JASON E. HELTON & STACIE J. HUDSON LOT 13 D.B. 10393, PG. 696 PVA ID:205500130000

1038 SOUTHACRE DR. AMARIE OUISSEBERRY LOT 11 D.B. 552500120000 PVA ID:205500120000

1040 SOUTHACRE DR. GARY & PAMELA HODGSONS LOT 11 D.B. 552500120000 PVA ID:205500120000

1042 SOUTHACRE DR. AMANDA R. & JOSHUA VITTITTO LOT 10 D.B. 606000110000 PVA ID:205500110000

1044 SOUTHACRE DR. ANDREW & VANCE LOT 9 D.B. 653600100000 PVA ID:205500100000

1046 SOUTHACRE DR. JUDITH R. & KATHRYN ALVEY LOT 8 D.B. 608800100000 PVA ID:205500100000

1048 SOUTHACRE DR. JUANELL EUGENE HAYES LOT 7 D.B. 608800100000 PVA ID:205500100000

1050 SOUTHACRE DR. VICTOR & TARA GLASNOVY LOT 6 D.B. 681200100000 PVA ID:205500100000

1052 SOUTHACRE DR. ROBERTAN NAPOLES FERNANDEZ LOT 5 D.B. 681200100000 PVA ID:205500100000

1054 SOUTHACRE DR. HARRY MERWETHER LOT 4 D.B. 852900100000 PVA ID:205500100000

1056 SOUTHACRE DR. LINDA S. & JAMES, JR. LOT 3 D.B. 100080010000 PVA ID:205500100000

1058 SOUTHACRE DR. JOHN D. & MILDRED GASS LOT 2 D.B. 868700100000 PVA ID:205500100000

1060 SOUTHACRE DR. DANIEL & JEFFERSON LOT 1 D.B. 868700100000 PVA ID:205500100000

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

STORM SEWER
SANITARY SEWER
SANITARY FORCE MAIN
WATER LINE
GAS LINE
CONTOUR MAJOR
CONTOUR MINOR
STREAM/EDGE OF WATER
PROPERTY LINE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND CONDUIT
EXISTING FENCE
EXISTING TREELINE

SITE DATA

COUNCIL DISTRICT: 24
ZONING DISTRICT: C-2
FLOOD DISTRICT: NEIGHBORHOOD
EXISTING USE: UNDEVELOPED
PROPOSED USE: C-2 COMMERCIAL/RESTAURANT

SQUARE FOOTAGE OF BUILDINGS

BUILDING # 1 (HOTEL) = 38,475 SQ FT
BUILDING # 2 (BANK) = 3,250 SQ FT
BUILDING # 3 (RETAIL) = 2,100 SQ FT
BUILDING # 4 (RETAIL) = 2,200 SQ FT

RESTAURANT A = 9,400 SQ FT
RESTAURANT B = 2,700 SQ FT
RESTAURANT C = 2,800 SQ FT

TOTAL BUILDING SQUARE FOOTAGE = 60,925 SQ FT

SQUARE FOOTAGE FOR EACH USE:
C-2 COMMERCIAL: 46,025 SQ FT
C-2 RESTAURANT: 14,900 SQ FT

SITE ACREAGE: 1.785 AC = SITE SQUARE FOOTAGE 339,115 SQ FT
FLOOR AREA RATIO (FAR): 0.180
BUILDING HEIGHT: 3

RESTAURANT A = 24 FT
BUILDING # 1 = 30 FT
BUILDING # 2/RESTAURANT B = 24 FT
RESTAURANT C/BUILDING # 3 & 4 = 24 FT

SIGN HEIGHT AND AREA = 4' H x 40' SF

PARKING DATA

RESTAURANT 'A' = 9,400 SQ FT
RESTAURANT 'B' = 2,700 SQ FT + 765 SQ FT PATIO = 3,465 SQ FT
RESTAURANT 'C' = 2,800 SQ FT
BUILDING # 1 (HOTEL) = 38,475 SQ FT
BUILDING # 2 (BANK) = 3,250 SQ FT
BUILDING # 3 (RETAIL) = 2,100 SQ FT
BUILDING # 4 (RETAIL) = 2,200 SQ FT
TOTAL

19 SPACES MIN./94 SPACES MAX.
7 SPACES MIN./35 SPACES MAX.
6 SPACES MIN./28 SPACES MAX.
66 SPACES MIN./99 SPACES MAX.
7 SPACES MIN./17 SPACES MAX.
5 SPACES MIN./11 SPACES MAX.
115 SPACES MIN./295 SPACES MAX.

299 (287 STD & 12 ADA)

PROVIDED

BICYCLE PARKING REQUIRED: 12 SPACES MIN./30 SPACES MAX.
BICYCLE PARKING PROVIDED: 14 SPACES

LANDSCAPE & TREE CANOPY

EXISTING VUA: 21,831 SQ FT
REQUIRED VUA: N/A
PROPOSED VUA: 158,555 SQ FT

EXISTING ILA: 1,467 SF
REQUIRED ILA: 11,892 SF
PROPOSED ILA: 12,094 SF

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

1) ACCORDING TO THE SCS SOIL SURVEY OF JEFFERSON COUNTY, THE ENTIRE TRACT IS COMPRISED OF ROBERTSVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES, PONDED (RpA).

2) 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 HAS BEEN COMPLETED.

3) 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 IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
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.

4) PER MSD REQUIREMENTS:

A) INDUSTRIAL WASTED DEPARTMENT (WD) 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 PLAT 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) KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION. NO INCREASE IN PEAK RUN OFF WILL BE PERMITTED 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 SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
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) ON-SITE 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
K) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY

5) PER METRO PUBLIC WORKS:

A) DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
B) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET 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 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.

6) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM RECHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

7) 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)

8) 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.

THE SHoppes AT LONE OAK

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OWNER/DEVELOPER
GREER LAND CO-SMYRNA # 2, LLC
250 WEST MAIN STREET, SUITE 3000
LEXINGTON, KY 40507
(859) 559-0516

PREPARED BY
VISION ENGINEERING, LLC
128 EAST REMONDS ROAD, SUITE 150
LEXINGTON, KY 40517
(859) 559-0516

DATE: MAY 2022

WM # 5191

VISION ENGINEERING

Environmental, Civil Engineering, Construction, Land Surveying
128 E. Reynolds Road Suite 150, Lexington, KY 40517
Ph: (859) 559-0516 • Fax: (859) 559-0995
www.visioneng.com

PROPERTY OWNER/DEVELOPER:
GREER LAND CO-SMYRNA # 2, LLC
250 WEST MAIN STREET, SUITE 3000
LEXINGTON, KENTUCKY 40507

THE SHoppes AT LONE OAK

3501 & 3541 OUTER LOOP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40219

REV. DETAILED DISTRICT DEV. PLAN

DATE: MAY 2022

RECEIVED
AUG 03 2022
PLANNING & DESIGN SERVICES

WM # 5191