

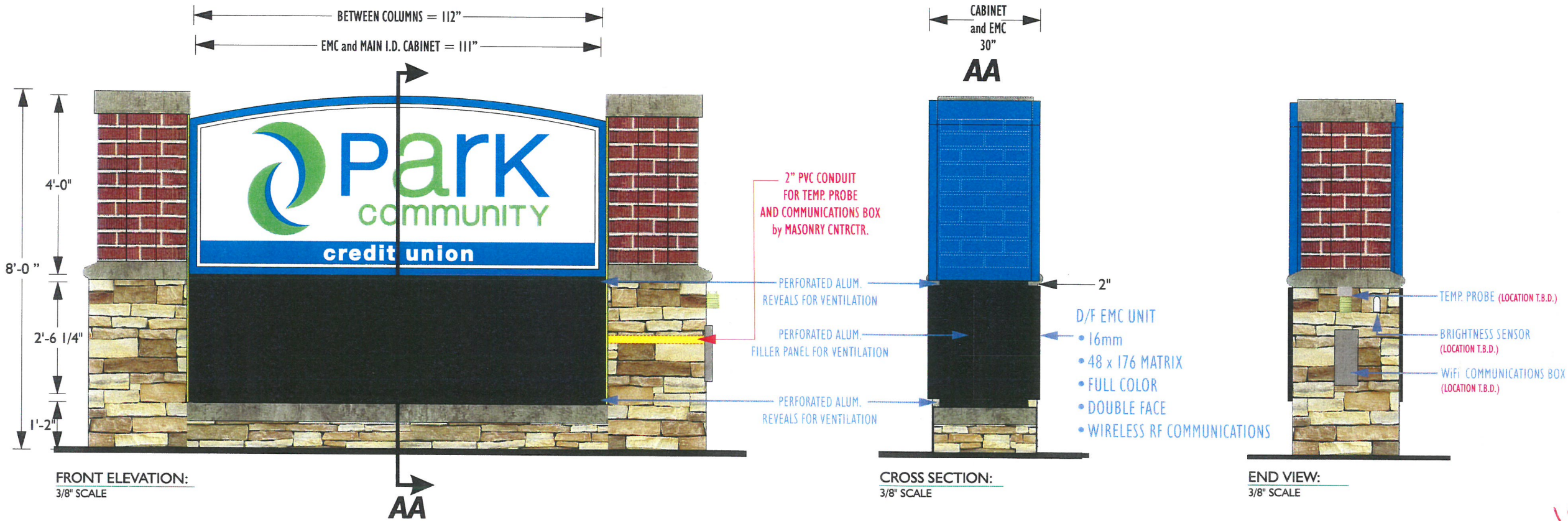
FURNISH AND INSTALL:
•(1) D/F FULL COLOR ELECTRONIC MESSAGE CENTER AND ACCESSORIES
•REMOVE EXISTING TEMPORARY BRAKE FORMED ALUMINUM PANELS

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



1030 STRAIGHT ST.
CINCINNATI, OH 45214
513-681-6600 OFFICE
513-681-0818 FAX
877-681-6600 TOLL FREE
UNITED-MAIER.COM



THIS SIGN WILL BE
LABELED UL OR EQUAL

THE INSTALLATION WILL MEET NATIONAL
ELECTRICAL CODE REQUIREMENTS

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

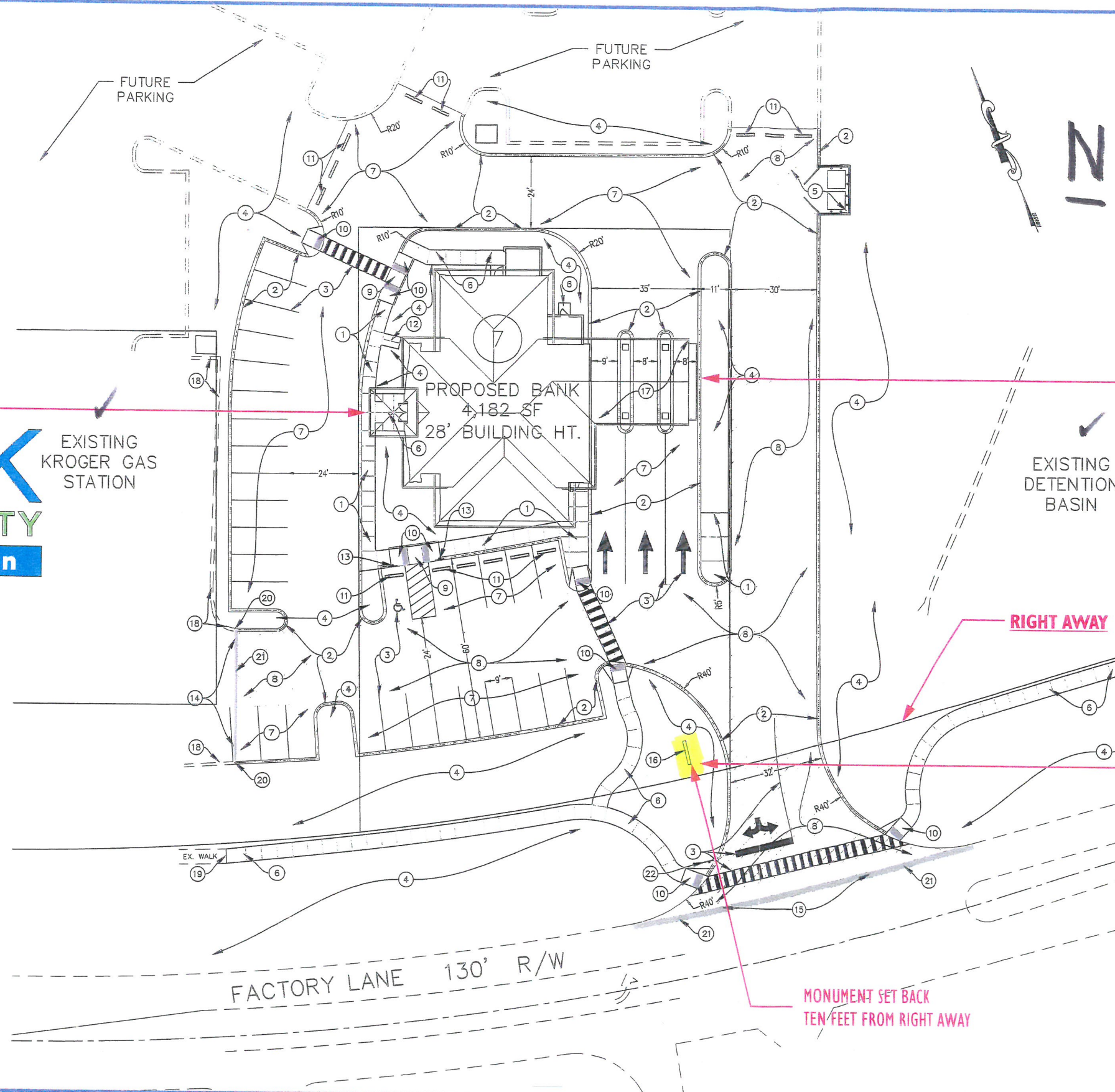
SIGNED: _____

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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 AVER 10/15

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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THE INSTALLATION WILL MEET NATIONAL ELECTRICAL CODE REQUIREMENTS

FAB & INSTALL NOTES

Notes:

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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 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 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.

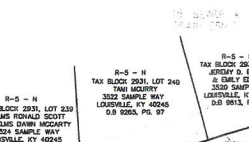
- 17) CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY UPW.
- 18) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 19) VERIFICATION 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

ILR CALCULATIONS

FORM 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	0.88 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
ILR REQUIRED (7.5%)	11,622 SF
ILR 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):	136 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:	
(RETAIL 1/250 SF = 17 SPACES)	
(CAFE & PATIO 1/200 SF = 11 SPACES)	
(RESTAURANT 1/125 SF = 16 SPACES)	
MAX. PARKING ALLOWED:	
(RETAIL 1/150 SF = 28 SPACES)	
(CAFE & PATIO 1/100 SF = 22 SPACES)	
(RESTAURANT 1/50 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.)	
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	23,589 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

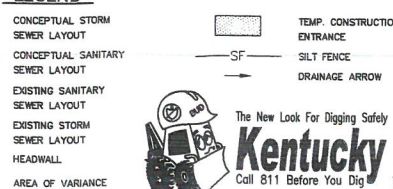
TARC NOTE

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.

LEGEND

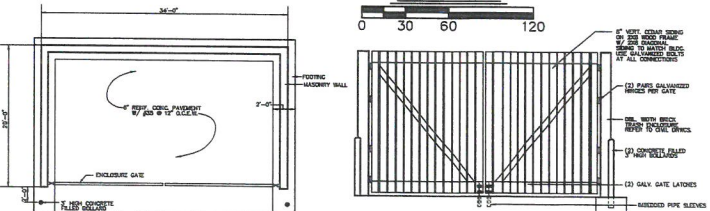


UTILITY NOTE

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.) 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



RECEIVED
 MAY 14 2015
 PLANNING & DESIGN SERVICES

REVISED DETAIL DISTRICT DEVELOPMENT PLAN

PROJECT TITLE: SHOPS OF FOREST SPRINGS PHASE III

TAX BLOCK 15, LOT 15, 12811 - 13003 FACTORY LANE, LOUISVILLE, KENTUCKY 40245 D.B. 9754, PG. 862

JOB NO. 1744-3

SCALE: 1" = 60'

DATE: 03/13/14

DRAWING NO.

RDDP

SHEET 1 OF 1

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



15WALVER21015