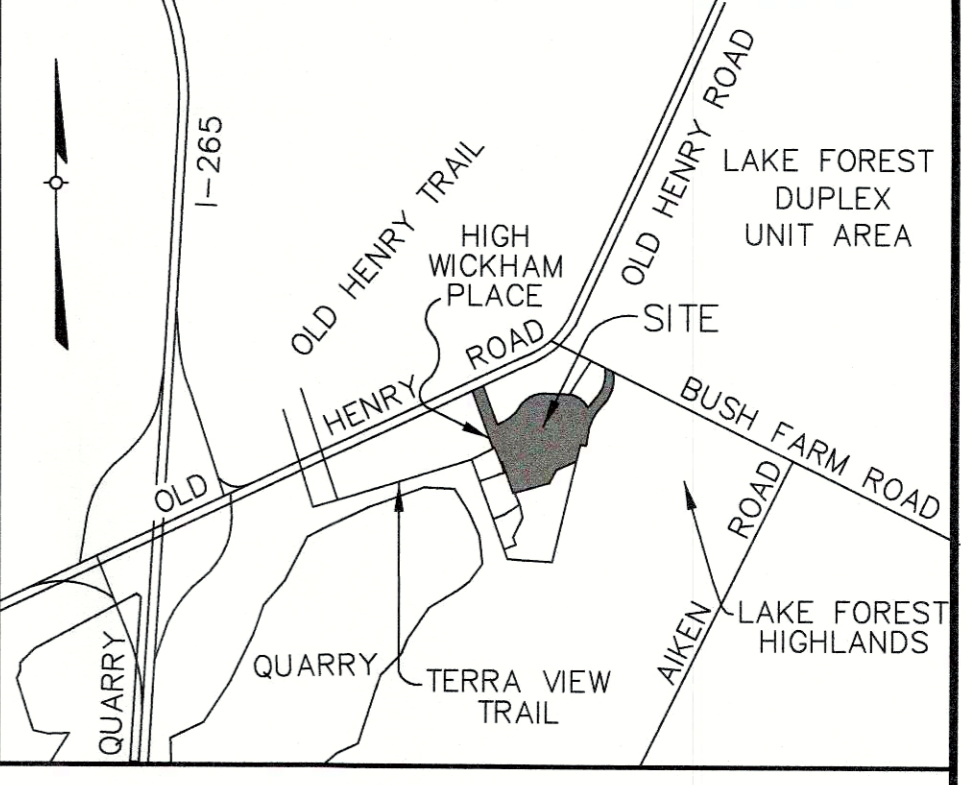


- VARIANCES REQUESTED:**
- A Variance is requested from Chapter 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to allow the proposed building #6 to exceed the maximum setback by 204' along Promenade Way, and 76' along High Wickham Place.
  - A Variance is requested from Chapter 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to allow the proposed building #7 to exceed the maximum setback by 43' along Promenade Way.
  - A Variance is requested from Chapter 5.5.6 of the Louisville Metro Development Code to exceed the 45' maximum building height by 3 ft.



**PROJECT DATA**

TOTAL SITE AREA	= 11.3± Ac. (491,964 SF)
LOT 12A AREA	= 5.9± Ac. (257,427 SF)
LOT 12B AREA	= 5.4± Ac. (234,537 SF)
EXISTING ZONING	= C-1/OR-3
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= GENERAL OFFICE
PROPOSED BUILDING HEIGHT	= 3 STORIES - 48' (45' MAX. ALLOWED BY BUILDING HEIGHT INCENTIVE SECTION 5.5.6. A VARIANCE IS REQUESTED)
PROPOSED BUILDING AREA	
LOT 12A BUILDING #7 AREA	= 66,000 SF
LOT 12B BUILDING #6 AREA	= 66,000 SF
TOTAL PROPOSED BUILDING AREA	= 132,000 SF
F.A.R. (LOT 12A)	= 0.17 (1.0 MAX. ALLOWED)
F.A.R. (LOT 12B)	= 0.19 (1.0 MAX. ALLOWED)
	(NOTE: THIRD STORY IS EXCLUDED FROM THE F.A.R. CALCULATIONS PER SECTION 5.5.6)
PARKING REQUIRED	
1 SP/350 S.F. MIN. (132,000 SF)	= 377 SP
1 SP/150 S.F. MAX. (132,000 SF)	= 880 SP
TOTAL PARKING PROVIDED	= 508 SPACES (10 HC SP INCLUDED) (25 CP SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 264,341 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 19,826 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 21,274 S.F.

**SECTION 5.5.6 BUILDING HEIGHT INCENTIVE**

LOT 12A - Building Six shall be 3 story. The additional story shall be obtained per Louisville Metro Land Development Code Chapter 5.5.6 by meeting two of the design criteria listed under Building Design Criteria with Appendix 5A. Criteria being met are items #2 & #6.

LOT 12B - Building Seven shall be 3 story. The additional story shall be obtained per Louisville Metro Land Development Code Chapter 5.5.6 by meeting two of the design criteria listed under Building Design Criteria with Appendix 5A. Criteria being met are items #2 & #6.

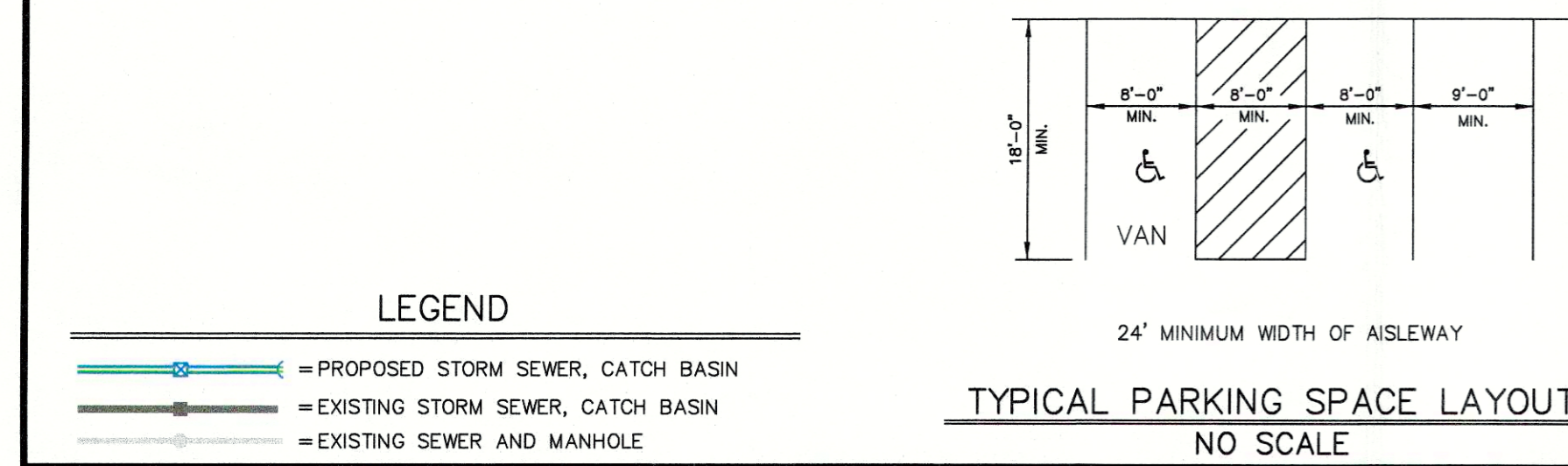
**BICYCLE PARKING CALCULATIONS**

Long Term Parking Required:	(2 or 1 per 50,000 SF)	= 4 Spaces
Short Term Parking Required:	(2 or 1 per 50,000 SF)	= 4 Spaces

- GENERAL NOTES:**
- Parking lanes and drive lanes to be a hard durable surface.
  - No increase in drainage run off to state roadways.
  - There shall be no commercial signs in the Right of Way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Access to adjacent properties is provided via an approved and recorded Crossover Agreement for Old Henry Crossing. The agreement is part of the Declaration of Covenants, Conditions, Restrictions and Easements per Deed Book 8477, Page 736, Article 3.1 PG. 5.
  - All Carpool Parking Spaces must be either signed or marked reserving for carpool only.
  - Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
  - Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
  - Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
  - A KARST Topography survey field review was conducted by Kevin Young, RLA on 1/23/17 and no KARST features were noted.

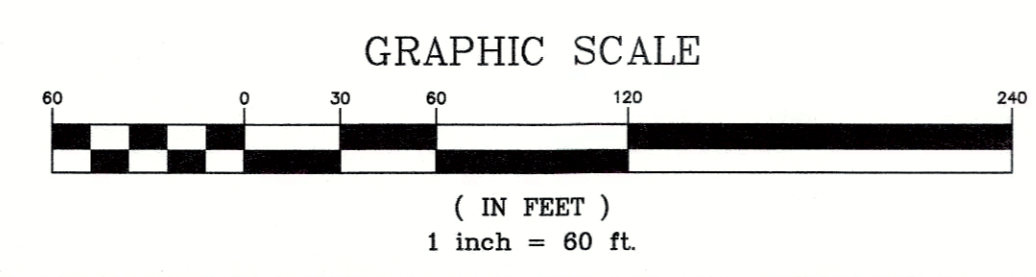
- MSD NOTES:**
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  - If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
  - A Sanitary Sewer Downstream Facilities Capacity Request was approved by MSD on February 6, 2017. Capacity to be verified prior to MSD construction plan approval.
  - 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.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
  - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
  - Sanitary sewer service available by connection. Subject to MSD capacity charges. Sewage will be treated at the Floods Fork Wastewater Treatment Plant. Each building must connect to its own sanitary sewer PSC with a minimum six inch connections.
  - Storm drainage shall conform to the approved construction plans for Old Henry Crossing Section 3.
  - Compatible utilities shall be placed in a common trench unless applicable agencies require otherwise.
  - An MSD drainage bond will be required.
  - Stormwater detention for the development has been provided in the existing quarry.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPSC) plan 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.
  - Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
  - Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
  - Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
  - 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 491,297 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (98,259 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (98,640 SF)



**SITE ADDRESS:**  
 2201 OLD HENRY RD &  
 13906 PROMENADE GREEN WAY  
 TAX BLOCK 3660, LOT 0012  
 D.B. 10294, PG. 0649  
 P.B. 52, PG. 79

**COUNCIL DISTRICT - 19**  
**FIRE PROTECTION DISTRICT - MIDDLETOWN**

**CASE: 15DEVPLAN1208 AND 15VARIANCE1090**  
**RELATED CASE: 9-99-98 WM #11060**

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK
1	2/9/17	PER AGENCY COMMENTS		

**PROJECT DATA**

FILE NAME: 10238-DDP  
 DATE: 2-21-17  
 SCALE: AS SHOWN  
 CHECKED BY: KMY  
 DRAWN BY: JH

**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 599 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 TEL: 502.636.6224  
 FAX: 502.636.6224  
 WEB SITE: WWW.LDD&D.COM

**RECEIVED**  
 FEB 22 2017  
 PLANNING  
 DESIGN SERVICES

**DETAILED DISTRICT DEVELOPMENT PLAN**  
**OLD HENRY CROSSING**  
**LOT 12**  
 OWNER/DEVELOPER  
**OREO 3, LLC**  
 2000 HIGH WICKHAM PLACE STE. 300  
 LOUISVILLE, KY 40245

**JOB NO. 16238**  
**SHEET 1 OF 1**