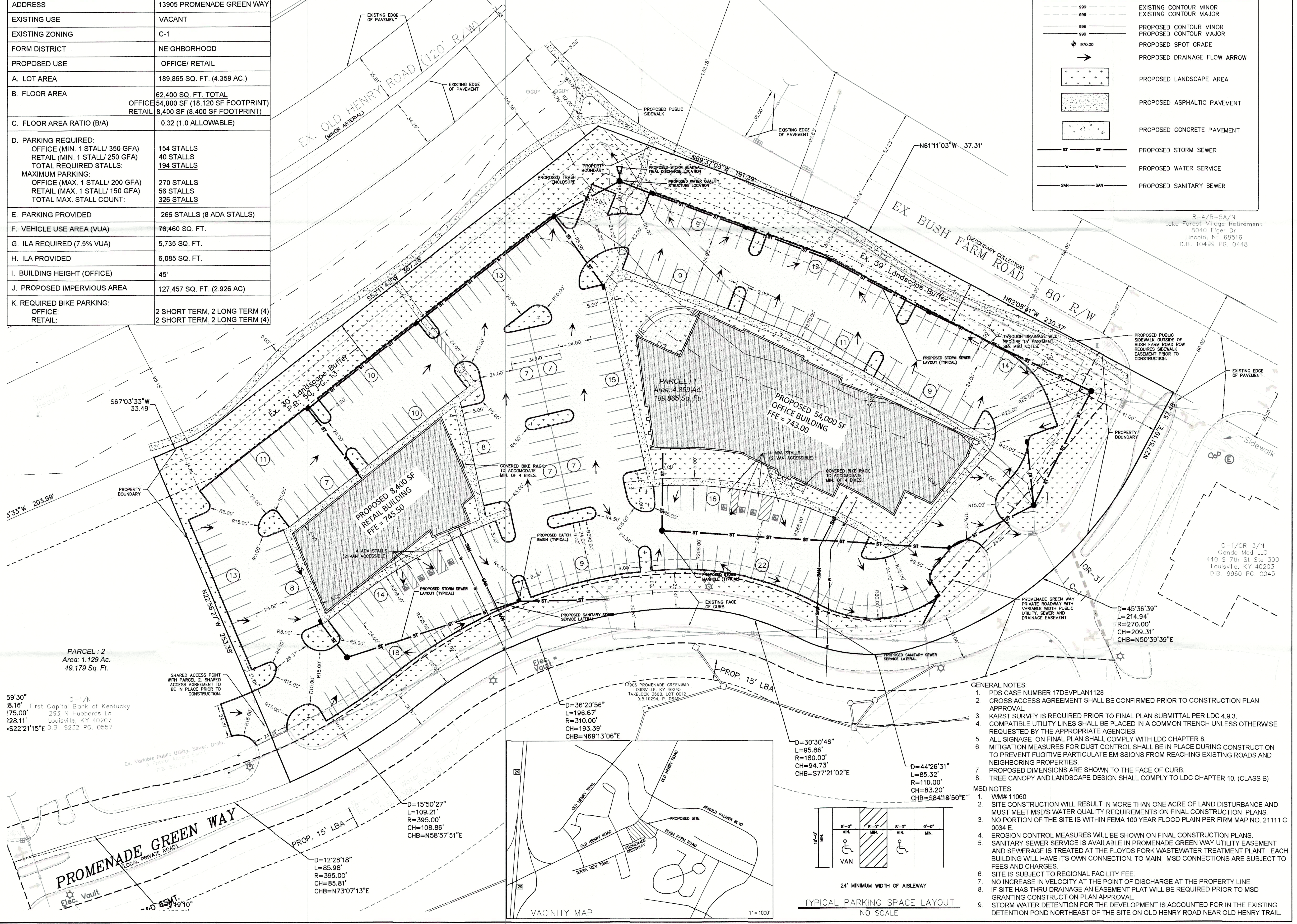
TAX DATA: DISTRICT 21, BLOCK 3660, LOT 0013

PROPERTY AND BUILDING INFORMATION

ADDRESS	13905 PROMENADE GREEN WAY
EXISTING USE	VACANT
EXISTING ZONING	C-1
FORM DISTRICT	NEIGHBORHOOD
PROPOSED USE	OFFICE/ RETAIL
A. LOT AREA	189,865 SQ. FT. (4.359 AC.)
B. FLOOR AREA OFFICE RETAIL	62,400 SQ. FT. TOTAL 54,000 SF (18,120 SF FOOTPRINT) 8,400 SF (8,400 SF FOOTPRINT)
C. FLOOR AREA RATIO (B/A)	0.32 (1.0 ALLOWABLE)
D. PARKING REQUIRED: OFFICE (MIN. 1 STALL/ 350 GFA) RETAIL (MIN. 1 STALL/ 250 GFA) TOTAL REQUIRED STALLS: MAXIMUM PARKING: OFFICE (MAX. 1 STALL/ 200 GFA) RETAIL (MAX. 1 STALL/ 150 GFA) TOTAL MAX. STALL COUNT:	 154 STALLS 40 STALLS 194 STALLS 270 STALLS 56 STALLS 326 STALLS
E. PARKING PROVIDED	266 STALLS (8 ADA STALLS)
F. VEHICLE USE AREA (VUA)	76,460 SQ. FT.
G. ILA REQUIRED (7.5% VUA)	5,735 SQ. FT.
H. ILA PROVIDED	6,085 SQ. FT.
I. BUILDING HEIGHT (OFFICE)	45'
J. PROPOSED IMPERVIOUS AREA	127,457 SQ. FT. (2.926 AC)
K. REQUIRED BIKE PARKING: OFFICE: RETAIL:	 2 SHORT TERM, 2 LONG TERM (4) 2 SHORT TERM, 2 LONG TERM (4)


EX. OLD HENRY ROAD (120' R/W)
(MINOR ARTERIAL)
EXISTING EDGE OF PAVEMENT
PROPOSED PUBLIC SIDEWALK
PROPERTY BOUNDARY
PROPOSED TRASH ENCLOSURE
PROPOSED STORM HEADWALL FINAL DISCHARGE LOCATION
PROPOSED WATER QUALITY STRUCTURE LOCATION
N69°37'03"W 191.39'
N61°11'03"W 37.31'
EX. BUSH FARM ROAD (SECONDARY COLLECTOR) 80' R/W
Ex. 30' Landscape Buffer
N62°08'41"W 230.37'
THROUGH DRAINAGE WILL REQUIRE 15' EASEMENT. SEE MSD NOTES.
PROPOSED PUBLIC SIDEWALK OUTSIDE OF BUSH FARM ROAD ROW REQUIRES SIDEWALK EASEMENT PRIOR TO CONSTRUCTION.
PROPOSED STORM SEWER LAYOUT (TYPICAL)
N27°51'19"E 57.48'
R-4/R-5A/N
Lake Forest Village Retirement
8040 Eiger Dr
Lincoln, NE 68516
D.B. 10499 PG. 0448
S52°11'42"W 367.28'
Ex. 30' Landscape Buffer P.B. 50, PG. 13
S67°03'33"W 33.49'
203.99'
PARCEL : 1
Area: 4.359 Ac.
189,865 Sq. Ft.
PROPOSED 54,000 SF OFFICE BUILDING FFE = 743.00
PROPOSED 8,400 SF RETAIL BUILDING FFE = 745.50
4 ADA STALLS (2 VAN ACCESSIBLE)
COVERED BIKE RACK TO ACCOMODATE MIN. OF 4 BIKES.
PROPOSED CATCH BASIN (TYPICAL)
PROPOSED STORM MANHOLE (TYPICAL)
PROPOSED SANITARY SEWER SERVICE LATERAL
EXISTING FACE OF CURB
N22°56'27"W 253.38'
PARCEL : 2
Area: 1.129 Ac.
49,179 Sq. Ft.
SHARED ACCESS POINT WITH PARCEL 2. SHARED ACCESS AGREEMENT TO BE IN PLACE PRIOR TO CONSTRUCTION.
C-1/N
First Capital Bank of Kentucky
293 N Hubbards Ln
Louisville, KY 40207
D.B. 9232 PG. 0557
C-1/OR-3/N
Condo Med LLC
440 S 7th St Ste 300
Louisville, KY 40203
D.B. 9960 PG. 0045
PROMENADE GREEN WAY PRIVATE ROADWAY WITH VARIABLE WIDTH PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT
13906 PROMENADE GREENWAY
LOUISVILLE, KY 40245
TAXBLOCK 3660, LOT 0012
D.B.10294, P. 0649
D=36°20'56" L=196.67' R=310.00' CH=193.39' CHB=N69°13'06"E
D=30°30'46" L=95.86' R=180.00' CH=94.73' CHB=S77°21'02"E
D=44°26'31" L=85.32' R=110.00' CH=83.20' CHB=S84°18'50"E
D=45°36'39" L=214.94' R=270.00' CH=209.31' CHB=N50°39'39"E
D=15°50'27" L=109.21' R=395.00' CH=108.86' CHB=N58°57'51"E
D=12°28'18" L=85.98' R=395.00' CH=85.81' CHB=N73°07'13"E
PROP. 15' LBA
PROMENADE GREEN WAY (LOCAL PRIVATE ROAD)
Elec. Vault
Sidewalk
VACINITY MAP
1" = 1000'
OLD HENRY ROAD
OLD HENRY TRAIL
ARNOLD PALMER BLVD
BUSH FARM ROAD
TERRA VIEW TRAIL
PROMENADE GREENWAY
PROPOSED SITE
29
TYPICAL PARKING SPACE LAYOUT
NO SCALE
24' MINIMUM WIDTH OF AISLEWAY
18'-0" MIN.
8'-0" MIN.
9'-0" MIN.
VAN

LEGEND

999	EXISTING CONTOUR MINOR
999	EXISTING CONTOUR MAJOR
999	PROPOSED CONTOUR MINOR
999	PROPOSED CONTOUR MAJOR
970.00	PROPOSED SPOT GRADE
→	PROPOSED DRAINAGE FLOW ARROW
	PROPOSED LANDSCAPE AREA
	PROPOSED ASPHALTIC PAVEMENT
	PROPOSED CONCRETE PAVEMENT
ST	PROPOSED STORM SEWER
W	PROPOSED WATER SERVICE
SAN	PROPOSED SANITARY SEWER

GENERAL NOTES:

1. PDS CASE NUMBER 17DEVPLAN1128
2. CROSS ACCESS AGREEMENT SHALL BE CONFIRMED PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. KARST SURVEY IS REQUIRED PRIOR TO FINAL PLAN SUBMITTAL PER LDC 4.9.3.
4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUESTED BY THE APPROPRIATE AGENCIES.
5. ALL SIGNAGE ON FINAL PLAN SHALL COMPLY WITH LDC CHAPTER 8.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. PROPOSED DIMENSIONS ARE SHOWN TO THE FACE OF CURB.
8. TREE CANOPY AND LANDSCAPE DESIGN SHALL COMPLY TO LDC CHAPTER 10. (CLASS B)

MSD NOTES:

1. WM# 11060
2. SITE CONSTRUCTION WILL RESULT IN MORE THAN ONE ACRE OF LAND DISTURBANCE AND MUST MEET MSD'S WATER QUALITY REQUIREMENTS ON FINAL CONSTRUCTION PLANS.
3. NO PORTION OF THE SITE IS WITHIN FEMA 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0034 E.
4. EROSION CONTROL MEASURES WILL BE SHOWN ON FINAL CONSTRUCTION PLANS.
5. SANITARY SEWER SERVICE IS AVAILABLE IN PROMENADE GREEN WAY UTILITY EASEMENT AND SEWERAGE IS TREATED AT THE FLOYDS FORK WASTEWATER TREATMENT PLANT. EACH BUILDING WILL HAVE ITS OWN CONNECTION. TO MAIN. MSD CONNECTIONS ARE SUBJECT TO FEES AND CHARGES.
6. SITE IS SUBJECT TO REGIONAL FACILITY FEE.
7. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
8. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
9. STORM WATER DETENTION FOR THE DEVELOPMENT IS ACCOUNTED FOR IN THE EXISTING DETENTION POND NORTHEAST OF THE SITE ON OLD HENRY ROAD NEAR OLD HENRY TRAIL.

FILENAME: D:\Kentucky\17.0322 – KY Old Henry Rd Lot 14\Design\170322_DSGN.dwg

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
OLD HENRY ROAD
LOT 14

LOCATION:
13905 PROMENADE
GREEN WAY
LOUISVILLE, KY 40245

OWNER:
OREO 4, LLC
2120 HIGH WICKHAM
PLACE SUITE 200
LOUISVILLE, KY 40245

(DEED BK .10168,P.174)

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

we listen. we innovate.
we turn your vision into reality.

SHEET:
PRELIMINARY
SITE PLAN

PROJECT MANAGER:	SVP
PROJECT NUMBER:	170322
DATE:	8/14/2017

SHEET NUMBER:
C101

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