

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	62,400 SQ. FT. TOTAL OFFICE 54,000 SF (18,120 SF FOOTPRINT) RETAIL 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)	154 STALLS
RETAIL (MIN. 1 STALL/ 250 GFA)	40 STALLS
TOTAL REQUIRED STALLS:	194 STALLS
MAXIMUM PARKING:	
OFFICE (MAX. 1 STALL/ 200 GFA)	270 STALLS
RETAIL (MAX. 1 STALL/ 150 GFA)	56 STALLS
TOTAL MAX. STALL COUNT:	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:	2 SHORT TERM, 2 LONG TERM (4)
RETAIL:	2 SHORT TERM, 2 LONG TERM (4)

TAX DATA: DISTRICT 21, BLOCK 3660, LOT 0013

LEGEND	
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
+	PROPOSED SPOT GRADE
→	PROPOSED DRAINAGE FLOW ARROW
[Pattern]	PROPOSED LANDSCAPE AREA
[Pattern]	PROPOSED ASPHALTIC PAVEMENT
[Pattern]	PROPOSED CONCRETE PAVEMENT
ST	PROPOSED STORM SEWER
W	PROPOSED WATER SERVICE
SAN	PROPOSED SANITARY SEWER



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.8868 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
**OLD HENRY ROAD
LOT 14**

LOCATION:
**13905 PROMENADE
GREEN WAY
LOUISVILLE, KY 40245**

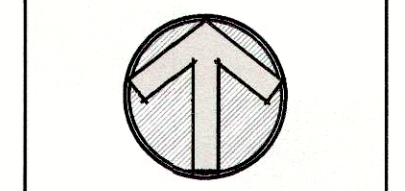
OWNER:
**OREO 4, LLC
2120 HIGH WICKHAM
PLACE SUITE 200
LOUISVILLE, KY 40245**

(DEED BK. 10168, P. 174)

RELEASE

REVISIONS	DATE	DESCRIPTION

NORTH ARROW



SCALE: 1" = 30'
0 15 30 60

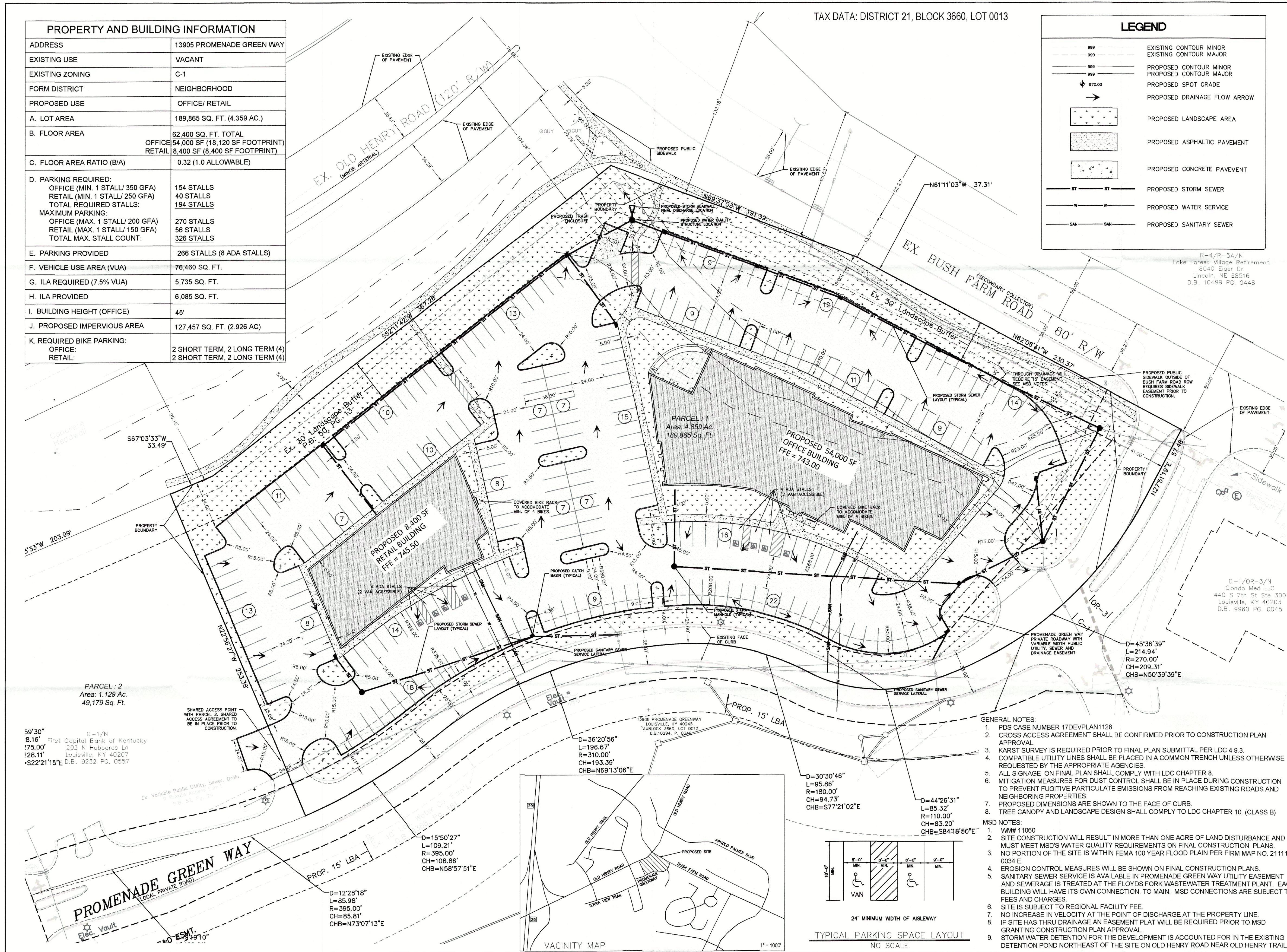
SEAL

SHEET:
**PRELIMINARY
SITE PLAN**

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

SHEET NUMBER

C101



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

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SEP 19 2017
PLANNING
DESIGN SERVICES