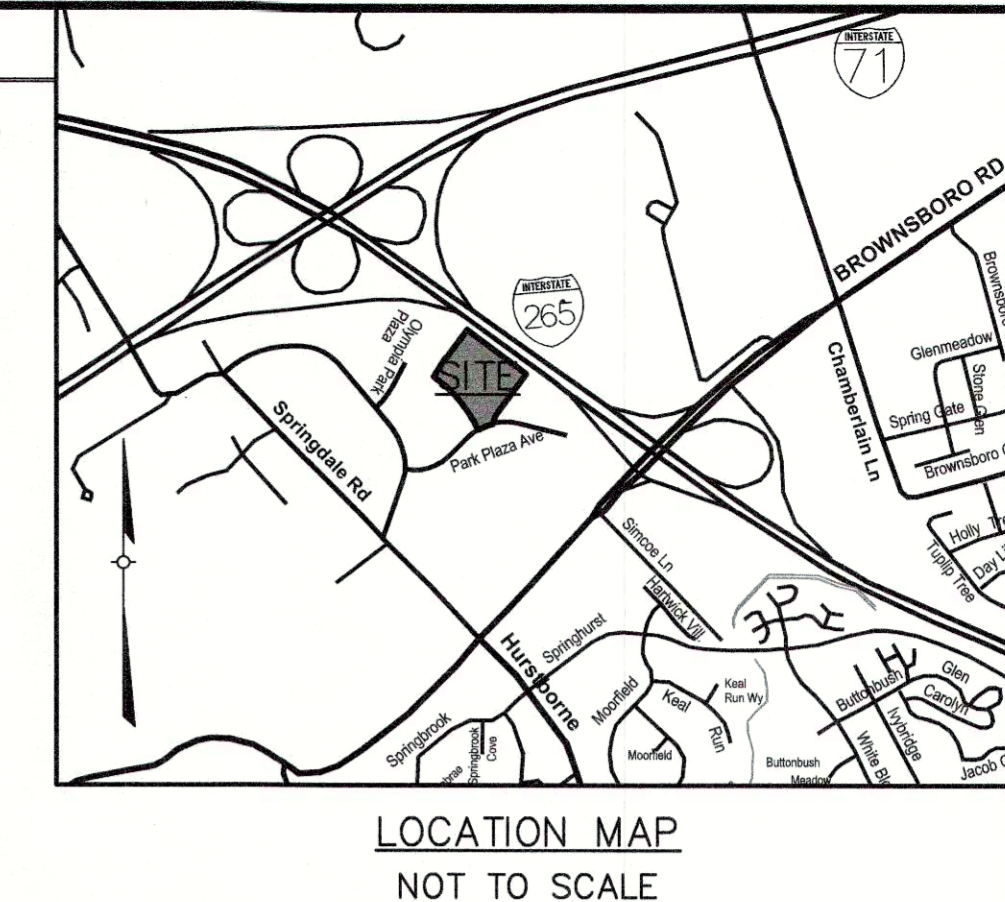


**WAIVER REQUESTED:**  
 1. A partial Landscape Waiver is requested from Section 10.3.7 of the Louisville Metro Land Development Code to waive the encroachment of the proposed parking in the 50' Gene Snyder Freeway Buffer Area.

**TABLE 5.3.3 (OR-3 SETBACKS)**

FRONT & STREETSIDE SETBACKS	= 275' max.
SIDE SETBACK	= NONE
REAR SETBACK	= NONE



**PROJECT DATA**

TOTAL SITE AREA	= 16.1± Ac. (702,109 SF)
TRACT 1 AREA	= 2.7± Ac. (116,073 SF)
TRACT 2 AREA	= 7.4± Ac. (323,375 SF)
TRACT 3 AREA	= 6.0± Ac. (262,661 SF)
EXISTING ZONING	= OR-3/OTF
FORM DISTRICT	= REGIONAL CENTER (SETBACKS PER TABLE 5.3.3)
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE / HOTEL

**TRACT 1 DATA**

TRACT 1 AREA	= 2.7± Ac. (116,073 SF)
EXISTING ZONING	= OR-3
FORM DISTRICT	= REGIONAL CENTER (SETBACKS PER TABLE 5.3.3)
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= APARTMENT HOTEL

APARTMENTS	= 15 UNITS
1ST FLOOR	= 25 UNITS
2ND FLOOR	= 25 UNITS
3RD FLOOR	= 25 UNITS
TOTAL APARTMENT UNITS	= 65 UNITS
HOTEL	= 25 ROOMS
4TH FLOOR	= 25 ROOMS
5TH FLOOR	= 25 ROOMS
TOTAL HOTEL ROOMS	= 50 ROOMS

**BUILDING HEIGHT** = 5 STORIES  
**BUILDING AREA** = 91,250 SF (18,250 SF PER FLOOR)  
**F.A.R.** = 0.8 (4.0 MAX. ALLOWED)  
**BIKE PARKING REQUIRED/PROVIDED** = 0 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

**TOTAL VEHICULAR USE AREA** = 49,658 SF  
**INTERIOR LANDSCAPE AREA REQUIRED** = 3,724 SF  
**INTERIOR LANDSCAPE AREA PROVIDED** = 4,007 SF

**EXISTING IMPERVIOUS** = 8,453 SF  
**PROPOSED IMPERVIOUS** = 69,436 SF (721% INCREASE)

**TRACT 2 DATA**

TRACT 2 AREA	= 7.4± Ac. (323,375 SF)
EXISTING ZONING	= OR-3
FORM DISTRICT	= REGIONAL CENTER (SETBACKS PER TABLE 5.3.3)
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE
BUILDING HEIGHT	= 4 STORIES (150 MAX. ALLOWED)

**BUILDING AREA** = 126,000 SF (31,500 SF PER FLOOR)  
**F.A.R.** = 0.4 (4.0 MAX. ALLOWED)  
**BIKE PARKING REQUIRED/PROVIDED** = 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

**TOTAL VEHICULAR USE AREA** = 212,792 SF  
**INTERIOR LANDSCAPE AREA REQUIRED** = 15,959 SF  
**INTERIOR LANDSCAPE AREA PROVIDED** = 20,954 SF  
**EXISTING IMPERVIOUS** = 12,973 SF  
**PROPOSED IMPERVIOUS** = 245,000 SF (1788% INCREASE)

**TRACT 3 DATA**

TRACT 3 AREA	= 6.0± Ac. (262,661 SF)
EXISTING ZONING	= OR-3/OTF
FORM DISTRICT	= REGIONAL CENTER (SETBACKS PER TABLE 5.3.3)
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE
BUILDING HEIGHT	= 4 STORIES (150 MAX. ALLOWED)

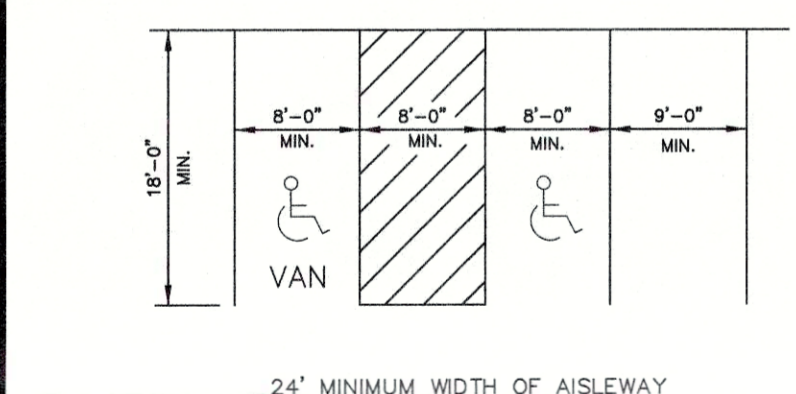
**BUILDING AREA** = 126,000 SF (31,500 SF PER FLOOR)  
**F.A.R.** = 0.5 (4.0 MAX. ALLOWED IN OR-3) (4.0 MAX. ALLOWED IN OTF)  
**BIKE PARKING REQUIRED/PROVIDED** = 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

**TOTAL VEHICULAR USE AREA** = 190,155 SF  
**INTERIOR LANDSCAPE AREA REQUIRED** = 14,262 SF  
**INTERIOR LANDSCAPE AREA PROVIDED** = 20,873 SF  
**EXISTING IMPERVIOUS** = 22,331 SF  
**PROPOSED IMPERVIOUS** = 184,204 SF (725% INCREASE)

**SHARED PARKING DATA**

PARKING REQUIRED	MIN.	MAX.
HOTEL (TRACT 1)		
1 SP/ROOM MIN. (50 ROOMS)	= 50 SP	75 SP
1.5 SP/ROOM MAX. (50 ROOMS)		
APARTMENT (TRACT 1)		
1.5 SP/UNIT MIN. (65 UNITS)	= 98 SP	163 SP
2.5 SP/UNIT MAX. (65 UNITS)		
OFFICE (TRACT 2)		
1 SP/350 SF MIN. (126,000 SF)	= 360 SP	630 SP
1 SP/200 SF MAX. (126,000 SF)		
OFFICE (TRACT 3)		
1 SP/350 SF MIN. (126,000 SF)	= 360 SP	630 SP
1 SP/200 SF MAX. (126,000 SF)		
TOTAL PARKING REQUIRED	= 868 SP	1586 SP
TOTAL PARKING PROVIDED	= 1057 SP	
	(22 HC SP INCLUDED)	

CASE: 18DEVPLAN1019



TYPICAL PARKING SPACE LAYOUT NO SCALE

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 702,110 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (140,422 SF)
EXISTING TREE CANOPY	= 3% (21,000 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (141,120 SF)

**MSD STANDARD EROSION CONTROLS**

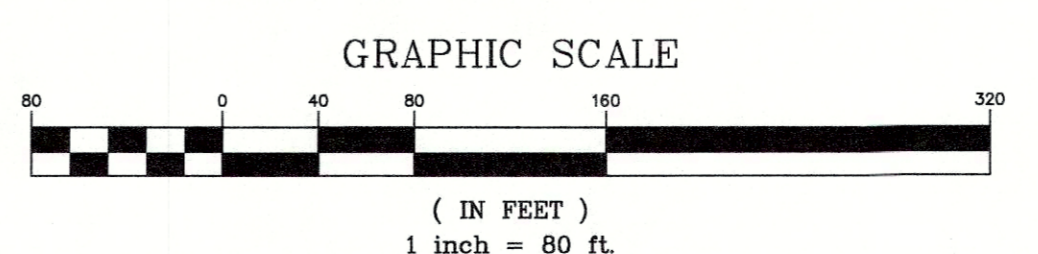
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

**LEGEND**

	PROPOSED STORM SEWER, CATCH BASIN
	PROPOSED SEWER AND MANHOLE
	EXISTING SEWER AND MANHOLE
	DRAINAGE FLOW DIRECTION
	CARPOOL PARKING SPACES

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - 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.
  - A Cross Access and Shared Parking Agreement shall be provided prior to construction plan approvals.
  - Minor Survey to create lots shall be recorded prior to construction plan approval.
  - Downstream Facilities Capacity Request will be submitted to MSD.
  - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
  - A karst survey has been conducted by Kevin Young. No karst features were noted by visual observation.
  - Building elevations approvals for the Apartment Hotel will be required prior to construction plan approval for Tract 1.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
  - Sanitary sewer service will be provided by connection and subject to applicable fees.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0008 & 0018 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 plat will be required prior to MSD granting construction plan approval.
  - A Downstream Facilities Capacity Request will be submitted to MSD.
  - 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.
  - Detention for this site was previously provided in the off-site basins.



**SITE ADDRESS:**  
 4701 OLYMPIA PARK PLAZA  
 TAX BLOCK 3286, LOT 010  
 D.B. 7532, PG. 0440

COUNCIL DISTRICT - 16  
 FIRE PROTECTION DISTRICT - WORTHINGTON  
 RELATED CASE: 9-68-99  
 CASE: 16DEVPLAN1114  
 MSD WM# 7145

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/19/18	AGENCY REVIEW COMMENTS, HOTEL APARTMENT ADDED
2	4/2/18	AGENCY REVIEW COMMENTS

**PROJECT DATA**

FILE NAME:	16000-RDP
DATE:	4/2/18
CHECKED BY:	KMY
SCALE:	AS SHOWN
DRAWN BY:	JH/BB



**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE  
 605 WASHINGTON ST. SUITE 400  
 LOUISVILLE, KY 40202  
 TEL: 502.452.4444  
 FAX: 502.452.4444  
 WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**OLYMPIA PARK PLAZA**  
 OWNER/DEVELOPER  
 SPRINGDALE VENTURE LLC  
 4969 US HIGHWAY 42, STE 100  
 LOUISVILLE, KY 40222

JOB NO. **16000**  
 SHEET **1** OF **1**

