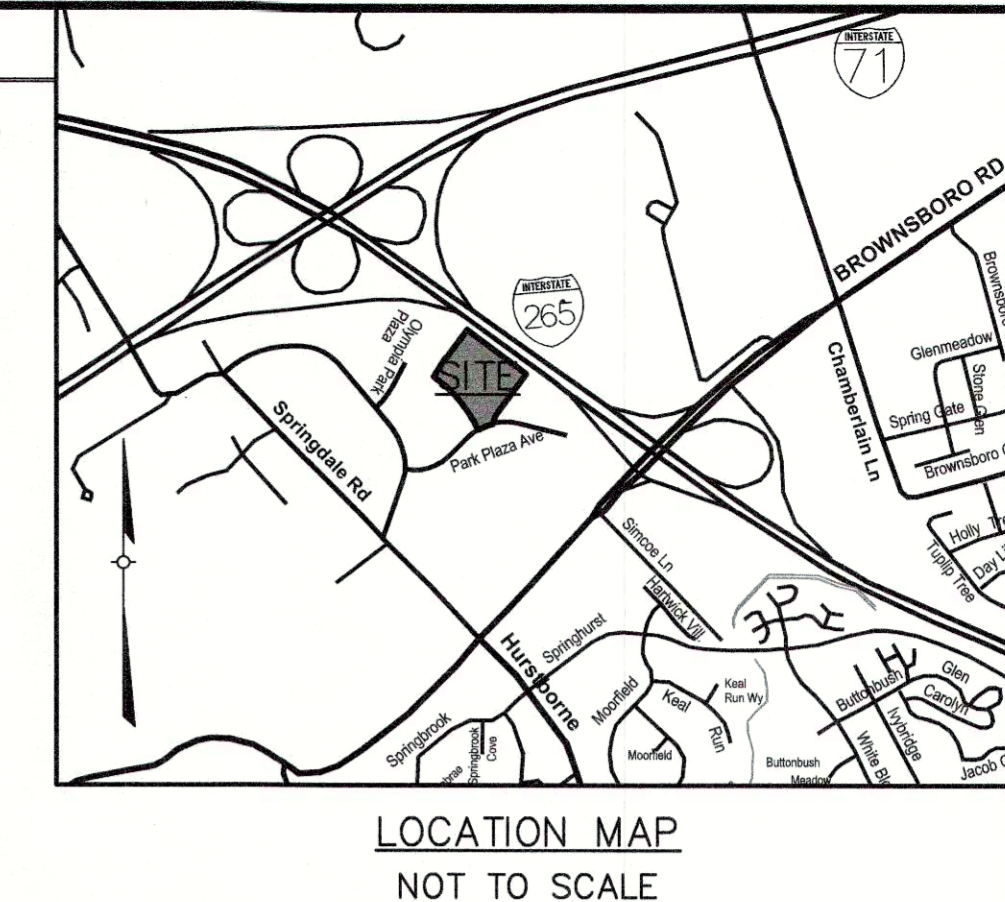


WAIVER REQUESTED:
 1. A partial Landscape Waiver is requested from Section 10.3.7 of the Louisville Metro Land Development Code to waive the encroachment of the proposed parking in the 50' Gene Snyder Freeway Buffer Area.

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)

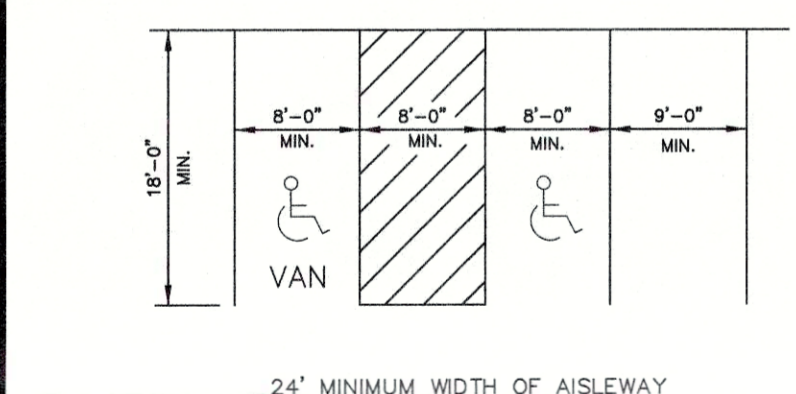
TRACT 3 DATA

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



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

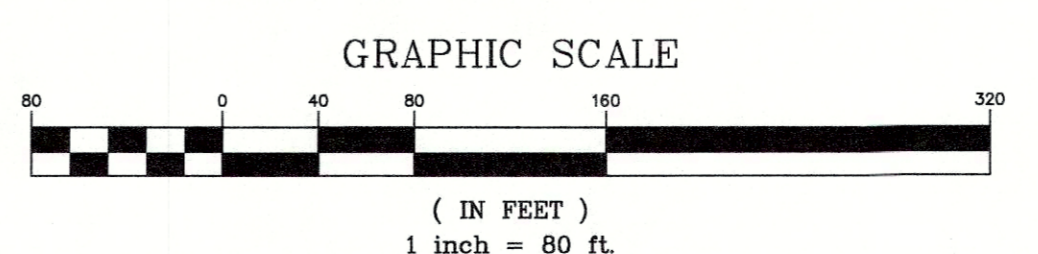
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

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 an 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: 502.455.4444 FAX: 502.455.4444
 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**



CASE: 18DEVPLAN1019