

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)

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 1705/PL24/1128  
 APPROVAL DATE 10/12/2017  
 EXPIRATION DATE 10/12/2018  
 SIGNATURE OF PLANNING COMMISSION  
 [Signature]  
 PLANNING COMMISSION

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature] 4-27-17  
 Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**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
[Symbol]	PROPOSED LANDSCAPE AREA
[Symbol]	PROPOSED ASPHALTIC PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
ST	PROPOSED STORM SEWER
W	PROPOSED WATER SERVICE
SAN	PROPOSED SANITARY SEWER

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

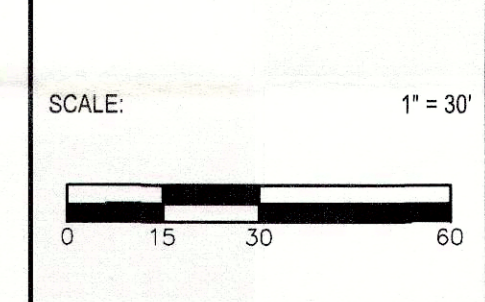
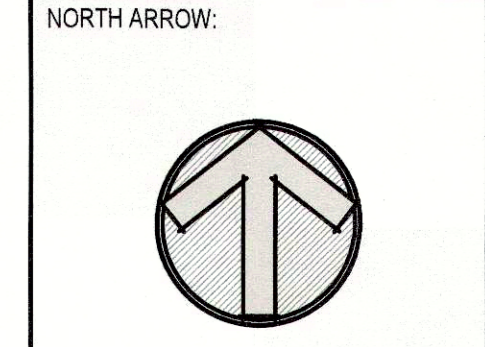
PROJECT:  
**OLD HENRY ROAD LOT 14**  
 LOCATION:  
 13905 PROMENADE GREEN WAY  
 LOUISVILLE, KY 40245

OWNER:  
**OREO 4, LLC**  
 2120 HIGH WICKHAM PLACE SUITE 200  
 LOUISVILLE, KY 40245  
 (DEED BK .10168,P.174)

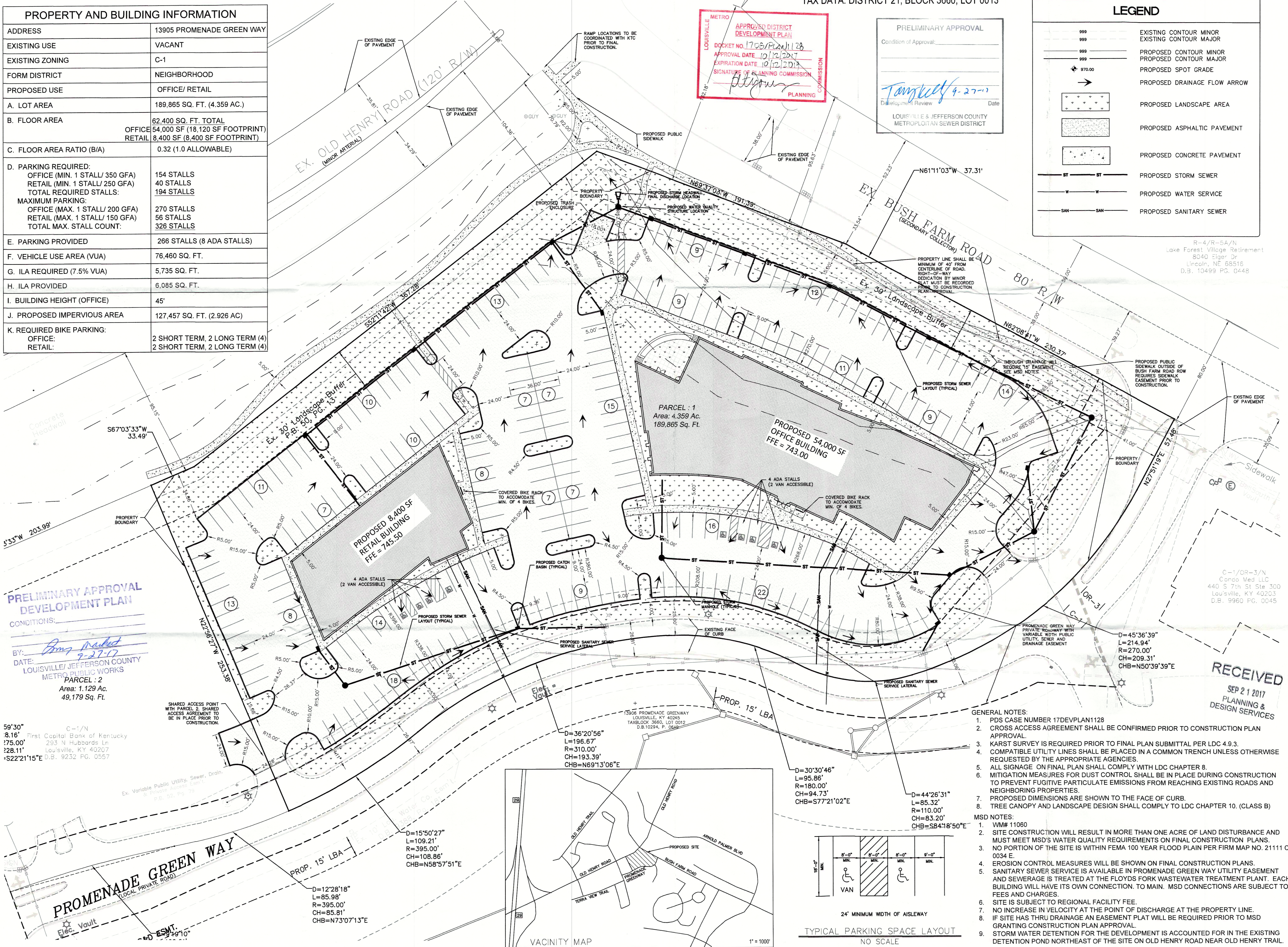
RELEASE:

REVISIONS:

#	DATE	DESCRIPTION



RECEIVED  
 SEP 21 2017  
 PLANNING & DESIGN SERVICES



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 9-27-17  
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT  
 PARCEL : 2  
 Area: 1.129 Ac.  
 49,179 Sq. Ft.

59°30' C-1/N  
 8.16' First Capital Bank of Kentucky  
 175.00' 293 N Hubbards Ln  
 228.11' Louisville, KY 40207  
 S22°21'15"E D.B. 9232 PG. 0557

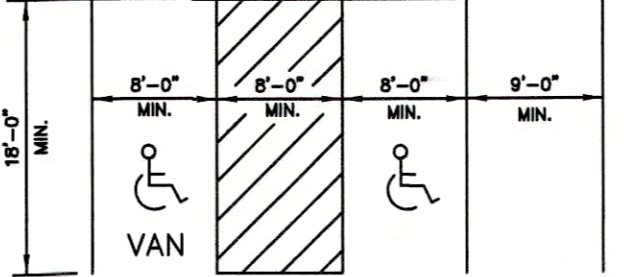
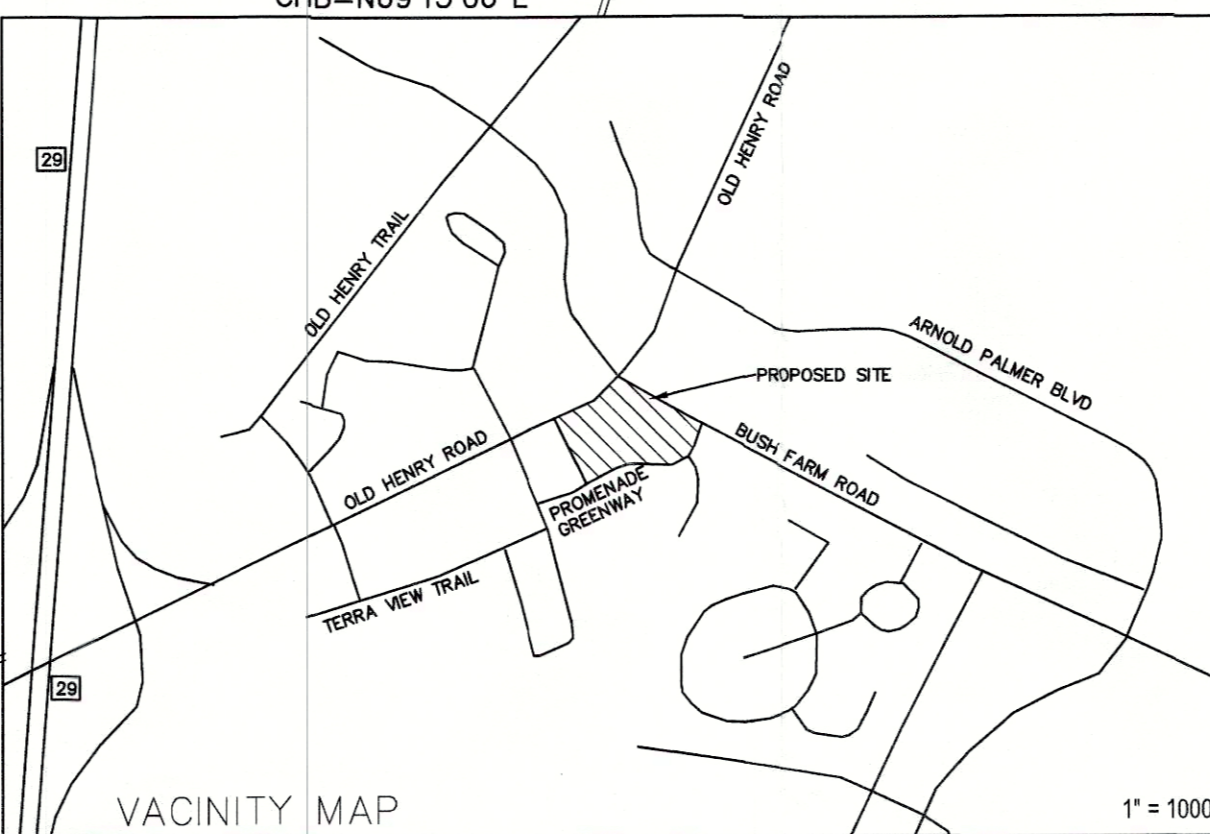
D=36°20'56"  
 L=196.67'  
 R=310.00'  
 CH=193.39'  
 CHB=N69°13'06"E

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

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



- GENERAL NOTES:**
- PDS CASE NUMBER 17DEVPLAN1128
  - CROSS ACCESS AGREEMENT SHALL BE CONFIRMED PRIOR TO CONSTRUCTION PLAN APPROVAL
  - KARST SURVEY IS REQUIRED PRIOR TO FINAL PLAN SUBMITTAL PER LDC 4.9.3
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUESTED BY THE APPROPRIATE AGENCIES
  - ALL SIGNAGE ON FINAL PLAN SHALL COMPLY WITH LDC CHAPTER 8
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES
  - PROPOSED DIMENSIONS ARE SHOWN TO THE FACE OF CURB
  - TREE CANOPY AND LANDSCAPE DESIGN SHALL COMPLY TO LDC CHAPTER 10. (CLASS B)
- MSD NOTES:**
- WM# 11060
  - SITE CONSTRUCTION WILL RESULT IN MORE THAN ONE ACRE OF LAND DISTURBANCE AND MUST MEET MSD'S WATER QUALITY REQUIREMENTS ON FINAL CONSTRUCTION PLANS
  - NO PORTION OF THE SITE IS WITHIN FEMA 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0034 E.
  - EROSION CONTROL MEASURES WILL BE SHOWN ON FINAL CONSTRUCTION PLANS
  - 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
  - SITE IS SUBJECT TO REGIONAL FACILITY FEE
  - NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE
  - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL
  - 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

SHEET:  
**PRELIMINARY SITE PLAN**  
 PROJECT MANAGER: SVP  
 PROJECT NUMBER: 170322  
 DATE: 8/14/2017  
 SHEET NUMBER:  
**C101**



## **Binding Elements – 17DEVPLAN1128**

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed-upon binding elements, unless amended pursuant to the LDC. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Signs shall be in accordance with LDC Chapter 8.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3 feet of a common property line. Fencing shall be in place prior to any grading or construction, shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activity is permitted within the protected area.
5. Before any permit, including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition, is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - c. A minor subdivision plat shall be recorded dedicating additional right-of-way as needed to provide a total of 40 feet from the centerline of Bush Farm Road. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - d. The property owner/developer must obtain approval of a detailed plan for screening, buffering and or landscaping as described in LDC Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - e. A Tree Preservation Plan and a Tree Canopy Plan in accordance with LDC Chapter 10 shall be approved prior to obtaining approval for site disturbance.
  - f. A reciprocal access and crossover easement agreement in a form acceptable to Planning Commission legal counsel shall be created and recorded; a copy of the recorded instrument shall be submitted to the Planning and Design Services Department of Develop Louisville.
6. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a district development plan is approved or an extension is granted by the Planning Commission.
7. A Certificate of Occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the Certificate of Occupancy unless specifically waived by the Planning Commission.
8. The applicant, developer or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with them. At all times during development of the site, the applicant and developer, their heirs, successors and assignees, contractors, subcontractors, and other parties engaged in development of the site shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the LD&T meeting on October 12, 2017.
10. Facade design shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
11. No idling of trucks shall take place within 200 feet of single-family residences.
12. The applicant shall provide documentation showing that the development complies with LDC 4.1.3 lighting regulations prior to issuance of a construction permit. These include regulations regarding mounting height limits, luminaire shielding, canopy lighting levels and light trespass.
13. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.