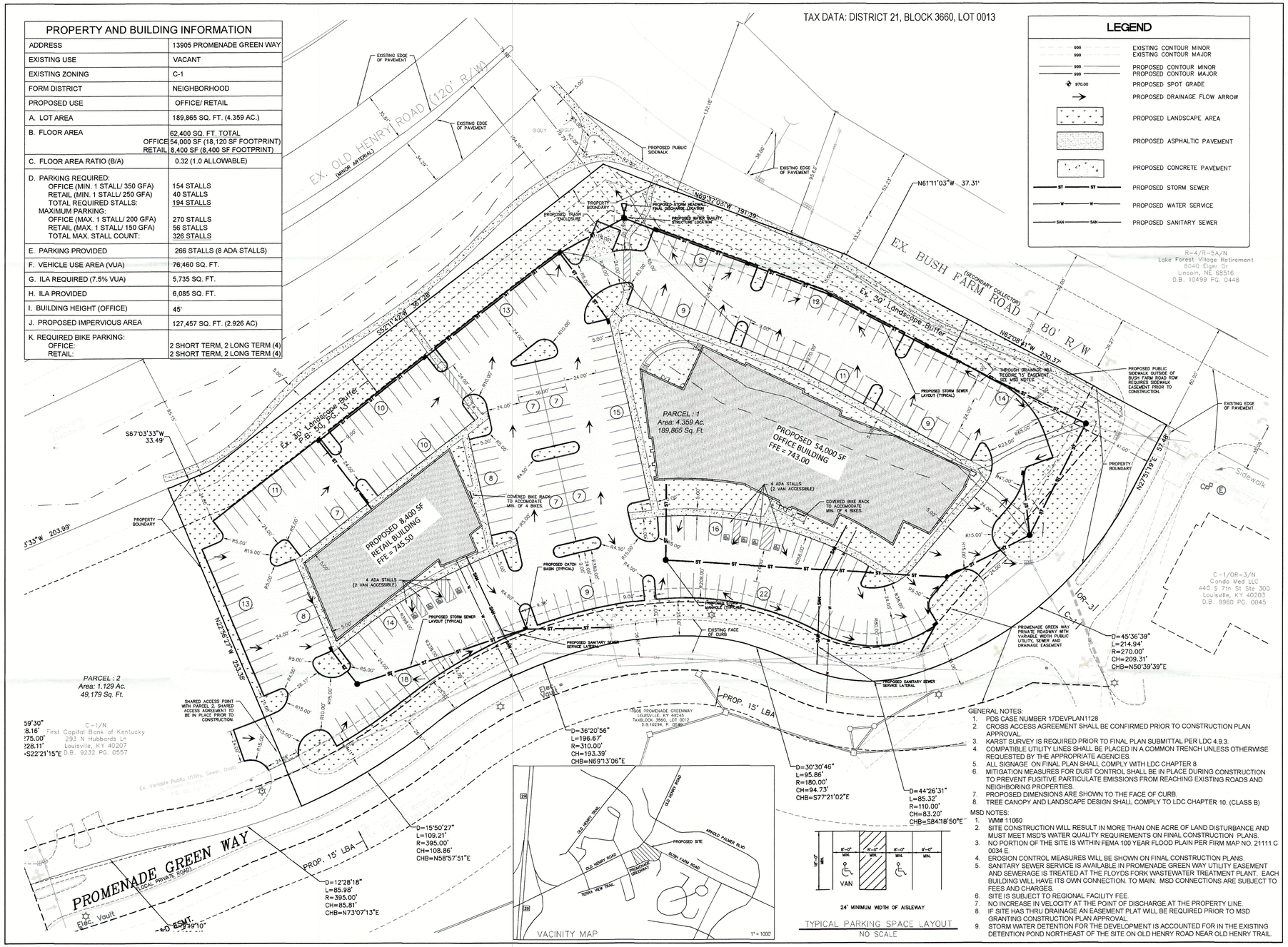
PROPERTY AND BUILDING INFORMATION

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) 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)



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

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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

RECEIVED
SEP 19 2017
PLANNING & DESIGN SERVICES

17 DEVPLAN 1128