

WAIVER REQUESTED:

- 1. A 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 5.3.1 (OR-3 SETBACKS)

FRONT & STREETSIDE SETBACKS	= NONE
SIDE SETBACK	= NONE
REAR SETBACK	= 15'



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 7.4± Ac. (322,803 SF)
FORM DISTRICT	= REGIONAL CENTERS (SETBACKS PER TABLE 5.3.1)
ZONING	= OR-3 & OTF
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL UNITS	= 284 UNITS
STUDIO (0 BEDROOM)	= 28 UNITS
ONE BEDROOM	= 150 UNITS
TWO BEDROOM	= 70 UNITS
THREE BEDROOM	= 18 UNITS
DENSITY	
STUDIO (0 BEDROOM)	= 3.5 DU/AC. (435 DU/AC. MAX. ALLOWED)
ONE BEDROOM	= 20.2 DU/AC. (217 DU/AC. MAX. ALLOWED)
TWO OR MORE BEDROOM	= 11.9 DU/AC. (145 DU/AC. MAX. ALLOWED)
GROSS DENSITY	= 35.6 DU/AC.
BUILDING A	
BUILDING B	
BUILDING C	
LEASING AND AMENITIES BUILDING	
TOTAL BUILDING AREA	= 119,840 SF (23,968 SF PER FLOOR; INCLUDES ONE FLOOR OF PODIUM PARKING)
(AREA MINUS PARKING TO CALCULATE F.A.R.)	= 121,120 SF (24,224 SF PER FLOOR; INCLUDES ONE FLOOR OF PODIUM PARKING)
F.A.R. (EXCLUDES PODIUM PARKING SF)	= 115,675 SF (23,135 SF PER FLOOR; INCLUDES ONE FLOOR OF PODIUM PARKING)
F.A.R. (4.0 MAX. ALLOWED)	= 288,967 SF / 322,803 SF = 0.89 F.A.R.
BUILDING HEIGHT	
BUILDING A, B, & C	= 62 FT - 5 FLOORS INCLUDING 1ST FLOOR PODIUM (SEE GENERAL NOTE 13)
PARKING REQUIRED	= 264 UNITS (1.5 SP) MIN. / 264 UNITS (3 SP) MAX. = 396 SP MIN. / 792 SP MAX.
PARKING PROVIDED	
SURFACE PARKING	= 223 SPACES
GARAGE PARKING	= 71 SPACES
PODIUM PARKING	= 106 SPACES
TOTAL PARKING PROVIDED	= 400 SPACES (8 HC SPACES INCLUDED)
OPEN SPACE	
REQUIRED	= >35 DU/AC.=5% OF NET SITE AREA=16,140 SF REQUIRED
RECREATIONAL OPEN SPACE PROVIDED	= 50% OF REQUIRED OPEN SPACE = 8,070 SF
REQUIRED	
RECREATIONAL OPEN SPACE PROVIDED	= 64,466 SF (13,200 SF PROVIDED BY BALCONIES)
RECREATIONAL OPEN SPACE PROVIDED	= 29,530 SF (CLUB ROOM AND EXERCISE FACILITY = 4,800 SF) (OUTDOOR POOL AND AMENITY AREA = 18,200 SF) (BUILDING A & C EXTERIOR COURTYARDS = 6,530 SF)
VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA (7.5%) REQUIRED	= 126,390 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,479 SF (7.5%)
	= 11,150 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- A Karst survey was conducted on June, 10th 2016 by Kevin Young RLA. No Karst features were found.
- Bike parking not required but will be provided.
- Roof top equipment shall be screened from view as required by the Louisville Metro Land Development Code.
- A Minor Plat will be recorded to create the tract & to grant the private access easement prior to certificate of occupancy being issued.
- By Table 5.3.1 of the Louisville Land Development Code, the required setbacks have been increased 5 ft. for each additional 10 ft. over 45 ft. the bldg. height is increased. The setbacks have been increased by 8.5 ft. for 17 ft. of additional building height.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension 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.
- Downstream Facilities Capacity Request has been approved by MSD on June 21, 2016.
- 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 has been provided off-site for this site as part of the overall development plan.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

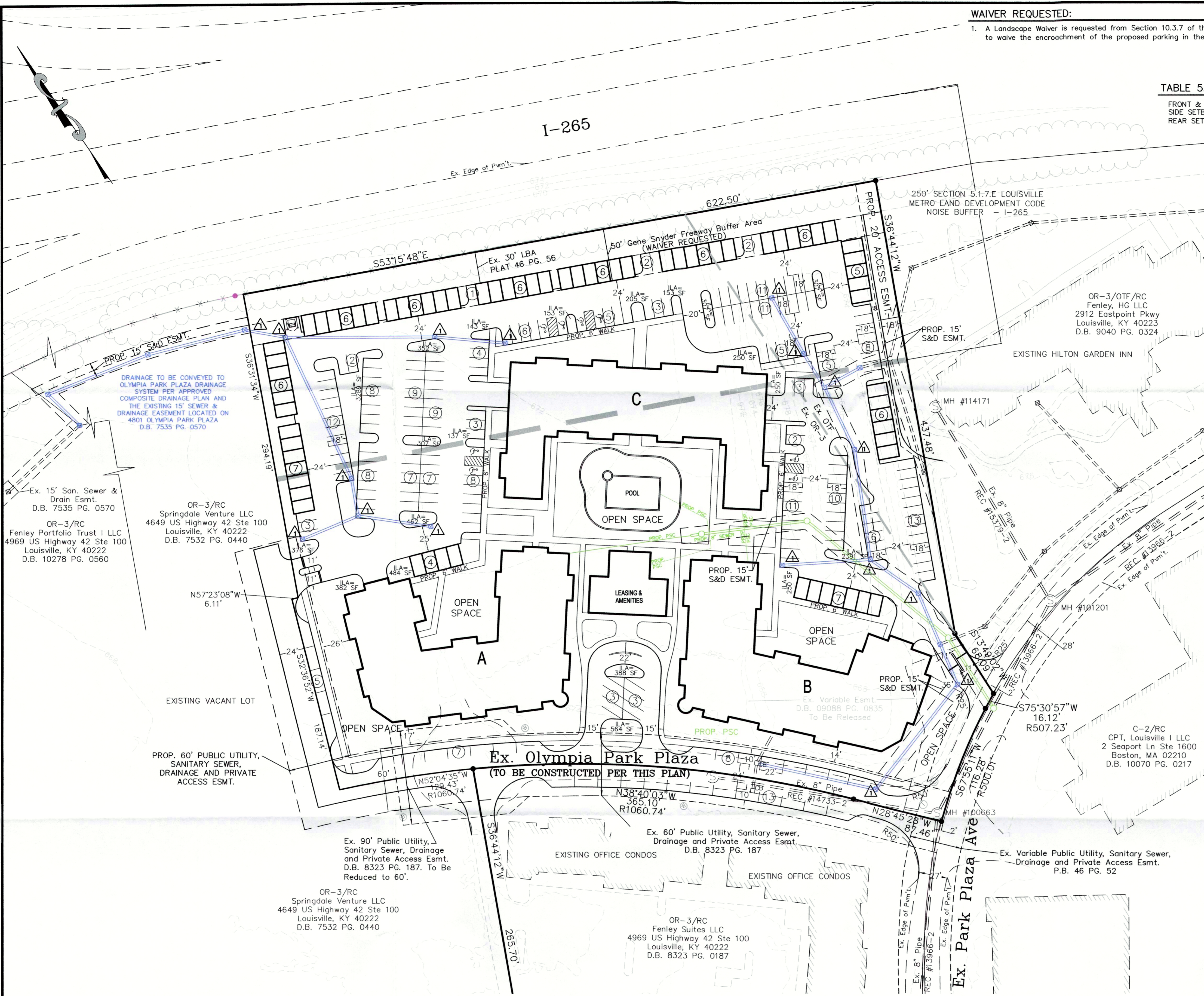
RECEIVED JUL 01 2016 FENLEY DESIGN SERVICES



L&D&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SERVICES - LANDSCAPE ARCHITECTURE
 678 WARDEN AVE., SUITE 101, LOUISVILLE, KENTUCKY 40222
 TEL: 502-261-1111 FAX: 502-261-1114 WWW.LDD&D.COM

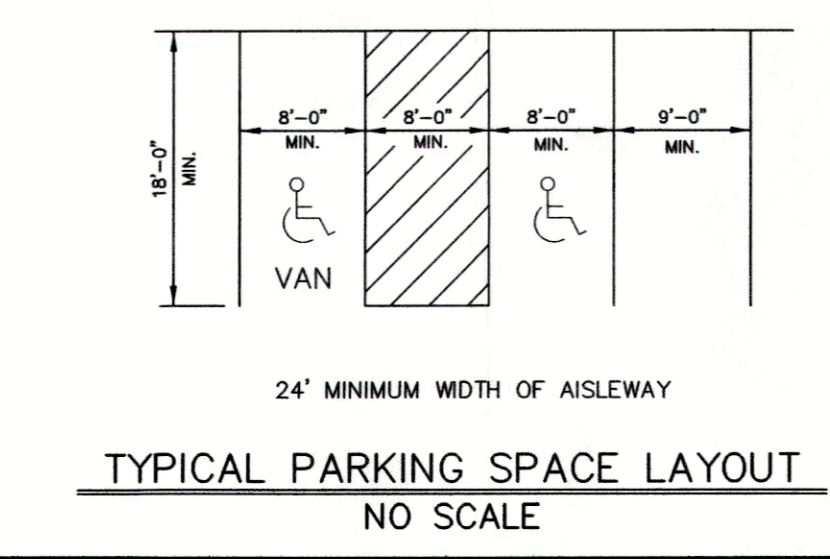
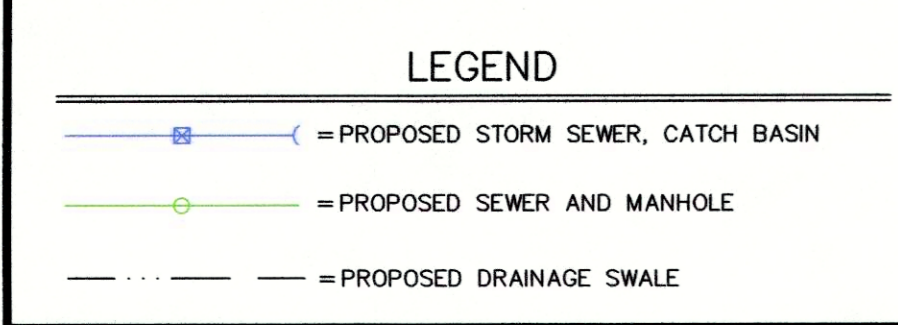
DETAILED DISTRICT DEVELOPMENT PLAN
THE MADISON BY FENLEY
 4701 OLYMPIA PARK PLAZA
 OWNER/DEVELOPER
SPRINGDALE VENTURE LLC
 4969 US HIGHWAY 42, STE 100
 LOUISVILLE, KY 40222

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



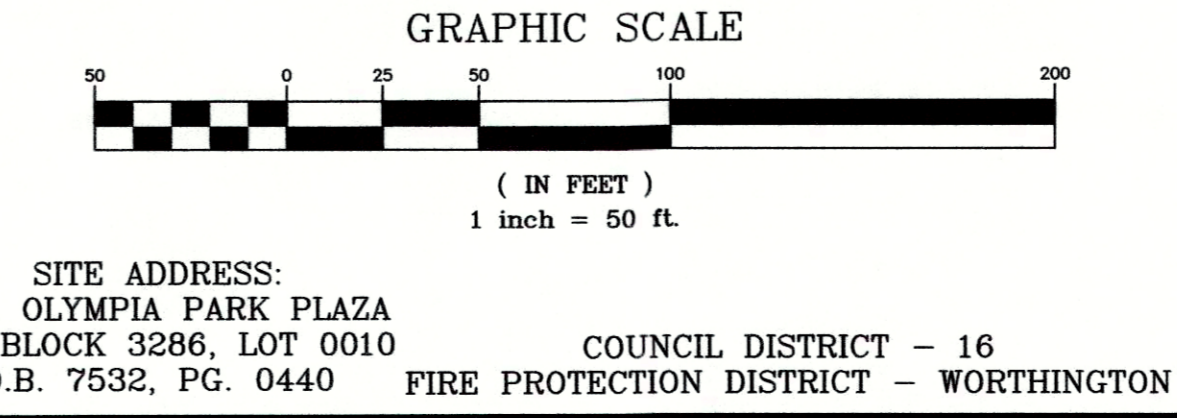
MSD STANDARD EROSION CONTROLS

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



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 322,803 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (64,561 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (64,800 S.F.)



SITE ADDRESS:
 4701 OLYMPIA PARK PLAZA
 TAX BLOCK 3286, LOT 0010
 D.B. 7532, PG. 0440
 COUNCIL DISTRICT - 16
 FIRE PROTECTION DISTRICT - WORTHINGTON

RELATED CASE: 9-68-99
 CASE: 16DEVPLAN1114 MSD WM# 7145