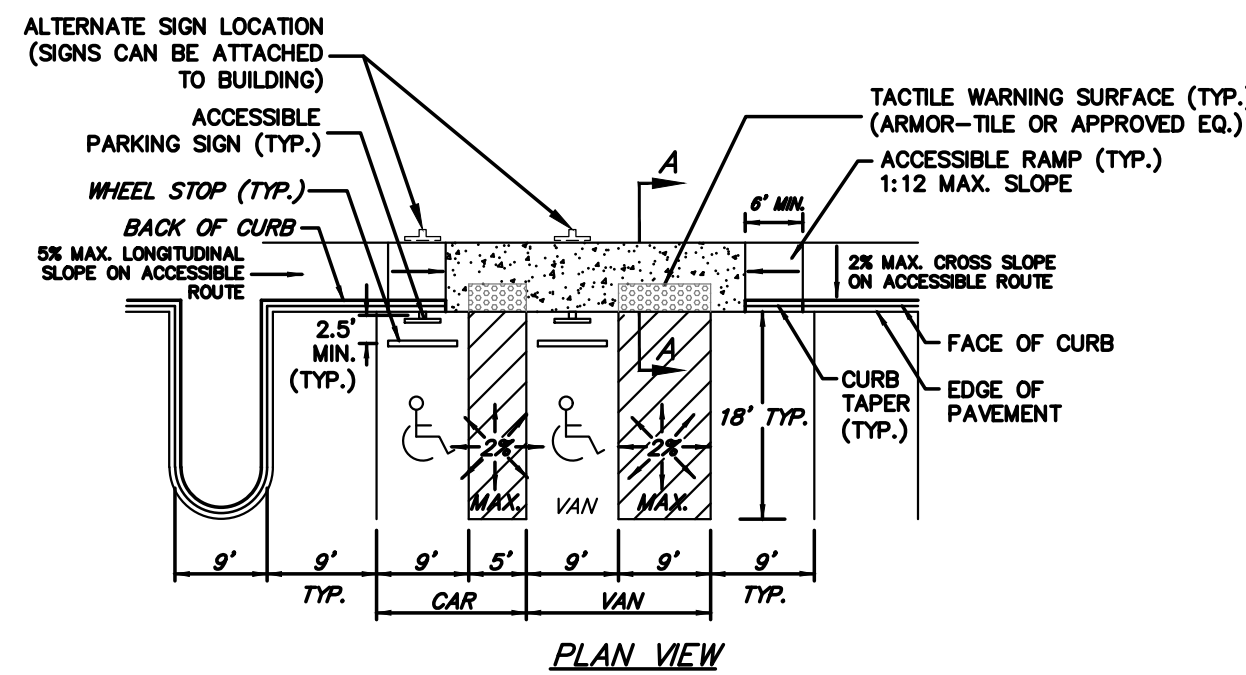
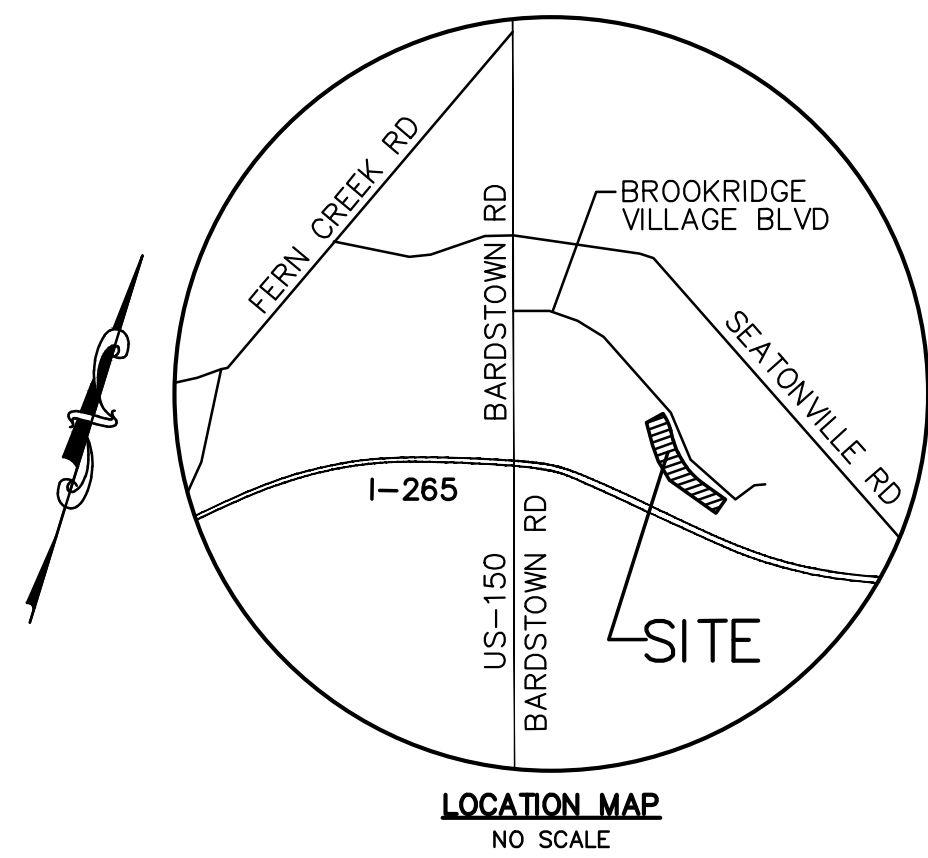
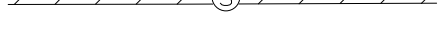
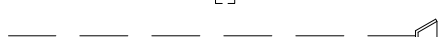
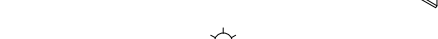
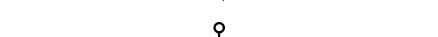




***TYPICAL
ACCESSIBLE PARKING SPACES***
NO SCALE



LOCATION MAP
NO SCALE

- | | |
|---|--|
|  | EXISTING CONTOUR |
|  | EXISTING TREE MASS |
|  | EXISTING TREE |
|  | EXISTING FENCE |
|  | EXISTING SANITARY MANHOLE W/PIPE |
|  | EXISTING CATCH BASIN & YARD DRAIN W/PIPE |
|  | EXISTING HEADWALL W/PIPE |
|  | EXISTING LIGHT POLE |
|  | PROPOSED HANDICAP SPACE |
|  | PROPOSED CATCH BASIN W/PIPE |
|  | PROPOSED HEADWALL W/PIPE |
|  | PROPOSED DITCH/SWALE |
|  | PROPOSED SANITARY MANHOLE W/PIPE |
|  | PROPOSED FORCEMAIN |
|  | PROPOSED DRAINAGE ARROW |
|  | PROPOSED TREE CANOPY CREDIT AREA |

1. DOMESTIC WATER
SUBJECT SITE CA

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE PROTECTION 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 UNTIL ALL CONSTRUCTION ACTIVITIES HAVE COMPLETED. THE PROTECTION OF CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA, A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION AREAS, GREENWAYS, PARKS, OR ADJACENT OR NEARBY) OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE LOCATED WITHIN THE FENCED AREA.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. IN ADDITION WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY LUKE VAN NEEVEL OF GREENBAUM ASSOCIATES INC. ON JUNE 27, 2022 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
11. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.8 OF THE LDC.

1. CONSTRUCT
JEFFERSON

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND Jefferson COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
 - a. SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK SUBSTATION TREATMENT PLANT BY 12" DRAINAGE EXTENSION AGREEMENT, SUE NOT FEES.
 - b. SANITARY SEWER CAPACITY TO BE DETERMINED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
 - a. DETENTION TO BE PROVIDED OFF SITE ON LOT 7 IN THE BROOKSIDE VILLAGE SUBDIVISION BASIN IN ESMT SHOWING ON RECORD PLAT, PLAT BOOK 48 PAGE 67. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DRAINAGE AREA OF 1.5 ACRES.
 - b. STORMS DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLANNING PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
 - a. A SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS PER FEDERAL FIRM MAP.
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PERMITTING STAGE TO MEET BEST MANAGEMENT PRACTICES.
7. TO RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.

1. RIGHT-OF-WAY DEDICATION BY DEED TO SITE CONSTRUCTION APPROVAL

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SIGHT-CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORDING AS REQUIRED BY THE RECORDING AGENCIES.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE METRO PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE, FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROJECT.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS' PER KDOT STANDARD DRAWING FOR DETECTABLE WARNING FOR SIDEWALK RAMPS, LATEST EDITION, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS OF THE KDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL OFF STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.2.2.A. OF THE LDC.
9. ALL DRIVEWAYS AND ENTRANCES SHALL BE REMOVED AND RESTORED AS REQUIRED.

<u>SITE DATA:</u>	
EXISTING FORM DISTRICT	TOWN CENTER
EXISTING ZONING	OTF
EXISTING LAND USE	VACANT
PROPOSED LAND USE	HOTEL
TOTAL LAND AREA	2.58 AC
BUILDING AREA	43,425± S.F.
BUILDING HEIGHT (MAX. ALLOWED 120')	70'
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.4
PARKING REQUIRED (82 ROOMS)	
MAXIMUM SPACE/ROOM	82 SPACES
PARKING PROVIDED	86 SPACES
(INCLUDES 4 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES

PROPOSED V.U.A.
U.A. REQUIRED* (7.5%)

PROPOSED V.U.A.	35,477± S.F.
I.L.A. REQUIRED* (7.5%)	2,660± S.F.
I.L.A. PROVIDED	3,990± S.F.

GROSS SITE AREA
LAND USE

GROSS SITE AREA	109,493± S.F.
LAND USE	HOTEL
EXISTING TREE CANOPY	26,693± S.F. (24%)
EXISTING TREE CANOPY TO BE PRESERVED	15,625± S.F. (14%)
NEW TREE CANOPY REQUIRED	22,698± S.F. (21%)
TOTAL TREE CANOPY PROVIDED	38,323± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA	3,290± S.F.
PROPOSED IMPERVIOUS AREA	52,533± S.F.
NET INCREASE	49,243± S.F.

A VARIANCE OF 5.2.4.C.3
ALLOW A GREATER THAN

A VARIANCE OF 5.2.4.C.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 15' SETBACK FROM THE FRONT PROPERTY LINE.

1. A WAIVER OF 10.
CENE SNYDER BA

1. A WAIVER OF 10.3.7.1.a OF THE LDC TO REDUCE THE GENE SNYDER PARKWAY BUFFER FROM 50' TO 30'.
2. A WAIVER OF 10.3.11.b OF THE LDC TO ALLOW A PORTION OF THE FRONTAGE TO REDUCE THE VEHICLE USE LANDSCAPE BUFFER FROM 10' TO 5'.
3. A WAIVER OF 5.9.C.4 OF THE LDC TO ALLOW TRAFFIC CIRCULATION AND PARKING IN FRONT OF THE PRINCIPAL BUILDING.
4. A WAIVER OF 5.5.1.A.3.a OF THE LDC TO ALLOW PARKING IN FRONT OF THE BUILDING AND TO NOT PROVIDE A 3' WALL FOR SIDE PARKING ADJACENT TO ROADWAY FRONTAGE.
5. A WAIVER OF 5.5.1.A.3.d OF THE LDC TO OMIT THE CONNECTION BETWEEN PARKING LOTS OF ABUTTING DEVELOPMENTS.

CASE #22-DDP-0058
RELATED CASE #22-MPLAT-0071,
09-26-98W
MSD SUB #7854

