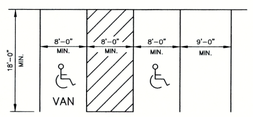


24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

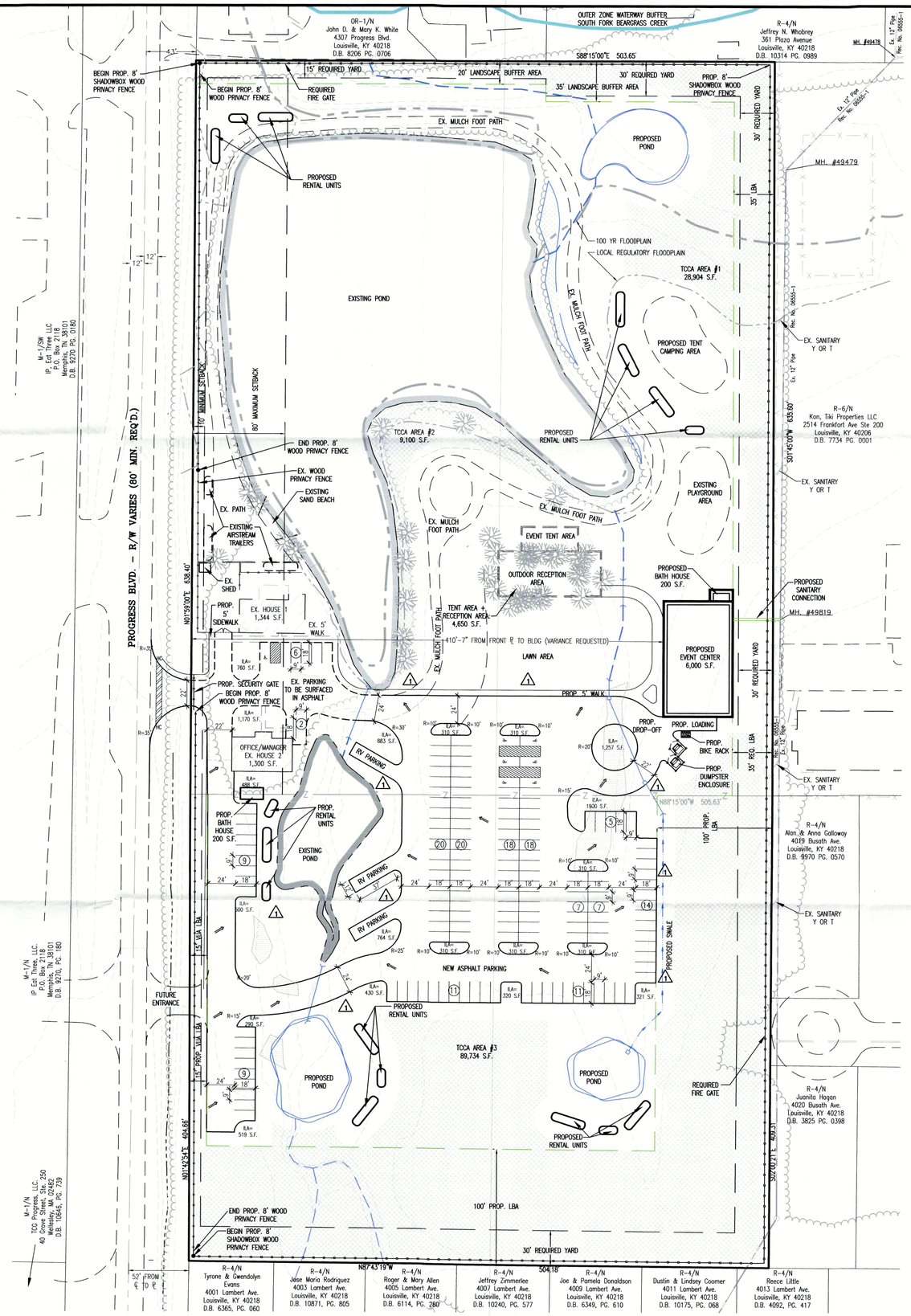
TREE CANOPY CALCULATIONS: CLASS C

SITE AREA	= 527,512± S.F.
EXISTING TREE CANOPY COVERAGE	= 371,448± S.F. (70%)
TREE CANOPY TO BE PRESERVED	
TCCA #1	= 28,904 S.F.
TCCA #2	= 9,100 S.F.
TCCA #3	= 89,734 S.F.
TOTAL TREE CANOPY TO BE PRESERVED	= 127,738 S.F. (24%)
TOTAL TREE CANOPY REQUIRED	= 15% (79,127 S.F.)
TOTAL TREE CANOPY PROVIDED	= 127,738 S.F. (24%)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.35-0.28 = 0.35
A = 12.1 ACRES
R = 2.8 INCHES
X = (C)(A)(R)/12 = 0.99 AC.-FT.
REQUIRED X = 43,124 CU.FT.
PROVIDED BASIN = 78,000 SQ.FT.
TOTAL = 78,000 SQ.FT. @ APPROX. 0.50 FT. DEPTH
46,800 CU.FT. > 43,124 CU.FT.

MSD STANDARD EROSION CONTROLS	
△1	VEGETATED BUFFER
—— SF ——	SILT FENCE



LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = EXISTING DRAINAGE SWALE
- = 100 YEAR FLOOD PLAIN LINE
- = LOCAL REGULATORY FLOOD PLAIN LINE
- = EXISTING TREELINE
- = TREELINE TO BE REMOVED
- = PROPOSED TREELINE
- = EXISTING TREE
- = EXISTING CONTOURS
- = PROP. 8' WOOD PRIVACY FENCE TO MATCH EXISTING
- = PROP. 8' SHADOWBOX WOOD PRIVACY FENCE
- = EXISTING HYDRIC SOILS/POTENTIAL WETLANDS
- = PROPOSED TREE CANOPY CREDIT AREA

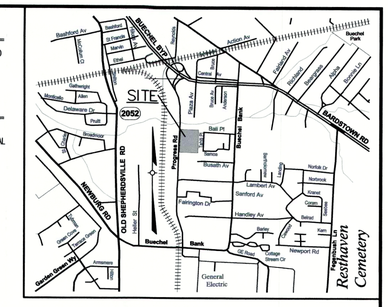
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CONDITIONAL USE PERMIT

1. A CONDITIONAL USE PERMIT IS REQUESTED FROM LOUISVILLE METRO LDC SECTION 4.2.12 FOR CAMPING AREAS AND RECREATIONAL VEHICLE PARKS.

VARIANCE REQUEST

1. A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, CHAPTER 5, PART 3, TABLE 5.3.2. DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES: TO EXCEED THE MAXIMUM FRONT SETBACK OF 80'.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 12.11± Ac. (527,512 S.F.)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= C-2
EXISTING USE	= VACANT/SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= AIRSTREAM HOTEL & EVENT SPACE
BUILDING AREA	
EX. HOUSE 1	= 1,344 S.F.
EX. HOUSE 2	= 1,300 S.F.
(3) EX. AIRSTREAM TRAILERS	= 600 S.F.
(16) PROP. RENTAL UNITS	= 3,116 S.F.
PROPOSED BATH HOUSES	= 400 S.F.
EVENT BUILDING	= 6,000 S.F.
TOTAL BUILDING AREA	= 12,760 S.F.
BUILDING HEIGHT	= NOT TO EXCEED ONE STORY (30' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
HOTEL:1SP/28SLEEPING RM.;1.5SP/28RM	= 28 SPACES 42 SPACES
REC. HALL:1SP/100S.F.:1SP/50S.F.	= 60 SPACES 120 SPACES
TOTAL PARKING REQUIRED	= 88 SPACES 162 SPACES
TOTAL PARKING PROVIDED	= 157 (7 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 4 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 80,536 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 7.5% (6,040 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 11,063 S.F. (14% OF VUA)
EXISTING IMPERVIOUS AREA	= 11,852 S.F.
PROPOSED IMPERVIOUS AREA	= 95,430 S.F.
TOTAL IMPERVIOUS AREA INCREASE	= 83,578 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Trees and shrubbery shall be trimmed or removed to provide sight distance as required per Metro Public Works standards.
9. Lot consolidation to be recorded prior to construction plan approval.
10. A karst survey was conducted on site by Sarah Beth Sammons, PLA. during a site visit conducted on 7/28/17. No karst activity was observed.
11. Prior to operating the Airstream Hotel, the owners/operators must obtain a permit to operate a MHP/RV park and swimming pool/bathing beach permit.
12. A minimum 6" HT curb will be provided between asphalt drive lanes and adjacent walkways.
13. Utilities will be provided to each grouping of Airstream trailers/rental units.
14. The local fire department shall have an access code for the security gate.
15. Water hydrants shall be located at each grouping of Airstream trailers/rental units.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
2. Sanitary sewer service will be approved by the state plumbing department prior to MSD construction approval .
3. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0078 E dated December 5, 2006.
4. 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.
5. If the site has thru drainage on easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows for the 2, 10, 25, and 100-years storms or to the capacity of the downstream system, whichever is more restrictive.
7. A Downstream Facilities Capacity Request will be submitted to MSD.
8. 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.
9. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
10. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
11. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
12. Kentucky Department of Water and Army Corps of Engineers approval required prior to MSD construction plan approval.
13. All retail shops must have individual connections per MSD's Fats, Oils, and Grease Policy.
14. All structures with plumbing are required to be connected to sanitary sewer system.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval 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.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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.
9. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

RECEIVED
APR 23 2018
PLANNING & DESIGN SERVICES

SITE ADDRESS:
4501 PROGRESS BLVD.
TAX BLOCK 0618, LOT 0096
D.B. 10570, PG. 0578

OWNER:
COLLINS, LLC
3253 ELLIS WAY
LOUISVILLE, KY 40220

SITE ADDRESS:
4505 PROGRESS BLVD.
TAX BLOCK 0618, LOT 0027
D.B. 10570, PG. 0578

COUNCIL DISTRICT – 2
FIRE PROTECTION DISTRICT – BUECHEL

CASE: 17ZONE1046
RELATED CASES: NONE
WM#11690

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/9/18	AGENCY COMMENTS	SBS
2	2/22/18	AGENCY COMMENTS	ARH
3	3/19/18	Added TCCA Area Hatching	SBS
4	4/3/18	REVISION PER PDS & CLIENT	SBS
5	4-20-18	REVISED DRIVE AISLE WIDTH	SBS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 17108-DDDP.dwg
DATE: 12/18/2017 SCALE: AS SHOWN
CHECKED BY: SBS DRAWN BY: SBS/BB

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WHITEHALL ROAD, LOUISVILLE, KENTUCKY 40207
PHONE: 502.896.2970
FAX: 502.896.2974
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN – ZONE CHANGE

PROGRESS PARK
VINTAGE AIRSTREAM HOTEL

OWNER/DEVELOPER
COLLINS, LLC.
3253 ELLIS WAY
LOUISVILLE, KY 40220

JOB NO. 17108

SHEET 1 OF 1

17 ZONE 1046

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