

VARIANCES & WAIVERS REQUESTED

- TRACT 1:**
- A VARIANCE FROM 5.7.1 IS REQUESTED TO REDUCE THE FORM DISTRICT TRANSITION ZONE FROM 200 FEET TO 174 FEET TO ALLOW ENCROACHMENT OF EXISTING HOTEL.
 - A VARIANCE IS REQUESTED TO REDUCE THE 25 FEET FRONT SETBACK ON FERN VALLEY ROAD TO 21 FEET TO ALLOW ENCROACHMENT OF EXISTING CANOPY.
- TRACT 2:**
- A VARIANCE FROM 5.7.1 IS REQUESTED TO REDUCE THE FORM DISTRICT TRANSITION ZONE FROM 200 FEET TO 115 FEET TO ALLOW ENCROACHMENT OF EXISTING HOTEL.
 - A VARIANCE FROM 4.8.3.D IS REQUESTED TO REDUCE THE OUTER ZONE OF THE WATERWAY BUFFER ZONE FROM 25 FEET TO 3 FEET TO ALLOW ENCROACHMENT OF EXISTING HOTEL.
 - A VARIANCE FROM 4.8.3.D IS REQUESTED TO REDUCE THE STREAMSIDE WATERWAY BUFFER ZONE FROM 25 FEET TO 16 FEET TO ALLOW EXPANSION OF EXISTING PARKING AREA.
 - A WAIVER FROM 10.2.4.A IS REQUESTED TO ALLOW THE PROPERTY PERIMETER LANDSCAPE BUFFER TO BE LESS THAN 35 FEET.
- TRACT 3:**
- A VARIANCE FROM 5.7.1 IS REQUESTED TO REDUCE THE FORM DISTRICT TRANSITION ZONE FROM 200 FEET TO 78 FEET TO ALLOW ENCROACHMENT OF PROPOSED HOTEL.
 - A VARIANCE FROM 4.8.3.D IS REQUESTED TO REDUCE THE OUTER ZONE AND MIDDLE ZONE OF THE WATERWAY BUFFER ZONE FROM 25 FEET AND 50 FEET, RESPECTIVELY TO 0 FEET TO ALLOW ENCROACHMENT OF PROPOSED HOTEL.
 - A VARIANCE FROM 4.8.3.D IS REQUESTED TO REDUCE THE STREAMSIDE WATERWAY BUFFER ZONE FROM 25 FEET TO 15 FEET TO ALLOW CONSTRUCTION OF PROPOSED PARKING AREA.
 - A WAIVER FROM 10.2.4.A IS REQUESTED TO ALLOW THE PROPERTY PERIMETER LANDSCAPE BUFFER TO BE LESS THAN 35 FEET.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

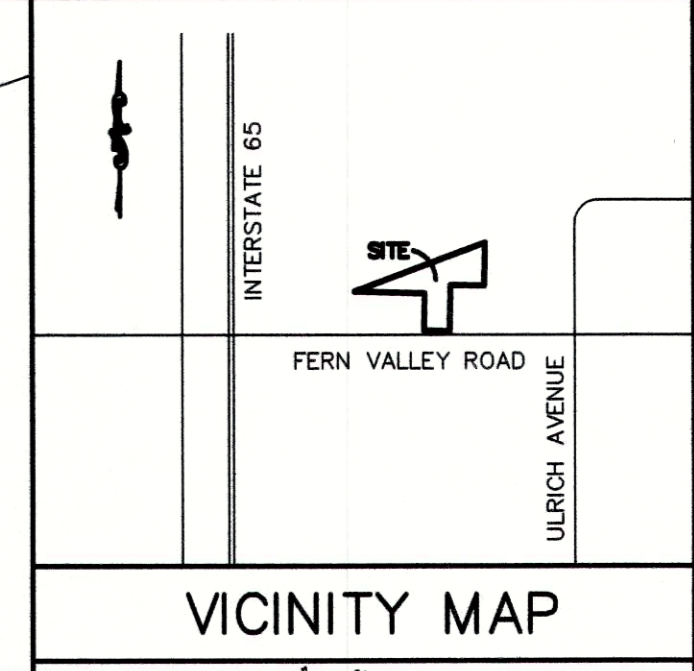
BY: *[Signature]*

DATE: *03/20/19*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

6139 LORETTA STREET
JOHN L. & CYNTHIA L. CARLISLE
6139 LORETTA STREET
LOUISVILLE, KY 40213-3254
D.B. 6661, PG. 917
R-5 NEIGHBORHOOD

901 WEST INDIAN TRAIL
ANDREW EDDIS
901 WEST INDIAN TRAIL
LOUISVILLE, KY 40213-3237
D.B. 9549, PG. 235
R-5 NEIGHBORHOOD



REVISIONS:

6/8/2016 - AGENCY COMMENTS
10/3/2016 - MSD FLOODPLAIN PERMIT
12/30/2016 - AGENCY COMMENTS
1/25/2017 - AGENCY COMMENTS
1/27/18 - AGENCY SITE LAYOUT
2/07/18 - AGENCY COMMENTS
2/07/2018 - AGENCY COMMENTS

DRWN BY: *mse*

DRAWING NAME: DEVELOPMENT PLAN 4.DWG

PLOT NAME: PLAN



Michael S. Evans, P.E., P.L.S.
Civil Engineer & Land Surveyor
6625 Colonial Avenue
Evansville, Indiana 47725
(502) 593-9430 (Cell)
mikeevans939430@yahoo.com

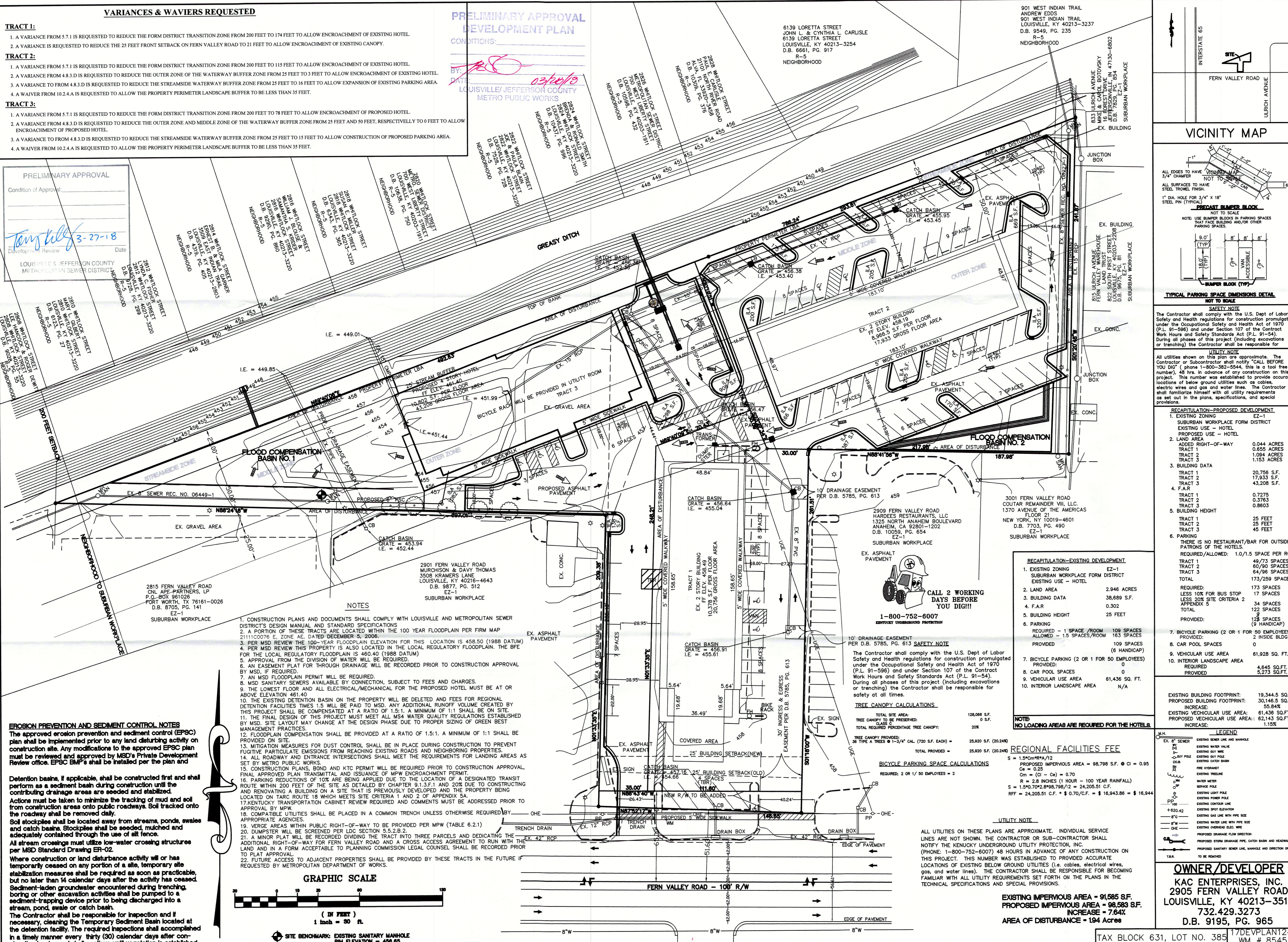
PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 3-27-18
Development Review Date

LOUISVILLE/JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES

2815 FERN VALLEY ROAD
ONLINE PARTNERS, LP
P.O. BOX 981028
FORT WORTH, TX 76161-0028
D.B. 8705, PG. 141
EZ-1
SUBURBAN WORKPLACE

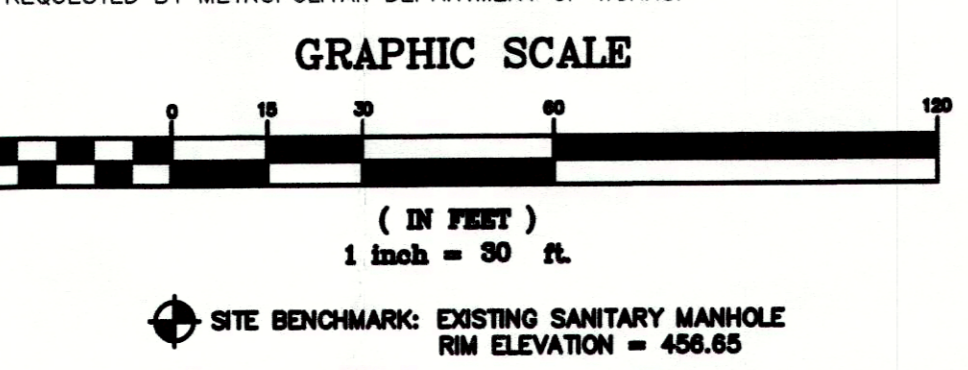


- NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
 - A PORTION OF THESE TRACTS ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C076 E, ZONE AE, DATED DECEMBER 26, 2006.
 - PER MSD REVIEW THE 100-YEAR FLOODPLAIN FOR THIS LOCATION IS 458.50 (1988 DATUM)
 - PER MSD REVIEW THIS PROPERTY IS ALSO LOCATED IN THE LOCAL REGULATORY FLOODPLAIN, THE BFE FOR THE LOCAL REGULATORY FLOODPLAIN IS 460.40 (1988 DATUM)
 - APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED
 - AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MSD, IF REQUIRED.
 - AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
 - MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
 - THE LOWEST FLOOR AND ALL ELECTRICAL/MECHANICAL FOR THE PROPOSED HOTEL MUST BE AT OR ABOVE ELEVATION 461.40
 - THE EXISTING DETENTION BASIN ON THE PROPERTY WILL BE DELETED AND FEES FOR REGIONAL DETENTION FACILITIES TIMES 1.5 WILL BE PAID TO MSD. ANY ADDITIONAL RUNOFF VOLUME CREATED BY THIS PROJECT SHALL BE COMPENSATED AT A RATIO OF 1.5:1. A MINIMUM OF 1:1 SHALL BE ON SITE.
 - 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.
 - FLOODPLAIN COMPENSATION SHALL BE PROVIDED AT A RATIO OF 1.5:1. A MINIMUM OF 1:1 SHALL BE PROVIDED ON SITE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, FINAL APPROVED PLAN TRANSMITTAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
 - PARKING REDUCTIONS OF 10% ARE BEING APPLIED DUE TO THE LOCATION OF A DESIGNATED TRANSIT ROUTE WITHIN 200 FEET OF THE SITE AS DETAILED BY CHAPTER 9.1.3.1-F AND 208 CODE DUE TO CONSTRUCTING AND RENOVATING A BUILDING ON A SITE THAT IS PREVIOUSLY DEVELOPED AND THE PROPERTY BEING LOCATED ON TARC ROUTE 18 WHICH MEETS SITE CRITERIA 1 AND 2 OF APPENDIX 5A.
 - KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED AND COMMENTS MUST BE ADDRESSED PRIOR TO APPROVAL BY MPW.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER MPW (TABLE 6.2.1)
 - DUMPSTER WILL BE SORENEED PER LDC SECTION 5.2.2.2
 - A MINOR PLAT WILL BE RECORDED DIVIDING THE TRACT INTO THREE PARCELS AND DEDICATING THE ADDITIONAL RIGHT-OF-WAY FOR FERN VALLEY ROAD AND A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO PLAT APPROVAL.
 - FUTURE ACCESS TO ADJACENT PROPERTIES SHALL BE PROVIDED BY THESE TRACTS IN THE FUTURE IF REQUESTED BY METROPOLITAN DEPARTMENT OF WORKS.

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 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

Detention basins, if applicable, shall be constructed first and shall perform as a sediment basin 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 discharged into a stream, pond, swale or catch basin. The Contractor shall be responsible for inspection and if necessary, clearing the Temporary Sediment Basin located at the detention facility. The required inspections shall be accomplished in a timely manner every thirty (30) calendar days after construction begins and shall continue until vegetation is established.



CALL 2 WORKING DAYS BEFORE YOU DIG!!

1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 128,096 S.F.
TREE CANOPY TO BE PRESERVED: 25,920 S.F. (20.24%)
TOTAL PROVIDED: 25,920 S.F. (20.24%)

BICYCLE PARKING SPACE CALCULATIONS

REQUIRED: 2 OR 1 / 50 EMPLOYEES = 2

REGIONAL FACILITIES FEE

$S = 1.5 \text{ cm}^2 \text{ R}^2 / 12$
PROPOSED IMPERVIOUS AREA = 98,798 S.F. @ $C_i = 0.95$
 $C_e = 0.25$
 $C_m = (C_i - C_e) \cdot 0.70$
 $R = 2.8 \text{ INCHES (1 HOUR - 100 YEAR RAINFALL)}$
 $S = 1.5 \cdot 10^4 \cdot 0.70^2 \cdot 0.95 \cdot 2.8 / 12 = 24,205.51 \text{ C.F.}$
 $\text{RFF} = 24,205.51 \text{ C.F.} \cdot \$ 0.70 / \text{C.F.} = \$ 16,944.86 = \$ 16,944$

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CRONTACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EXISTING IMPERVIOUS AREA = 91,585 S.F.
PROPOSED IMPERVIOUS AREA = 98,583 S.F.
INCREASE = 7.64%
AREA OF DISTURBANCE = 194 Acres

RECAPITULATION - PROPOSED DEVELOPMENT

1. EXISTING ZONING: EZ-1
SUBURBAN WORKPLACE FORM DISTRICT
EXISTING USE - HOTEL

2. LAND AREA
ADDED RIGHT-OF-WAY: 0.044 ACRES
TRACT 1: 0.655 ACRES
TRACT 2: 1.084 ACRES
TRACT 3: 1.153 ACRES

3. BUILDING DATA
TRACT 1: 20,756 S.F.
TRACT 2: 17,933 S.F.
TRACT 3: 43,208 S.F.

4. F.A.R.
TRACT 1: 0.7275
TRACT 2: 0.3763
TRACT 3: 0.8603

5. BUILDING HEIGHT
TRACT 1: 25 FEET
TRACT 2: 25 FEET
TRACT 3: 45 FEET

6. PARKING
THERE IS NO RESTAURANT/BAR FOR OUTSIDE PATRONS OF THE HOTELS.
REQUIRED/ALLOWED: 1.0/1.5 SPACE PER ROOM

RECAPITULATION - EXISTING DEVELOPMENT

1. EXISTING ZONING: EZ-1
SUBURBAN WORKPLACE FORM DISTRICT
EXISTING USE - HOTEL

2. LAND AREA: 2.946 ACRES

3. BUILDING DATA: 38,689 S.F.

4. F.A.R.: 0.302

5. BUILDING HEIGHT: 25 FEET

6. PARKING
REQUIRED - 1 SPACE / ROOM: 109 SPACES
ALLOWED - 1.5 SPACES / ROOM: 163 SPACES
PROVIDED: 109 SPACES (6 HANDICAP)

7. BICYCLE PARKING (2 OR 1 FOR 50 EMPLOYEES): 0 PROVIDED

8. CAR POOL SPACES: 0

9. VEHICULAR USE AREA: 61,436 SQ. FT.

10. INTERIOR LANDSCAPE AREA: N/A

LEGEND

EX. B'W SEWER: EXISTING SEWER LINE AND MANHOLE
EXISTING WATER VALVE
EXISTING SIV VALVE
EXISTING OFF FIVE
EXISTING FIRE ALARM
EXISTING TRENCHLINE
WATER METER
BEHIND POLE
EXISTING LIGHT POLE
EXISTING POWER POLE
EXISTING POWER POLE
EXISTING CONTOUR LINE
+620.42
EXISTING SPOT ELEVATION
EXISTING GAS LINE WITH PIPE SIZE
EXISTING WATER LINE WITH PIPE SIZE
EXISTING OVERHEAD GLEE WIRE
PROPOSED DRAINAGE FLOW DIRECTION
PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
TO BE PROVIDED

OWNER/DEVELOPER
KAC ENTERPRISES, INC.
2905 FERN VALLEY ROAD
LOUISVILLE, KY 40213-3519
732.429.3273
D.B. 9195, PG. 965

BEST WESTERN HOTEL
2905 FERN VALLEY ROAD
WAIVER REQUEST PLAN
CATEGORY 2B DEVELOPMENT PLAN

RECEIVED
FEB 07 2019
PLANNING & DESIGN SERVICES

DATE: 2-4-16
PROJECT NO.: XXXXX
Sheet 1 1