



CONDITIONAL USE PERMIT REQUESTED: (PROPOSED TRACT 3)
 Development Code for off-street parking in the R-7 zone.

VARIANCE REQUESTED: (PROPOSED TRACT 3)

- A Variance is requested from Section 5.3.2 of the Louisville Metro Land Development Code to allow for a maximum of 10% increase in the proposed hotel parking and proposed dumpster enclosure on Tract 3 along the north property line adjacent to Champion Farms Apartments.

WAIVER REQUESTED: (PROPOSED TRACT 3)

- A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the encroachment of the proposed hotel parking area into the 25 ft. Landscape Buffer Area on Tract 3 along the north property line adjacent to Champion Farms Apartments.

CONDITIONAL USE PERMIT GRANTED:

- A Conditional Use Permit has been granted by Chapter 4, Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking by Case: 11066 on July 7, 2008.

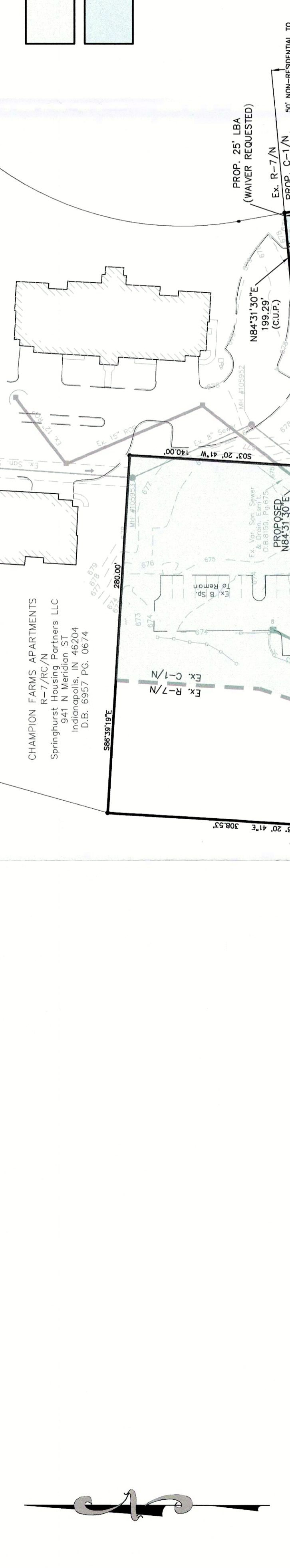
WAIVER GRANTED:

- A Waiver has been granted from the Louisville Metro Land Development Code for a 10% reduction in parking provided by Docket 9-33-02.

MSD STANDARD EROSION CONTROLS

EXISTING AREA OF CLIP, REQUESTED FOR OFF-STREET PARKING GRANTED BY CASE 11066 ON JULY 7TH 2008	
PROPOSED AREA OF CLIP, REQUESTED FOR OFF-STREET PARKING GRANTED BY CASE 11066 ON JULY 7TH 2008	

STONE BAG CHECK DAM INLET PROTECTION



REVISIONS

NO.	DATE	DESCRIPTION

TRACT 1 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 1 SITE AREA = 24.04 AC.
 EXISTING ZONING DISTRICT TO REMAIN = NE-C/BOH/HD
 EXISTING USES TO REMAIN = RETAIL, RESTAURANT & MEDICAL OFFICE
 F.A.R. = 0.07 (1.0 MAX. ALLOWED)

TRACT 2 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 2 SITE AREA = 2.4 AC.
 EXISTING ZONING DISTRICT TO REMAIN = NE-C/BOH/HD
 EXISTING USES TO REMAIN = HOTEL, RESTAURANT & MEDICAL OFFICE
 F.A.R. = 0.7 (1.0 MAX. ALLOWED)

TRACT 3 (NEW CONSTRUCTION PROPOSED ON THIS TRACT)

TRACT 3 SITE AREA = 2.74 AC.
 EXISTING ZONING DISTRICT TO REMAIN = R-C-1/RC (CLIP REQUESTED)
 EXISTING USES TO REMAIN = HOTEL
 PROPOSED USE = PROPOSED HOTEL
 PROPOSED HOTEL AREA = 82,000 SF
 BUILDING HEIGHT ALLOWED = 0.7 (1.0 MAXIMUM ALLOWED)
 PROPOSED HOTEL HEIGHT = 47' - 4 FLOORS (VARIANCE REQUESTED)
 BIKE PARKING REQUIRED & PROVIDED (LONG TERM ONLY REQD) = 2 LONG TERM PROVIDED INSIDE OF HOTEL
 PROPOSED VEHICULAR USE AREA (TRACT 3 ONLY) = 66,032 SF (10% INCREASE)
 INTERIOR LANDSCAPE AREA PROVIDED (TRACT 3 ONLY) = 5,177 SF
 TOTAL PARKING REQUIRED (TRACTS 1, 2, & 3) = 6,409 SF

PARKING PROVIDED (TRACTS 1, 2, & 3)

TRACT 1 HOTEL EXISTING SPACES TO REMAIN = 587 SPACES
 TRACT 2 HOTEL EXISTING SPACES TO REMAIN = 85 SPACES
 TRACT 3 HOTEL EXISTING SPACES TO REMAIN = 85 SPACES
 TOTAL PARKING PROVIDED = 767 SPACES

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of the subgrade. The fence shall be placed to prevent access to the site by the public. The fence shall be maintained in place until 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 matter from being carried by wind.
- A Waiver was approved by Docket 9-33-02 for a 10% reduction in the parking required.
- Deed Book 8279 Page 33 grants a cross access and shared parking right to existing Tract 1 & 2.
- A Minor Plat will be recorded to create Tract 3 and a cross over access agreement will be recorded.
- Per Section 4.2.39.B of the Louisville Metro Land Development Code, the proposed construction shall be provided in a manner to provide protection for and be in harmony with surrounding residential properties.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- The site is within the 100 year flood plain per FIRM Map No. 2111 C 0018 & 0019 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 easements shall be shown on the final construction plan.
- If the site has final drainage on easement plot will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Final construction activities on the site, Erosion & Silt Control Plan shall be provided to MSD for approval.
- The site existing storm pipes are sized to adequately handle drainage from Proposed Tract 3.
- 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.
- Area of Disturbance = 2.7 acres.

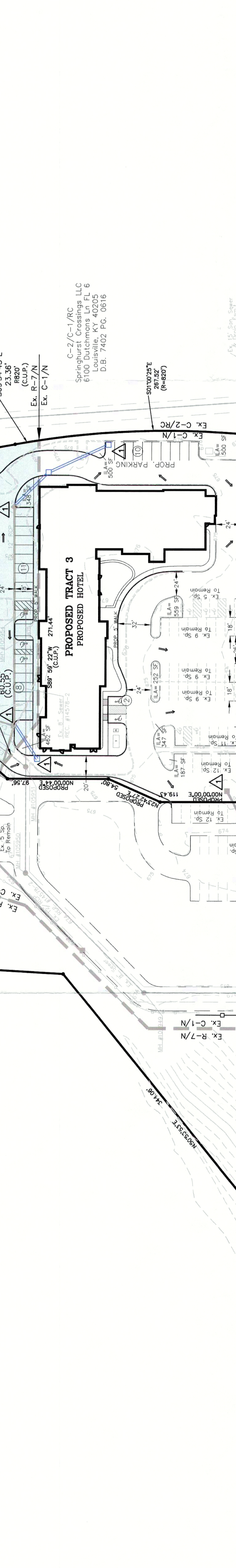
EROSION PREVENTION AND SEDIMENT CONTROL DESIGN SERVICES

- 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 engineer prior to implementation.
- 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 streets.
- 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 EP-02.
- 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 nearby stream, pond, or other water body.
- 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.

EXISTING TRACT 1
 SPRINGHURST DEVELOPMENT, LLC
 1250 RIVER ROAD
 LOUISVILLE, KY 40206
 TRACT 1 SITE ADDRESS:
 10455 CHAMPION FARMS ROAD
 TAX BLOCK W002, LOT 0154
 D.B. 8859, PG. 0033

EXISTING TRACT 2
 RLJ II R LOUISVILLE NE, KY
 SPRINGHURST DEVELOPMENT, LLC
 1250 RIVER ROAD
 LOUISVILLE, KY 40206
 TRACT 2 SITE ADDRESS:
 10455 CHAMPION FARMS ROAD
 TAX BLOCK W002, LOT 0154
 D.B. 8859, PG. 0033

PROPOSED TRACT 3
 SPRINGHURST DEVELOPMENT, LLC
 1250 RIVER ROAD
 LOUISVILLE, KY 40206
 TRACT 3 SITE ADDRESS:
 10455 CHAMPION FARMS ROAD
 TAX BLOCK W002, LOT 0154
 D.B. 8859, PG. 0033



ENGINEER'S SEAL

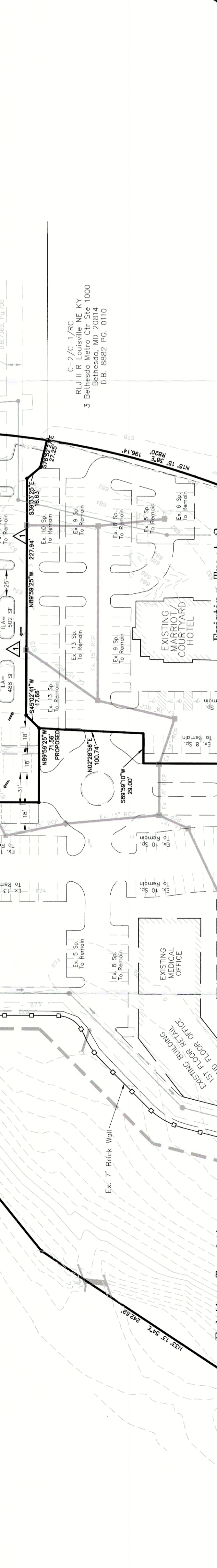
CHECKED BY: AER
 DRAWN BY: JH
 DATE: 11/29/08
 SCALE: AS SHOWN
 FILE NAME: 16080 - R000
 PROJECT DATA

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 509 WEST END AVENUE, SUITE 200
 LOUISVILLE, KENTUCKY 40206
 ME SITE: WMLD-14224
 REC'D DEC 1 2008

LEGEND

- EXISTING ZONING LINE
- EXISTING SANITARY
- EXISTING STORM DRAINAGE
- EXISTING DRAINAGE SWALE
- PROPOSED CANOPY SPACES

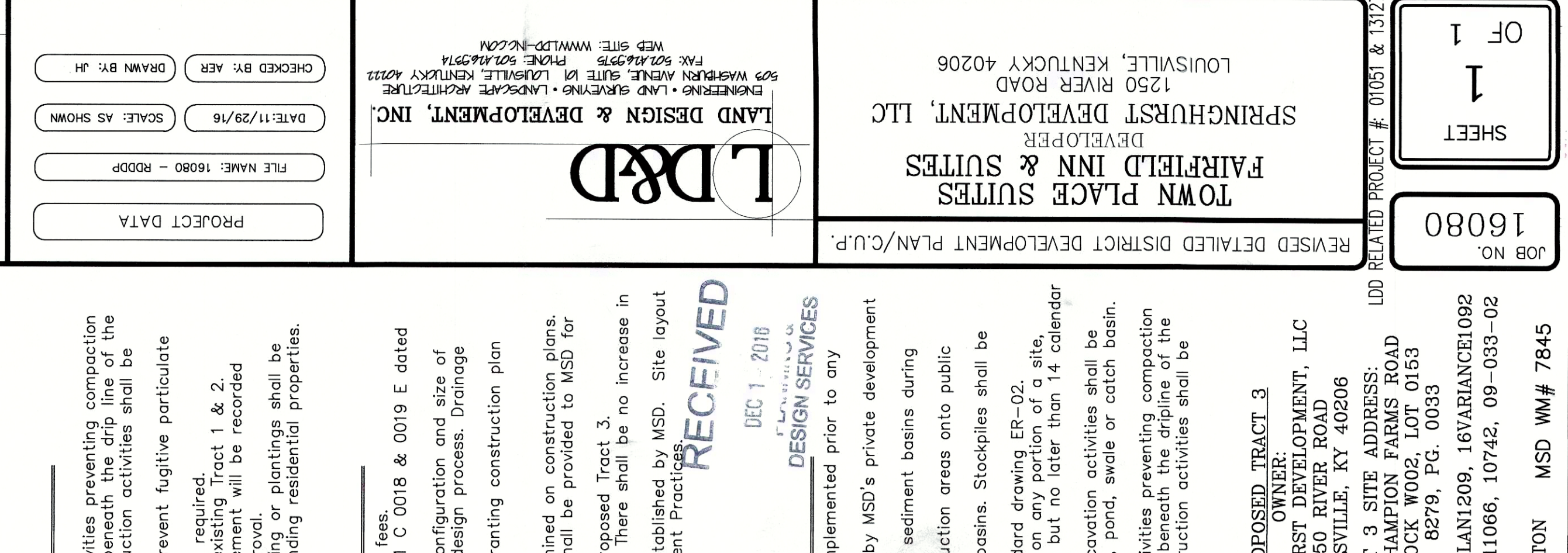
TYPICAL PARKING SPACE LAYOUT
 NO SCALE
 24' MINIMUM WIDTH OF ASSEWAY
 (8' PARK) 1 inch = 60ft



CHAMPION FARMS APARTMENTS
 Springhurst Housing Partners LLC
 Indianapolis, IN 46204
 D.B. 6957 PG. 0574

EXISTING TRACT 1
 As Shown On D.B. 8279, PG. 0033
 Minor Plat No New Construction On Site

EXISTING TRACT 2
 As Shown On D.B. 8859, PG. 0217
 Minor Plat No New Construction On Site



PROPOSED TRACT 3
 PROPOSED HOTEL

EXISTING TRACT 1
 As Shown On D.B. 8279, PG. 0033
 Minor Plat No New Construction On Site

EXISTING TRACT 2
 As Shown On D.B. 8859, PG. 0217
 Minor Plat No New Construction On Site

