

SITE DATA

TOTAL SITE AREA	9.40 ACRES
700 PHILLIPS LANE	3.08 ACRES
800 PHILLIPS LANE	2.09 ACRES
810 PHILLIPS LANE (SUBJECT SITE)	0.86 ACRES (37,274.53 SQ.FT.)
820 PHILLIPS LANE	3.37 ACRES
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	CFD
EXISTING USE	VACANT
PROPOSED USE	HOTEL
PROPOSED BUILDING AREA	42,811 SQ.FT.
4 STORIES, 98 ROOMS	
1st FLOOR	10,878 SQ.FT.
2nd, 3rd, 4th FLOORS	10,844 SQ.FT.
FLOOR AREA RATIO	1.15
YARD REQUIREMENTS	
FRONT YARD - 25', SIDE YARD - 20', REAR YARD - 20'	

PARKING CALCULATIONS

TOTAL MINIMUM PARKING REQUIRED	468 SPACES
700 PHILLIPS LANE	120 SPACES
1 SP/ROOM - 120 ROOMS	
800 PHILLIPS LANE	130 SPACES
1 SP/ROOM - 130 ROOMS	
810 PHILLIPS LANE (PROPOSED)	98 SPACES
1 SP/ROOM - 98 ROOMS	
820 PHILLIPS LANE	120 SPACES
1 SP/ROOM - 120 ROOMS	
TOTAL MAXIMUM PARKING ALLOWED	702 SPACES
700 PHILLIPS LANE	180 SPACES
1.5 SP/ROOM - 120 ROOMS	
800 PHILLIPS LANE	195 SPACES
1.5 SP/ROOM - 130 ROOMS	
810 PHILLIPS LANE (PROPOSED)	147 SPACES
1.5 SP/ROOM - 98 ROOMS	
820 PHILLIPS LANE	180 SPACES
1 SP/ROOM - 120 ROOMS	
TOTAL PARKING PROVIDED	492 SPACES
700 PHILLIPS LANE	130 SPACES
EXISTING SPACES	123 SPACES
PROPOSED SPACES	130 SPACES
800 PHILLIPS LANE	128 SPACES
EXISTING SPACES	
810 PHILLIPS LANE (PROPOSED)	43 SPACES
820 PHILLIPS LANE	191 SPACES
EXISTING SPACES	161 SPACES
PROPOSED SPACES	191 SPACES

BICYCLE PARKING CALCULATIONS:

SHORT TERM REQUIREMENT	NONE
LONG TERM REQUIREMENT	2 SPACES/HOTEL (SPACES LOCATED WITHIN EACH BUILDING)

LANDSCAPE REQUIREMENTS

810 PHILLIPS LANE VEHICLE USE AREA	15,099 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,132 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	1,283 SQ.FT.

TREE CANOPY CALCULATIONS

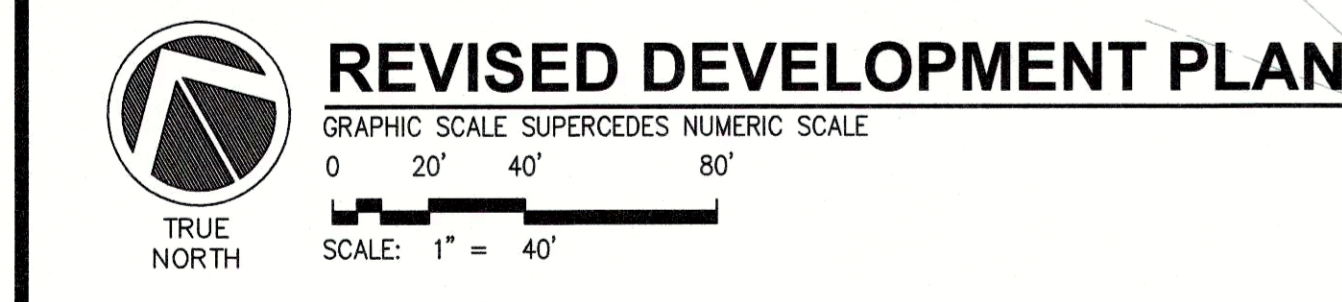
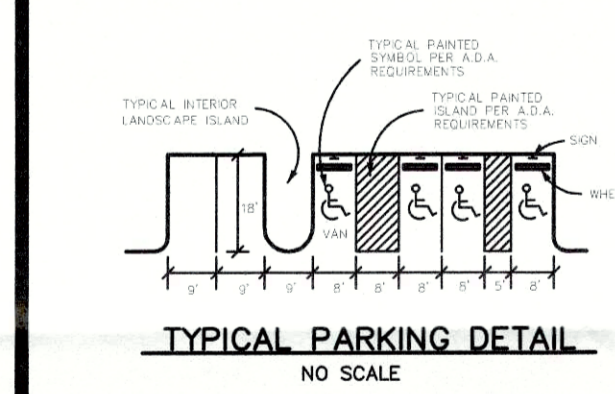
TREE CANOPY CATEGORY CLASS C	
810 PHILLIPS LANE	
SITE AREA	37,275 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F.
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	7,455 S.F. (20%)
TREE CANOPY TO BE PROVIDED	7,920 S.F. (21%)
11 "TYPE A" TREES @ 720 SQ.FT.	

WAIVER AND VARIANCE REQUESTS

1. WAIVER OF CHAPTER 10.2.4 OF THE LAND DEVELOPMENT CODE TO ALLOW ENCROACHMENTS OF THE BUILDING, PARKING AND DUMPSTER ENCLOSURE INTO THE REQUIRED 35' LANDSCAPE BUFFER AREA.
2. WAIVER OF CHAPTER 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED 10' V.U.A. L.B.A.
3. VARIANCE OF CHAPTER 5.3.5.C.3b TO ALLOW ENCROACHMENT INTO THE REQUIRED 20' SIDE YARD.
4. VARIANCE OF CHAPTER 5.3.5.C.3c TO ALLOW ENCROACHMENT INTO THE REQUIRED 20' REAR YARD.

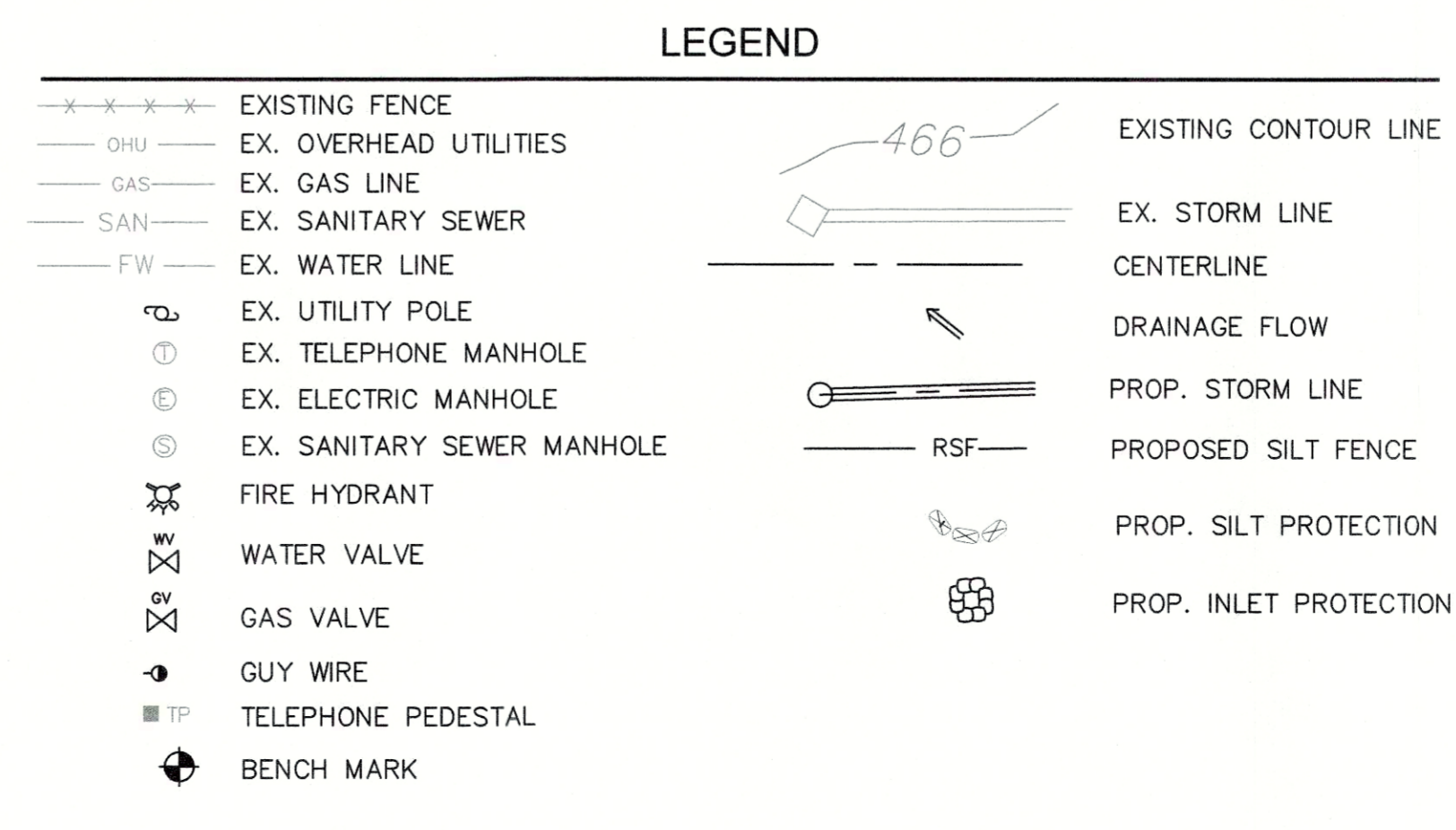
RELATED CASES: DOCKET 9-74-95 DOCKET 9-20-98 DOCKET 9-17-04 WV

CASE # 17DEVPLAN1060 MSD WM #8612



GENERAL NOTES

1. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
2. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
3. 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.
4. 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.
5. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
6. ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
13. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
16. SANITARY SEWERS TO BE PROVIDED BY PSC AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
17. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
18. ONSITE DETENTION IS PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
19. ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
20. AN EXISTING GENERAL CROSSOVER AGREEMENT IS RECORDED IN DEED BOOK 8794, PAGE 264.
21. UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
22. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. PER AGENCY COMMENTS	5/4/17	CRB

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 439-9999 Fax (502) 439-9977 Fax
 www.btmeng.com

DATE

_____/_____/_____

SIGNATURE

 DEVELOPER: 810 PHILLIPS LANE
 GARNET HOSPITALITY, LLC
 100 E. RIVERCENTER BLVD., SUITE 1050
 COWINGTON, KY 40311-1548
 D.B. 8902 PG. 809 T.B. 584 LOT 2

OWNER: 820 PHILLIPS LANE
 SAPPHIRE HOSPITALITY, LLC
 100 E. RIVERCENTER BLVD., SUITE 1050
 COWINGTON, KY 40311-1548
 D.B. 8902 PG. 809 T.B. 584 LOT 2

OWNER: 810 PHILLIPS LANE
 EMERALD HOSPITALITY, LLC
 100 E. RIVERCENTER BLVD., SUITE 1050
 COWINGTON, KY 40311-1548
 D.B. 8564 PG. 20 T.B. 584 LOT 1

REVISED DETAILED DEVELOPMENT PLAN
700, 800, 810 & 820 PHILLIPS LANE
LOUISVILLE, KY 40209

TITLE:	REVISED DETAILED DEVELOPMENT PLAN
DRAWN BY:	DHS
CHECKED BY:	CRB
DATE:	APRIL 2017
DRAWING:	170055-RDDP
SCALE:	1" = 40'
SHEET	1.00

17 Devplan 1060