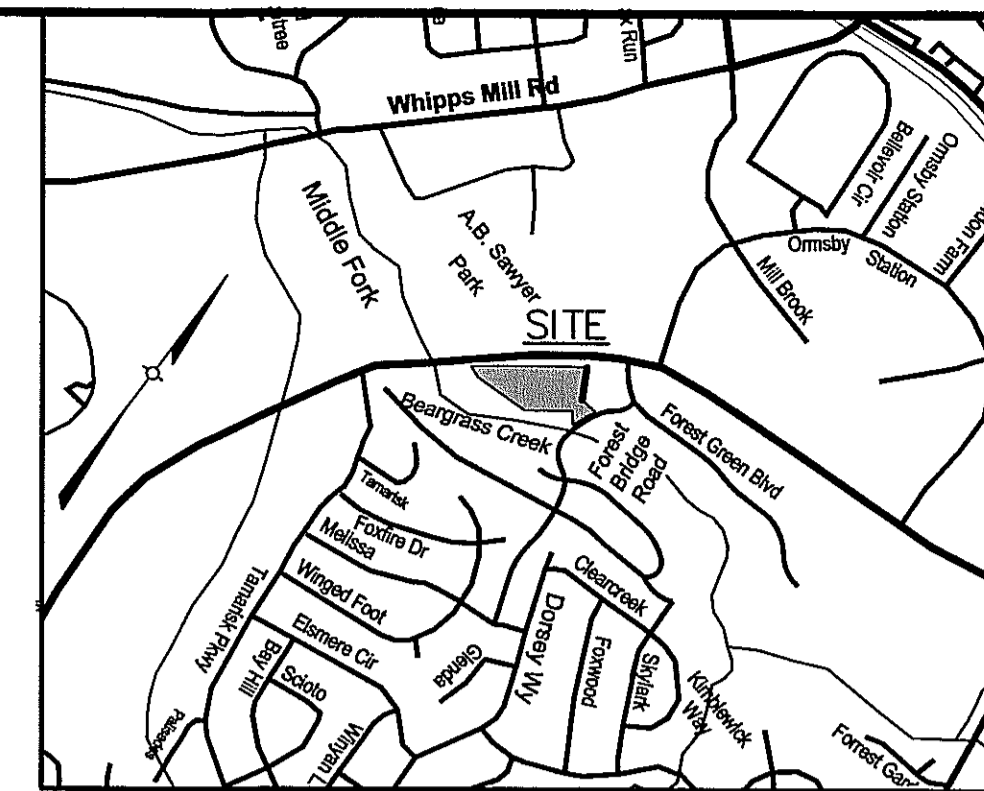


**WAIVERS REQUESTED:**

1. A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code for the more than 50% overlap of an easement and the 25' Landscape Buffer Areas adjacent to the R-4 property & Forest Bridge Road.
2. A Waiver is requested from Section 10.2.4.A of the Louisville Metro Land Development Code to waive the encroachment of the proposed pavement and retaining wall into the 25 ft. Landscape Buffer Areas adjacent to the R-4 property.



SITE IS LOCATED IN THE CITY OF LYNDON AND IS SUBJECT TO THE MARCH 2006 LAND DEVELOPMENT CODE

**PROJECT DATA**

TOTAL SITE AREA	= 4.4± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= CAMPUS
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= HOTEL
TOTAL BUILDING AREA	= 90,000 SF TOTAL (22,500 SF/FLOOR)
F.A.R.	= 0.5 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 4 STORY 60' TALL (150' MAX. ALLOWED)
PARKING REQUIRED	<u>MIN.</u> <u>MAX.</u>
(157 ROOMS)/1 SP MIN.	= 157 SP
(157 ROOMS)/1.5 SP MAX.	= 236 SP
TOTAL PARKING PROVIDED	= 158 SP
	(6 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM/0 SHORT TERM
	(LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 61,509 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 4,613 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 5,112 SF

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to Hurstbourne Pkwy roadways.
3. There shall be no commercial signs in the Hurstbourne Pkwy right of way.
4. There shall be no landscaping in the Hurstbourne Pkwy 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 dripline 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. No Karst features were evident per a site visit conducted on June 19, 2014 by Ann E. Richard RLA.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

**MSD NOTES:**

1. Sanitary sewer service will be provided by connection.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0031 E dated December 5, 2006.
3. 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.
4. Detention for this site was provided previously in the Forest Green Development.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request was approved by MSD on May 22, 2014 & an updated request was submitted to MSD on 8-04-14.
7. 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.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. An MSD Floodplain permit will be required if applicable.

NO.	DATE	DESCRIPTION	BY

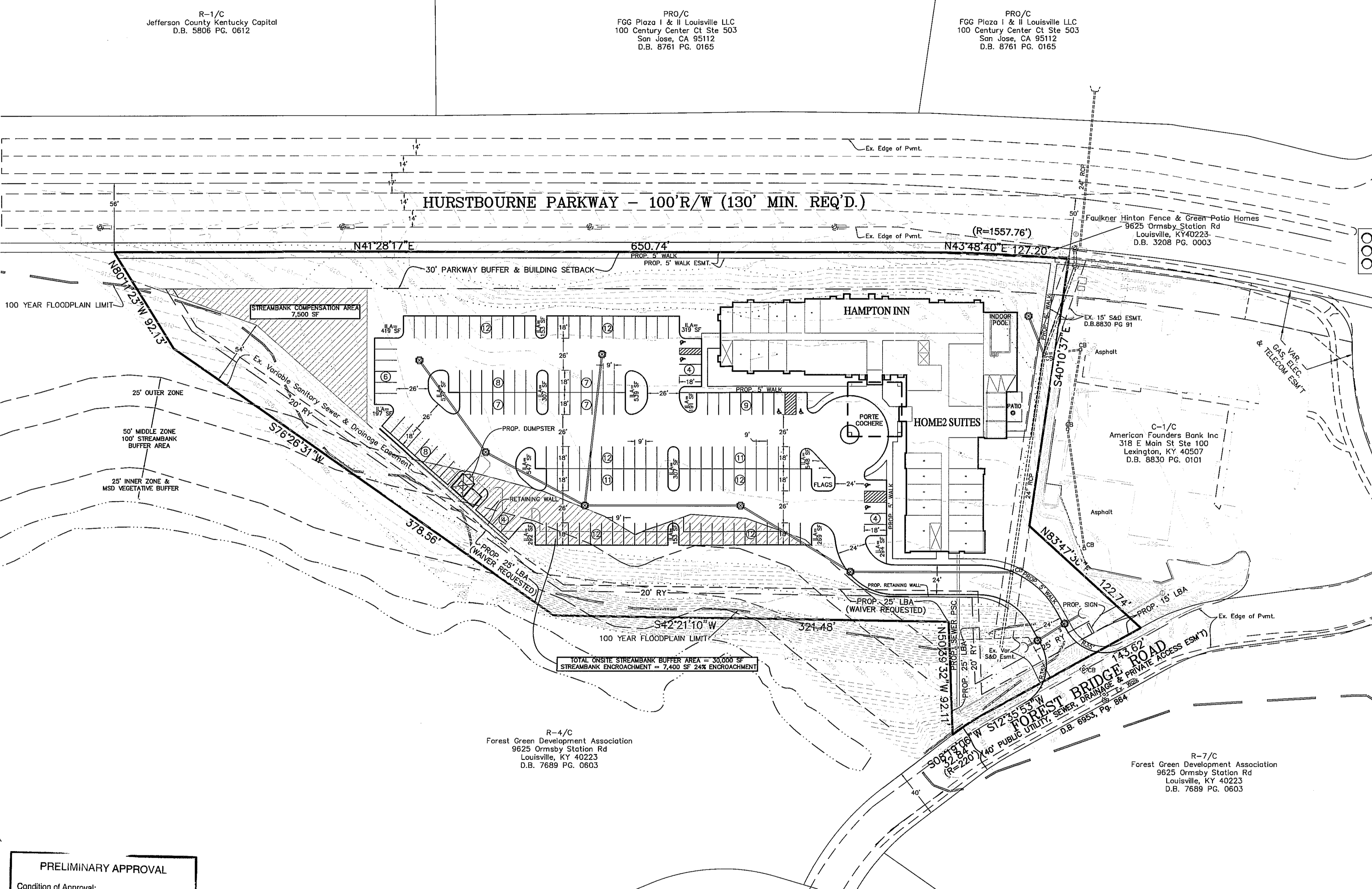
PROJECT DATA  
 FILE NAME: 14063-RDDP  
 DATE: 8-14-14  
 SCALE: AS SHOWN  
 DRAWN BY: JH  
 CHECKED BY: AER

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**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE  
 509 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 TEL: 502.261.1111 FAX: 502.261.1111

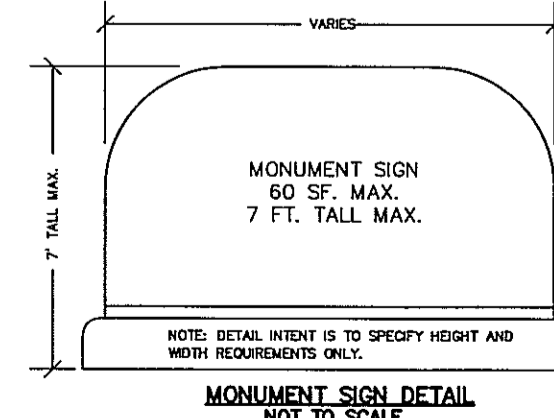
REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**1150 FOREST BRIDGE ROAD**  
**LOUISVILLE, KY 40223**  
 DEVELOPER  
**KANA HOTEL GROUP**  
 140 DIXIE AVENUE  
 LEBANON, TN 37090

JOB NO. **14063**  
 SHEET **1** OF **1**



**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date: 8/20/14  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 8/20/14  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



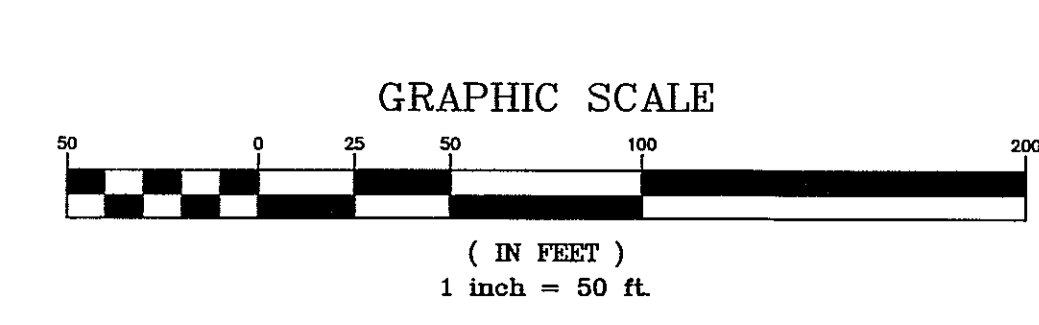
**LEGEND**

	= PROPOSED STORM SEWER, CATCH BASIN & STONE BAG INLET PROTECTION
	= PROPOSED SEWER AND MANHOLE
	= STREAMBANK BUFFER ENCROACHMENT & COMPENSATION AREAS



**TREE CANOPY CALCULATIONS (CLASS "C")**

TOTAL SITE AREA	= 189,552 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (37,911 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (38,160 S.F.)



OWNER: HINTON FAULKNER, FOREST GREEN LLC  
 9625 ORMSBY STATION RD  
 LOUISVILLE, KY 40223

SITE ADDRESS: 1150 FOREST BRIDGE RD  
 TAX BLOCK 3208, LOT 0025  
 P.B. 45 PG. 72

CASE: 14DEVPLAN1073  
 RELATED CASE: 9-106-97  
 MSDWM #9806

COUNCIL DISTRICT - 18  
 FIRE PROTECTION DISTRICT - LYNDON

**RECEIVED**  
 AUG 14 2014  
 PLANNING & DESIGN SERVICES