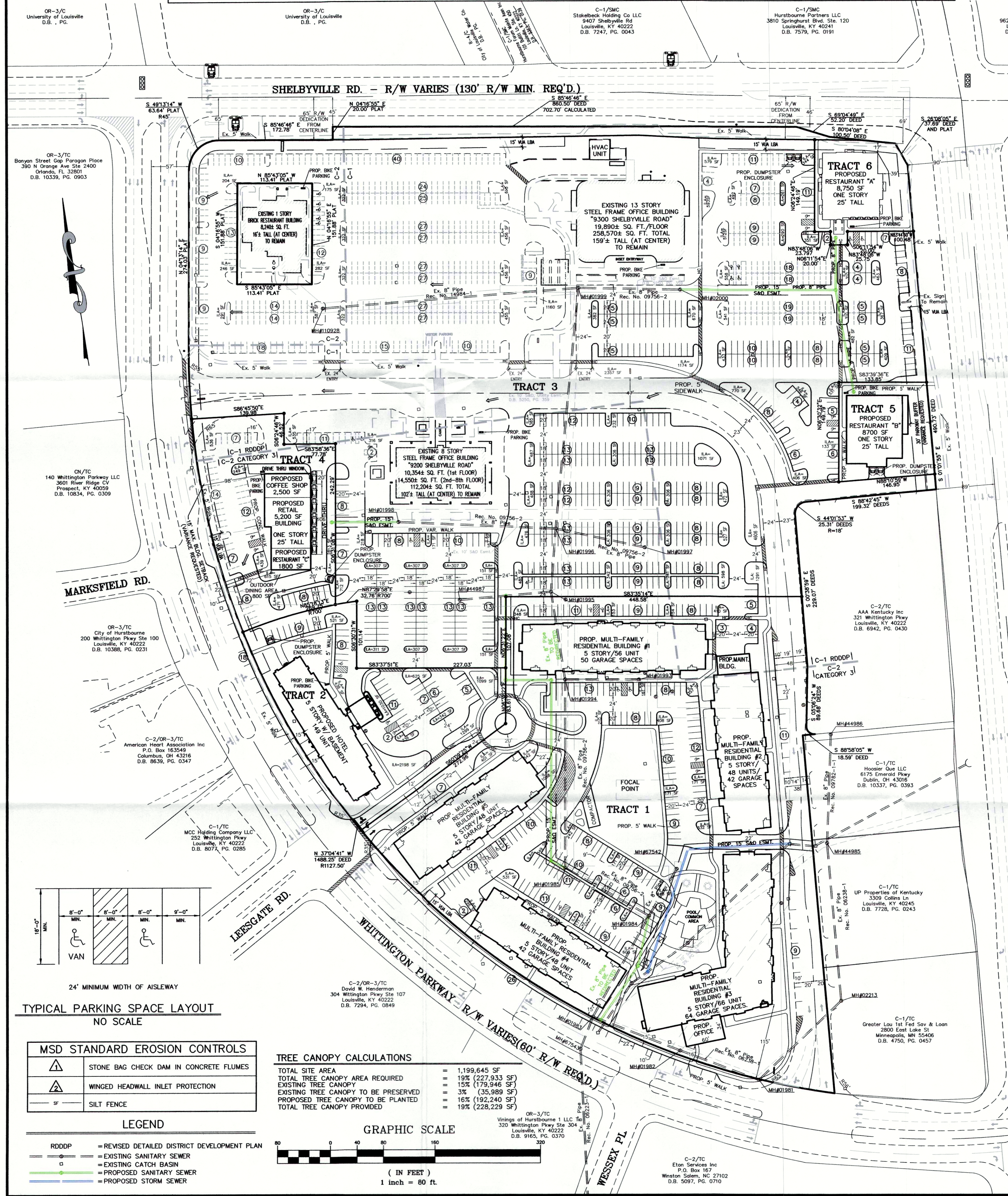


THIS SITE IS LOCATED WITHIN THE CITY OF HURSTBOURNE AND IS SUBJECT TO THE MAY 2011 LAND DEVELOPMENT CODE.



VARIANCES REQUESTED:

- (TRACTS 1,4 & 5) Variance is requested from Section 5.2.4.C.3.a of the Louisville Metro Land Development Code to vary the Whittington Parkway 15 ft. maximum building setback as shown.
- (TRACT 6) A Variance is requested from Section 5.5.1.A.2 of the Louisville Metro Land Development Code to permit the proposed building to be built at the right of way line along Shelbyville Road & Hurstbourne Parkway but rather at the Hurstbourne Parkway Buffer Area 30 ft. building setback.

WAIVERS REQUESTED:

- (TRACTS 2,5&6) A Waiver is requested from Section 5.5.1.A.1.a of the Louisville Metro Land Development Code to waive the design standard to have the principal building entrance facing the primary street or to a focal point in a public open space.
- (TRACT 3) A Waiver is requested from Section 10.3.5.A.1 & 10.2.10 of the Louisville Metro Land Development Code to allow the encroachment of the parking into the Hurstbourne Parkway 30' Parkway Buffer Area and 15' Landscape Buffer Area.
- (TRACTS 4,5&6) A Waiver is requested from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to permit the parking lots to be located in front of the building (TRACT 4) and closer to the Hurstbourne Parkway right of way than the principal building (TRACTS 5&6).
- (TRACT 3) Waivers are requested from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to waive the masonry wall between the side parking and Hurstbourne Parkway.

PROJECT DATA

TOTAL SITE AREA	= 27.74 Ac. (1,200,874 SF)
TRACT 1 AREA	= 8.24 Ac. (356,688 SF)
TRACT 2 AREA	= 1.64 Ac. (71,455 SF)
TRACT 3 AREA	= 15.64 Ac. (677,763 SF)
TRACT 4 AREA	= 1.34 Ac. (54,459 SF)
TRACT 5 AREA	= 0.54 Ac. (20,218 SF)
TRACT 6 AREA	= 0.54 Ac. (20,218 SF)
EXISTING ZONING	= C-1 & C-2
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= COMMERCIAL/RESIDENTIAL
PROPOSED UNITS	= 266 UNITS
DENSITY	= 32.43 DU/AC
F.A.R. C-1 AREA	12,204 SF/22,934 SF
F.A.R. C-2 AREA	377,976 SF/356,688 SF

TRACT 1 DATA (PROPOSED MULTI-FAMILY RESIDENTIAL)

TRACT 1 ZONING	= 8.24 Ac. (356,688 SF)
EXISTING ZONING	= C-1 & C-2
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= COMMERCIAL
PROPOSED UNITS	= 266 UNITS
DENSITY	= 32.43 DU/AC
F.A.R. C-1 AREA	12,204 SF/22,934 SF
F.A.R. C-2 AREA	377,976 SF/356,688 SF

TRACT 2 DATA (PROPOSED HOTEL)

TRACT 2 ZONING	= 1.64 Ac. (70,455 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= HOTEL
F.A.R.	74,375 SF/94,459 SF
BUILDING HEIGHT	= SEE PLAN (120' MAX. ALLOWED)
HOTEL AREA	= 149 ROOMS
HOTEL ROOMS	= 149 ROOMS

TRACT 3 DATA (EXISTING OFFICE AND RESTAURANT)

TRACT 3 ZONING	= 15.64 Ac. (677,763 SF)
EXISTING ZONING	= C-1 & C-2
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= OFFICE / RESTAURANT
F.A.R.	380,984 SF/665,161 SF
BUILDING HEIGHT	= SEE PLAN (120' MAX. ALLOWED)
EXISTING OFFICE AREA	= 258,570 SF
EXISTING RESTAURANT AREA	= 112,204 SF
TOTAL OFFICE AREA	= 370,774 SF
TOTAL RESTAURANT AREA	= 8,240 SF

TRACT 4 DATA (PROPOSED RETAIL/RESTAURANT/COFFEE SHOP)

TRACT 4 ZONING	= 1.34 Ac. (54,459 SF)
EXISTING ZONING	= C-1 & C-2
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= COMMERCIAL
F.A.R.	10,300SF/54,459 SF
BUILDING HEIGHT	= SEE PLAN (120' MAX. ALLOWED)
PROPOSED RESTAURANT AREA	= 1,800 SF
PROPOSED OUTDOOR DINING AREA	= 800 SF
PROPOSED COFFEE SHOP	= 2,500 SF
TOTAL BUILDING AREA	= 10,300 SF

GENERAL NOTES:

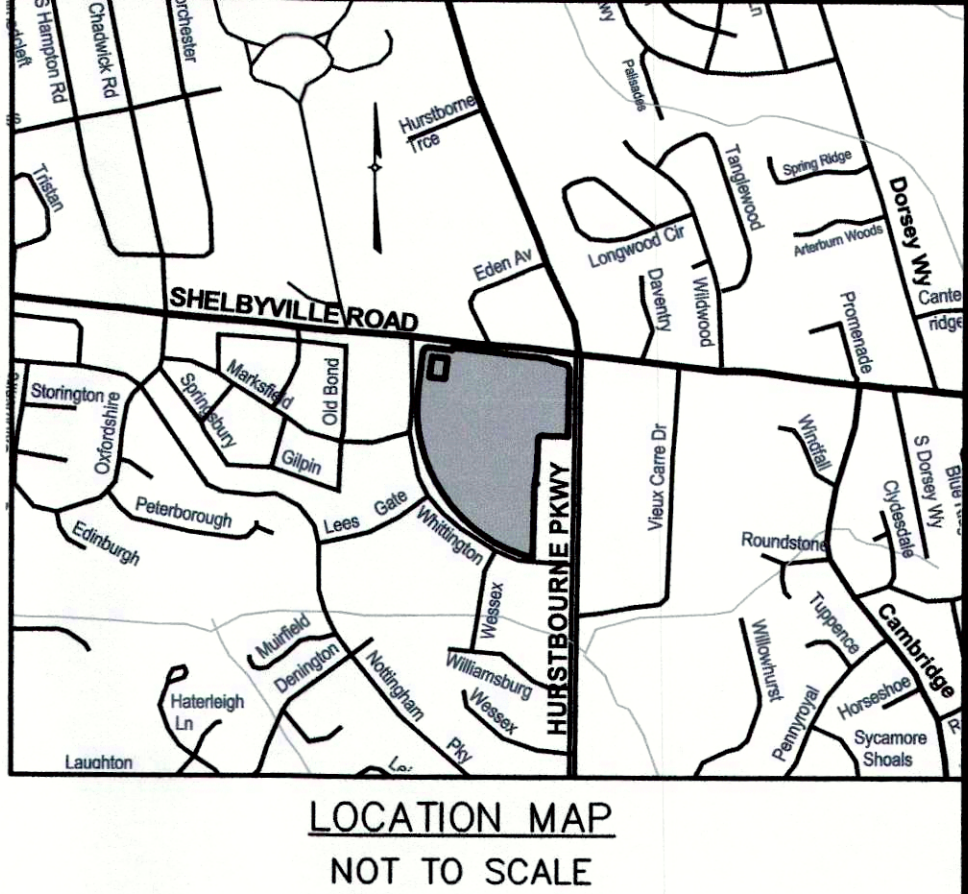
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadsways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 until the construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A Cross Access and Shared Parking Agreement shall be provided prior to construction plan approval.
- KY Transportation Cabinet review required.
- Where existing public sidewalks are not located in the right of ways sidewalk assessments shall be recorded prior to Metro Public Works construction plan approval.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0047 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 facilities shall conform to MSD.
- If the site has thru drainage an assessment plot will be required prior to MSD grading construction plan approval.
- A Downstream Facilities Capacity Request has been submitted and approved by MSD on February 16th, 2017.
- 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.
- Erosion & Silt Control shall be 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.
- Proposed drainage system will utilize existing drainage infrastructure.
- All retail shops shall have individual sewer connections per MSD's lots, Oils, Grease Policy.
- A tell-a-inspection, flush and cleaning will be required prior to MSD accepting through drainage pipe assessment. Maintenance on existing pipe may be required to bring it to MSD specifications.
- Sewer relocations shown are approximate, 15' Sewer & Drainage Easements will be provided as required.
- Existing storm lines will be located by survey & a 15' Sewer & Drainage Easement will be provided where existing and proposed storm & sewer lines cross proposed easement.

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 the 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 MSD standards.
- 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 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 all fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will be 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. 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. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place until the construction activities shall be permitted within the fenced area.



TRACT 5 DATA (PROPOSED RESTAURANT "B")

TRACT 5 AREA	= 0.54 Ac. (20,218 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= RESTAURANT
F.A.R.	8,700 SF/20,218 SF
BUILDING HEIGHT	= SEE PLAN (120' MAX. ALLOWED)
RESTAURANT "B" AREA	= 8,700 SF

TRACT 6 DATA (PROPOSED RESTAURANT "A")

TRACT 6 AREA	= 0.54 Ac. (19,795 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER (TRADITIONAL FORM DISTRICT)
EXISTING USE	= COMMERCIAL
PROPOSED USE	= RESTAURANT
F.A.R.	8,750 SF/19,795 SF
BUILDING HEIGHT	= SEE PLAN (120' MAX. ALLOWED)
RESTAURANT "A" AREA	= 8,750 SF

SHARED PARKING CALCULATIONS

PARKING REQUIRED		MIN.	MAX.
MULTI-FAMILY RESIDENTIAL - 266 UNITS		399 SP	798 SP
RESTAURANT			
1 SP/250 SF MIN. (27,490 SF)	=	110 SP	550 SP
1 SP/50 SF MAX. (27,490 SF)	=		
RETAIL			
1 SP/500 SF MIN. (5,200 SF)	=	11 SP	35 SP
1 SP/150 SF MAX. (5,200 SF)	=		
COFFEE SHOP			
1 SP/500 SF MIN. (2,500 SF)	=	5 SP	25 SP
1 SP/100 SF MAX. (2,500 SF)	=		
HOTEL - 4 STORY (149 ROOMS)	=	149 SP	224 SP
1.5 SP/ROOM (149 ROOMS)	=		
OFFICE			
1 SP/500 SF MIN. (372,754 SF)	=	746 SP	
1 SP/200 SF MAX. (372,754 SF)	=		1,864 SP
TOTAL PARKING REQUIRED	=	1,420 SP	3,496 SP
-10% TARC CREDIT	=	1,278 SP	3,187 SP

PARKING PROVIDED

SURFACE PARKING	= 1,364 SPACES
PARALLEL PARKING	= 71 SPACES
PROPOSED APARTMENT GARAGE PARKING	= 240 SPACES
TOTAL PARKING PROVIDED	= 1,675 SPACES
(39 HC SPACES REQUIRED)	

BIKE PARKING REQUIRED/PROVIDED

COFFEE SHOP	= 2 SHORT TERM/4 LONG TERM
RETAIL	= 2 SHORT TERM/2 LONG TERM
HOTEL	= 2 SHORT TERM/2 LONG TERM
RESTAURANT "A"	= 2 SHORT TERM/2 LONG TERM
RESTAURANT "B"	= 2 SHORT TERM/2 LONG TERM
RESTAURANT "C"	= 2 SHORT TERM/2 LONG TERM
EX. OFFICE "1.5 STORY"	= 3 SHORT TERM/3 LONG TERM
EX. OFFICE "8 STORY"	= 3 SHORT TERM/3 LONG TERM
TOTAL BIKE PARKING REQUIRED/PROVIDED	= 20 SHORT TERM/22 LONG TERM (LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 649,011 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 48,676 SF
TOTAL SITE DISTURBANCE	= 740,764 SF
EXISTING IMPERVIOUS AREA	= 890,646 SF
PROPOSED TOTAL IMPERVIOUS AREA	= 836,855 SF (6.5% REDUCTION)

RECEIVED
 MAR 06 2018
 PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/25/18	REVISED LAYOUT	KMY
2	2/26/18	REVISED PARKING AND TRACT LAYOUT	KMY
3	3/05/18	PARALLEL PARKING, WAIVERS AND WAIVERS	JH
4	3/6/18	REVISED PLAN PER AGENCY COMMENTS	JH

PROJECT DATA
 FILE NAME: 16233-DDDP
 DATE: 3/2/18
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH/BB

OWNER/DEVELOPER
 HURSTBOURNE TOWN CENTER
 VIKING PARTNERS HURSTBOURNE
 4901 HUNT ROAD STE 102
 CINCINNATI, OH 45242

ENGINEER'S SEAL
 SURVEYOR'S SEAL

REVISIONS

REVISIONS

REVISIONS