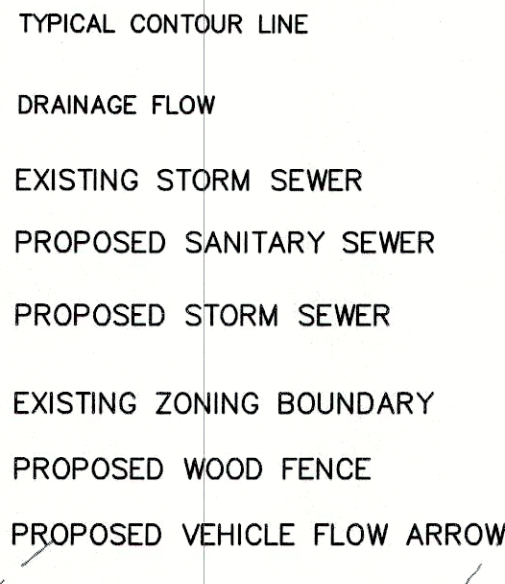
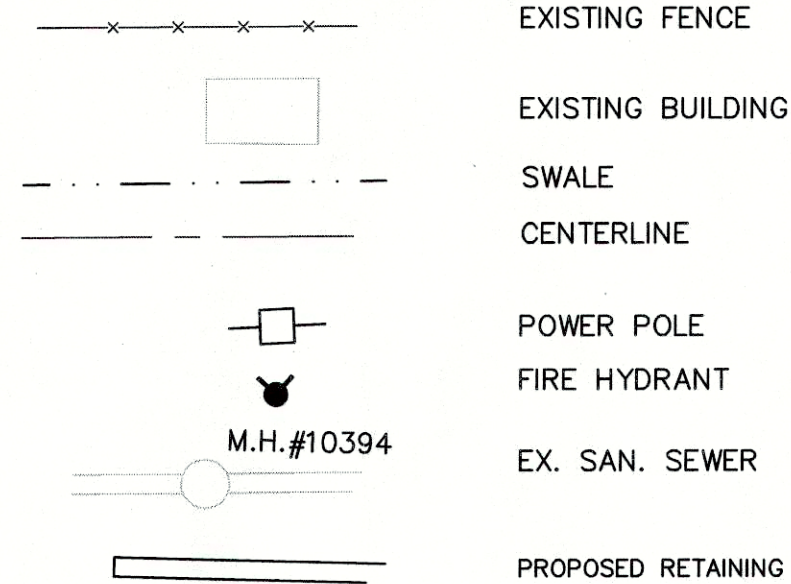


WAIVER & VARIANCE REQUESTS

1. WAIVER OF CHAPTER 10.2.B TO ALLOW UTILITY EASEMENTS TO ENCR OACH MORE THAN 50% INTO THE REQUIRED LANDSCAPE BUFFER AREA.
2. WAIVER OF CHAPTER 10.2.B TO ALLOW VEHICLE MANEUVERING AND RETAINING WALL TO ENCR OACH INTO REQUIRED V.U.A. LANDSCAPE BUFFER AREA.
3. WAIVER OF CHAPTER 10.2.12 TO ALLOW INTERIOR LANDSCAPE AREAS TO BE EXCEED THE 120' RULE.
4. WAIVER OF CHAPTER 5.5.2.C.2.a TO ALLOW MORE THAN 50% OF REQUIRED PARKING SPACES TO BE LOCATED BETWEEN THE BUILDING AND PRIMARY STREET IN THE CAMPUS FORM DISTRICT.
5. VARIANCE FROM CHAPTER 5.3.5.C.3.a TO ALLOW OFF-STREET PARKING TO ENCR OACH 10' INTO THE FRONT YARD SETBACK.

LEGEND

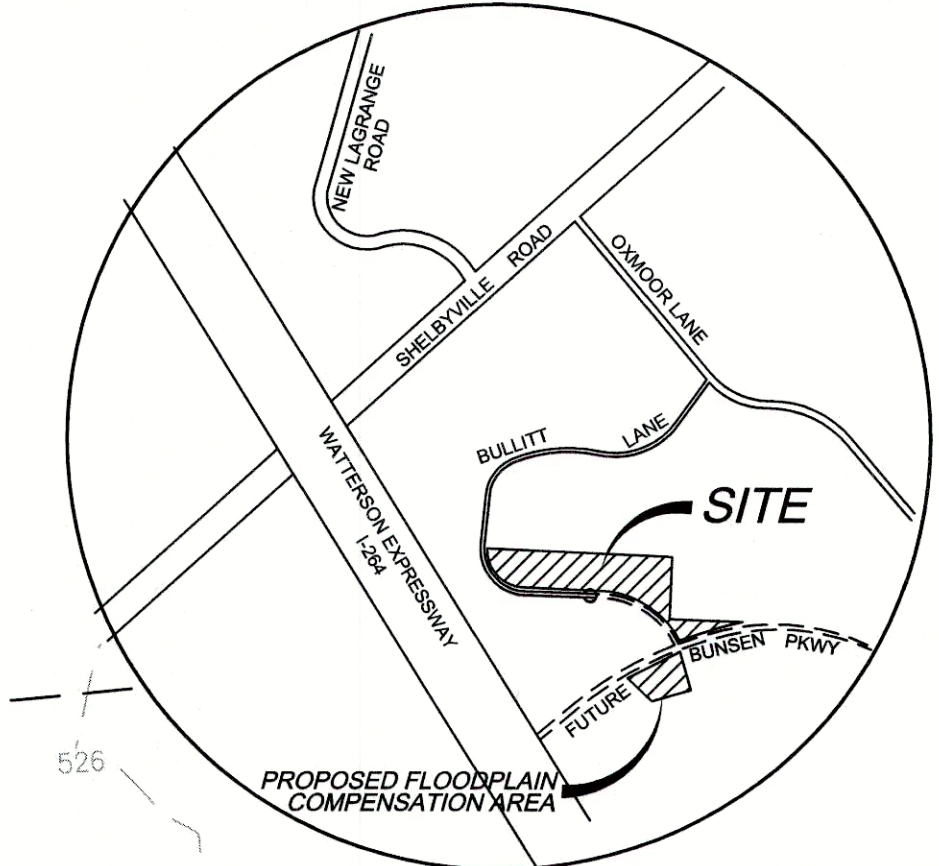


TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C		
TOTAL SITE AREA	101,495 S.F.	
EX. TREE CANOPY	35,989 S.F. (35.5%)	
EX. TREE CANOPY TO BE PRESERVED	12,602 S.F. (12.4%)	
TREE CANOPY REQUIRED	16,239 S.F. (16%)	
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)		
ADDITIONAL TREE CANOPY REQUIRED	3,637 S.F. (3.6%)	
ADDITIONAL TREE CANOPY PROVIDED (MIN.)	4,320 S.F. (4.3%)	
6 TYPE "A" TREES @ 720 SF EACH		
TOTAL TREE CANOPY PROVIDED	16,922 S.F. (16.7%)	

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	37,151 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	2,786 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	2,791 SQ.FT.
OPEN SPACE AREA REQUIRED	10,150 SQ.FT.
ACTIVE OPEN SPACE	2,773 SQ.FT.
PASSIVE OPEN SPACE	9,549 SQ.FT.
TOTAL OPEN SPACE AREA PROVIDED	12,322 SQ.FT.



REVISIONS		
NO.	BY	DESCRIPTION
1	DHS	REV. PER AGENCY REVIEW
2	DHS	ADDITIONAL REVISIONS
3	TLK	REV. PER MSD COMMENTS

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
3001 Taylor Square Drive
Louisville, Kentucky 40220
(502) 459-8402
www.btmeng.com

DATE	
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BTM PROJECT NO. 150257
SITE INFORMATION
THE ESTATE OF ALICE A. BODEN
111 DORCHESTER ROAD
LOUISVILLE, KY 40223
D.B. W0557, Pg. 911

DEVELOPER: MUSSELMAN HOTELS, LLC
111 DORCHESTER ROAD
LOUISVILLE, KY 40223
D.B. W0557, Pg. 911
DRAWN BY: DHS
CHECKED BY: JMA
DATE: 07-18-16
DRAWING: 150257-DDP2
SCALE: 1" = 30'
SHEET

1.00

C-2 / CFD
Estate of William M. Bullitt
200 S. 5th Street, Suite 500N
Louisville, Kentucky 40202-3222

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
Design of Bullitt Ln as it ties into the top plans for Bunsen Pkwy shall be included in the construction plan submittal.

BY: *Tommy Madet*
DATE: 7-7-16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Tommy Kelly 9-7-16
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

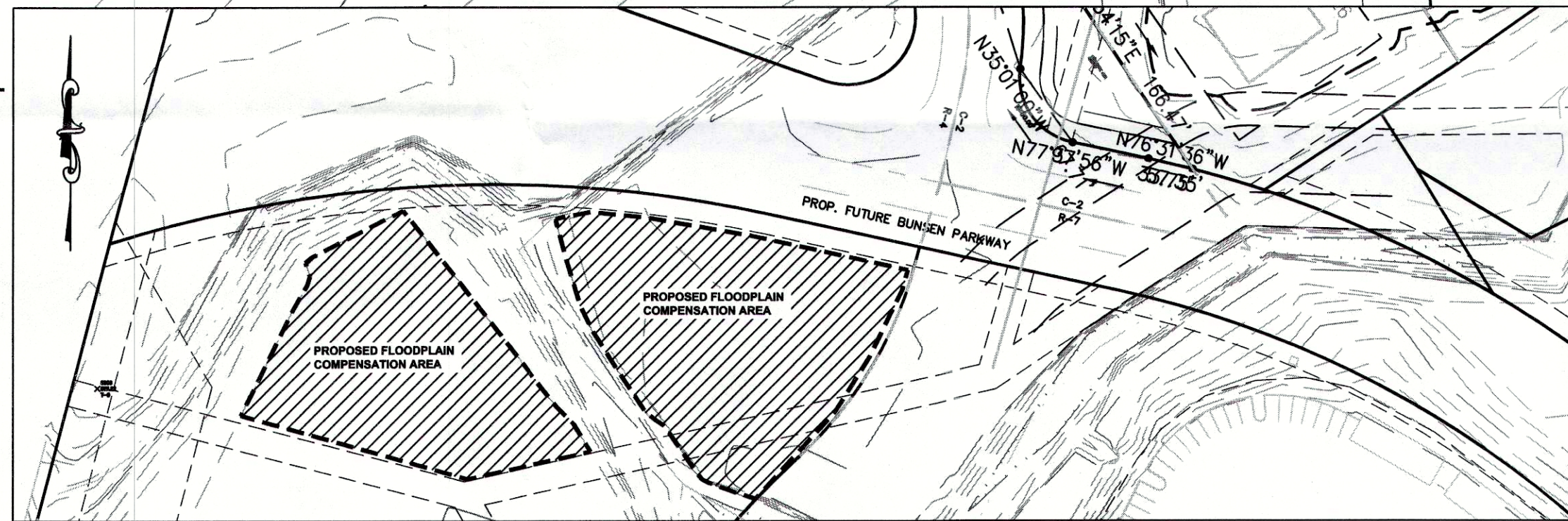
R-4 / CFD
The Estate of Alice A. Boden
111 Dorchester Road
Louisville, Kentucky 40223-2805
D.B. W0557, Pg. 911



SITE DEVELOPMENT PLAN

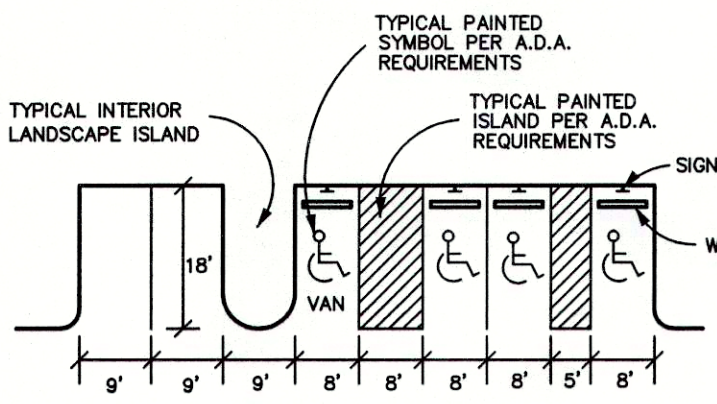
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

Karst Inspection
As shown on the Kentucky Geologic Survey's online map, the subject property is situated in a non-karst area, and there are no mapped sinkholes shown. As shown on the Geologic Map of the Jeffersonton Quadrangle, Jefferson County, Kentucky (Moore, Keperle and Peterson, 1972), the subject property is underlain by the lower portions of the New Albany Shale. This low-permeability geologic unit restricts groundwater movement, and water wells advanced in it are generally dry. An on-site field inspection of the subject property was conducted on August 8, 2016, and no karst features were observed.



FLOODPLAIN COMPENSATION AREA

0 50' 100' 200'
SCALE: 1" = 100'



TYPICAL PARKING DETAIL
NO SCALE

SITE DATA

SITE AREA	2.33 ACRES
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	CFD
EXISTING USE	VACANT
PROPOSED USE	HOTEL
PROPOSED BUILDING	5 STORIES/110 ROOMS
(19,904 S.F. 1ST FLOOR, 16272 S.F. 2-5 FLOORS)	
FLOOR AREA RATIO (FAR)	0.84
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	110 SPACES
(1 SP/ROOM)	
MAXIMUM PARKING ALLOWED	165 SPACES
(1.5 SP/ROOM)	
PARKING PROVIDED	111 SPACES
(INC. 5 HANDICAP SPACES)	

MINIMUM OF 2 LONG TERM BICYCLE PARKING SPACES PROVIDED WITHIN BUILDING.

MSD WM #11461

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. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.
4. 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.
5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
6. 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.
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 SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY 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. SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.

18. 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.
19. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PRE MSD'S FATS, OIL AND GREASE POLICY.
20. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
21. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE AT OR ABOVE 529.8.
22. ALL REQUIRED FILLING IN THE FLOODPLAIN SHALL BE COMPENSATED AT A RATIO OF 1:1 IN THE DESIGNATED LOCATION ON THE PLAN.
23. ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.
24. KYTC APPROVAL REQUIRED FOR THE INCREASED RUN-OFF PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
25. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
26. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
27. SITE IS SUBJECT TO REGIONAL FACILITY FEE.