

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 roadways.
- There shall be no commercial signs in the right-of-way.
- 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. 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 emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Signs to be compliant with Louisville Development Code Chapter 8.
- No Karst features were observed on site during a site visit on January 12th, 2021, by Mike Hill AICP.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- A Cross Access and Shared Parking Agreement shall be provided prior to construction plan approvals.
- Sight lighting shall not shine in the eyes of drivers. If it does, it shall be re-aimed, shielded or turned off.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary Sewer will connect to the Morris Forman Wastewater Treatment Plant by Lateral Extension Agreement, subject to fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0019 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 26,051 S.F.
- Detention has already been provided in the lakes along Little Goose Creek by modifying the Northern Lake between Indian Legends Drive and Indian Lake Drive.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Sanitary sewer service provided by new PSC, subject to fee's and any other applicable charges.

WAIVER GRANTED PER CASE #19316:

- A Waiver of 10.3.7 of The Louisville Metro Land Development Code was granted to allow parking and vehicle maneuvering to encroach into the 50' Gene Snyder Freeway Buffer.
- A Waiver of 10.3.7 of The Louisville Metro Land Development Code was granted to omit the sidewalk required across the site's Westport Road frontage.

WAIVER GRANTED PER CASE #14CUP1027:

- A Waiver of 10.2.4.B of The Louisville Metro Land Development Code was granted to allow the dumpsters and vehicle maneuvering to encroach into the 15' Landscape Buffer Area along the south property line.
- A Waiver of 10.3.7.A.10 was granted to allow parking and vehicle maneuvering to encroach into the 50' Gene Snyder Freeway Buffer on the conditional use portion of the site.

VARIANCE GRANTED PER CASE #19316:

- A Variance of 5.3.1.C.5 of The Louisville Metro Land Development Code was granted to allow the Hotel to be 60' Tall and exceed the 30' Height maximum by 30'.
- A Variance of 5.3.2 of The Louisville Metro Land Development Code was granted to exceed the maximum 80' Bldg. Setback along both the Westport Road and Indian Lake Drive.

VARIANCE GRANTED PER CASE #14CUP1027:

- A Variance of Table 5.3.2 of The Louisville Metro Land Development Code was granted to exceed the 35' maximum height to allow building to be 67' tall.
- A Variance of Table 5.3.2 of The Louisville Metro Land Development Code was granted to allow the vehicle use area and dumpsters to encroach into the 30' Side Yard Setback.
- A Variance of Table 5.3.2 of The Louisville Metro Land Development Code was granted to allow the building to be set back more than the 80' maximum allowed from Indian Lake Drive.

VARIANCE GRANTED PER CASE #15VARIANCE1027:

- A Variance of Table 5.3.2 of The Louisville Metro Land Development Code was granted to allow the building to be set back more than the 80' maximum allowed from Indian Lake Drive.

VARIANCE REQUESTED:

- A Variance is requested from Table 5.3.2 of The Louisville Metro Land Development Code to exceed the maximum setback along Westport Road.

PROJECT DATA

TOTAL SITE AREA	= 4.2± Ac. (183,190 SF)
EXISTING ZONING	= OTF
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= HOTEL
PROPOSED USE	= EXISTING HOTEL & PROPOSED RESTAURANT
EXISTING IMPERVIOUS	= 123,189 SF
PROPOSED IMPERVIOUS	= 123,792 SF (0.49% INCREASE)

TRACT 1 DATA (NOT PART OF THIS REVIEW)

TRACT 1 SITE AREA	= 3.2± Ac. (138,696 SF)
EXISTING ZONING	= OTF
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= HOTEL TO REMAIN
BUILDING HEIGHT	= 5-STORIES 67' (35 FT MAX. ALLOWED)(VARIANCE GRANTED)
BUILDING FOOTPRINT	= 17,194 SF
BUILDING AREA	= 70,490 SF
F.A.R.	= 0.51 (4.0 MAX. ALLOWED)

PARKING REQUIRED

EXISTING HOTEL (130 ROOMS)	= 130 SP
1 SP/ROOM MIN.	= 130 SP
1.5 SP/ROOM MAX.	= 195 SP

TOTAL PARKING PROVIDED	= 143 SPACES
	(7 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 61,066 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,580 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,858 SF

TRACT 2 DATA

TRACT 2 SITE AREA	= 1.0± Ac. (44,494 SF)
EXISTING ZONING	= OTF
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= PARKING
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY 24' (25 FT MAX. ALLOWED)
BUILDING FOOTPRINT / AREA	= 2,837 SF
F.A.R.	= 0.06 (1.0 MAX. ALLOWED)

PARKING REQUIRED

RESTAURANT	= 6 SP
1 SP/500 SF MIN.	= 6 SP
1 SP/250 SF MAX.	= 11 SP

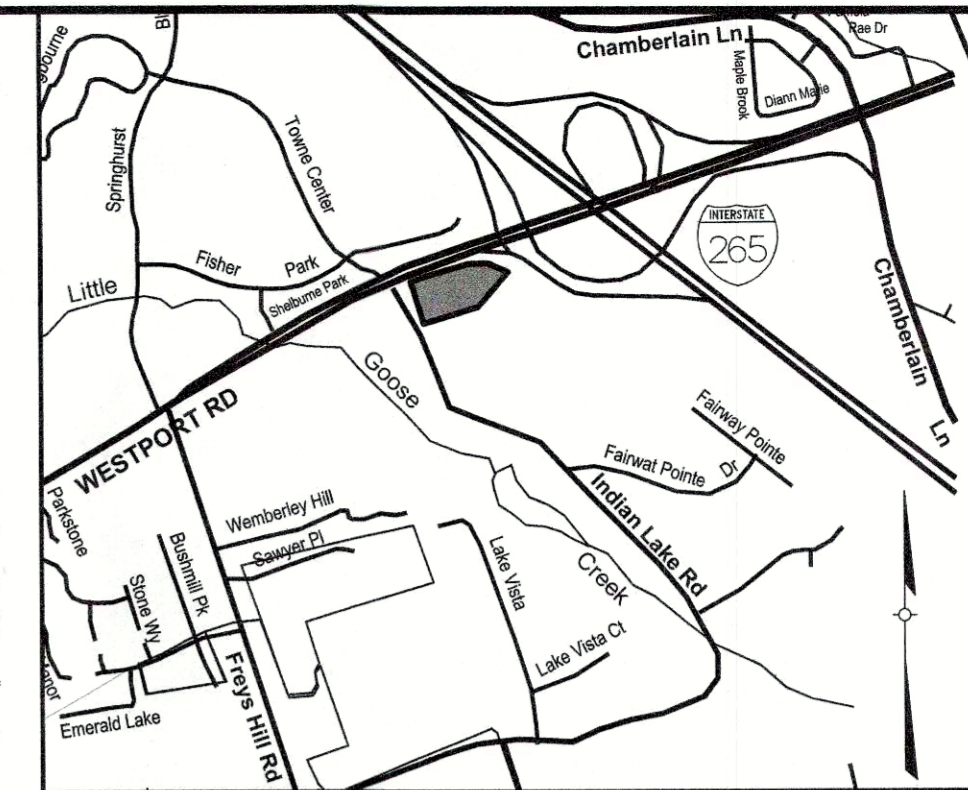
TOTAL PARKING PROVIDED	= 35 SPACES
	(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 24,241 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,818 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,871 SF

SHARED PARKING DATA

RESTAURANT	MIN.	MAX.
1 SP/500 SF MIN.	= 6 SP	11 SP
1 SP/250 SF MAX.	= 6 SP	11 SP
EXISTING HOTEL (130 ROOMS)	= 130 SP	195 SP
1 SP/ROOM MIN.	= 130 SP	195 SP
1.5 SP/ROOM MAX.	= 136 SP	206 SP
TOTAL PARKING REQUIRED	= 136 SP	206 SP

PARKING PROVIDED	= 34 SPACES
RESTAURANT SITE	= 143 SPACES
EXISTING HOTEL SITE	= 177 SPACES
TOTAL PARKING PROVIDED	= 355 SPACES
	(9 HC SP INCLUDED)



LOCATION MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	CHK	MH
1	3/22/21	REVISED PER AGENCY COMMENTS	JH	JH	JH
2	3/29/21	REVISED PER AGENCY COMMENTS	JH	JH	JH
3	4/19/21	REVISED PER AGENCY COMMENTS	JH	JH	JH
4	6/7/21	REVISED LAYOUT	JH	JH	JH
5	7/2/21	REVISED LAYOUT	JH	JH	JH
6	9/23/21	REMOVED INDIAN LAKE DR STRIPING	JH	JH	JH

REVISIONS

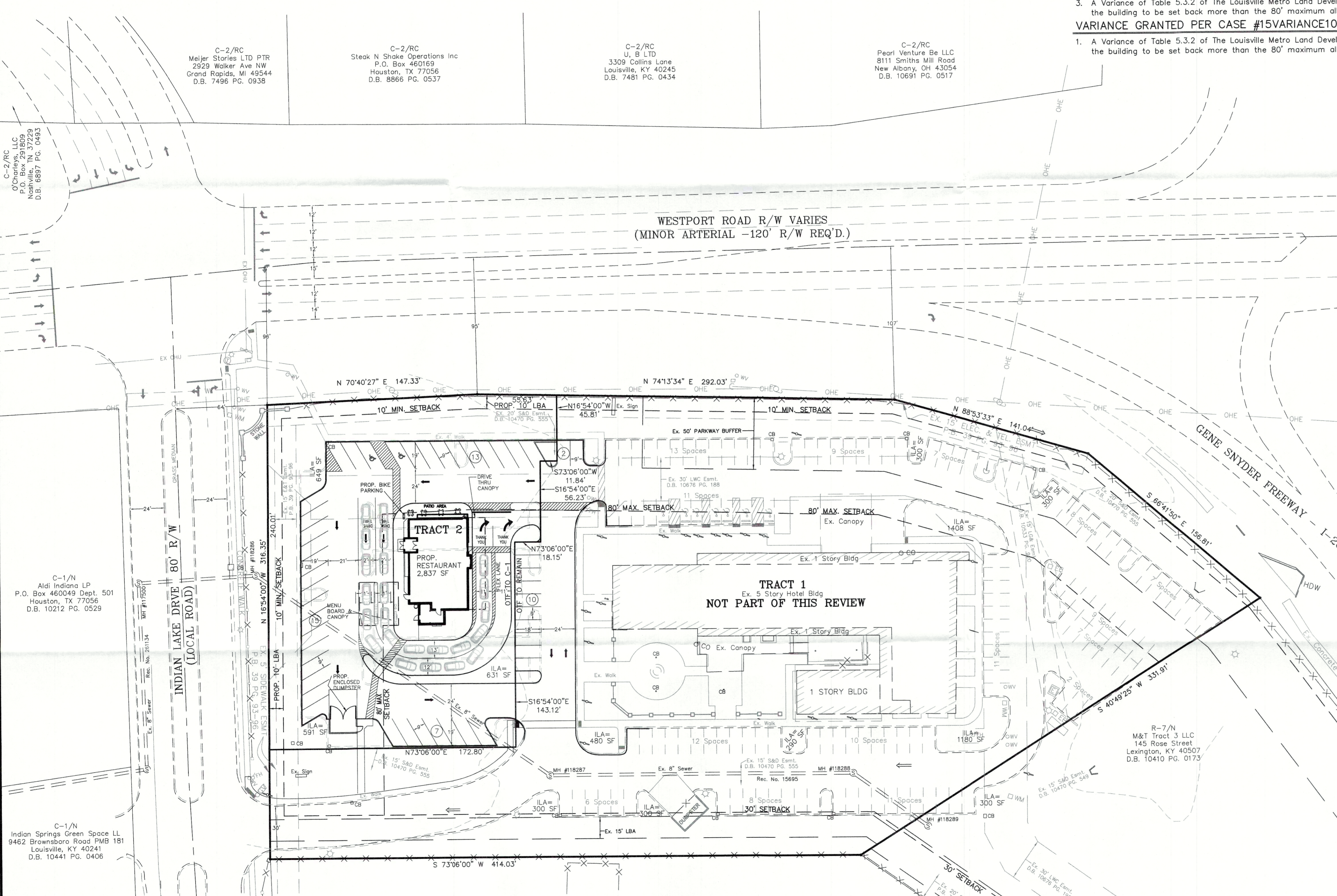
PROJECT DATA
FILE NAME: 20206-RDDDP
DATE: 2/26/21
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: MH

PROJECT DATA

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WESTPORT AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40212
TEL: 502.261.1234
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
JAGGERS
INDIAN LAKE DRIVE
OWNER/DEVELOPER
M&T LLC
P.O. BOX 12128
LEXINGTON, KY 40580

JOB NO. 20206
SHEET 1 OF 1



LEGEND

○ W	= EXISTING WATER VALVE	○ Fh	= EXISTING FIRE HYDRANT
□ WM	= EXISTING WATER METER	○ Gv	= EXISTING GAS VALVE
○ CO	= EXISTING CLEAN OUT	○ L	= EXISTING LIGHT POLE
—	= PROPOSED STORM SEWER, CATCH BASIN	—	= EXISTING SIGN
—	= PROPOSED SEWER AND MANHOLE	⊙	= EXISTING SEWER MANHOLE
—	= PROPOSED DRAINAGE SWALE	⊙	= EXISTING CATCH BASIN

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 44,290 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (15,501 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (15,501 S.F.)

GRAPHIC SCALE
1 inch = 40 ft.

RECEIVED
OCT 13 2021
PLANNING & DESIGN SERVICES

RELATED CASES:
15VARIANCE1027
19316
14CUP1027
14DEVPLAN1124
15DEVPLAN1057
WM #10785

Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. The materials and design shall be substantially the same as depicted in the rendering as presented at the January 6, 2022 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
 - f. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the Jagers site and the Aloft site and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; a copy of the recorded instrument shall be submitted to

the Division of Planning and Design Services prior to obtaining a building permit.

5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The following uses are prohibited: Bingo parlor; adult entertainment; drug paraphernalia; gas stations; convenience store; tattoo parlor; dry cleaning plant; automobile, truck, trailer, boat, or recreational vehicle sales, leasing, or display; auto repair including body shop or parts sales; video arcade; billiard hall; night club; dance hall; pawn shop; car wash; "Dollar" store; grocery store; laundries or laundrettes; package liquor store; smoke, vape or tobacco shop; tanning salon; variety store; pet store; or gun shop.
9. Operating hours of any use shall be limited to 6:00 a.m. to 10:00 p.m.
10. All exterior street lights and parking lot lights shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. Building lighting shall also be pointed directly to the ground and signage lighting shall be customary as restricted by local authorities.
11. The LED lighting on the building and in the parking lot shall not exceed a correlated color temperature (CCT) of 4000 degrees Kelvin.
12. No lighted attached signage shall be placed more than 25' above ground, measured from grade to the top of the sign.
13. Except for the menu board, no changing image or moving signs shall be permitted.

14. All freestanding monument signage shall not exceed seven feet in height, measured from grade, or as limited by the Land Development Code, whichever is less.