



SITE LOCATION

VICINITY MAP  
SCALE: NONE

30' CROSS-OVER ACCESS EASEMENT (BASED ON AN UNRECORDED MINOR PLAT)



ADJACENT PROPERTY VACANT  
(TERRA DEVELOPMENT CORPORATION)

TERRA VIEW TRAIL  
60' PUBLIC UTILITY, SEWER, DRAINAGE AND PRIVATE ACCESS EASEMENT  
DEED BOOK 8386, PAGE 170  
PLAT BOOK 52, PAGE 79

OLD HENRY CROSSING, SECTION 1  
OWNERS ASSOCIATION, INC.  
DEED BOOK 10586, PAGE 579  
TAX BLOCK 3680, LOT 19

OLD HENRY ROAD  
OLD HENRY VARIES RIGHT OF WAY (MINIMUM) (200' 5189, PAGE 588 DEED BOOK 5189, PAGE 588)

CL

131'-0"

PEDESTRIAN SIDEWALK  
30' PARKWAY BUFFER

ZONED: C2  
FORM DISTRICT: NEIGHBORHOOD

ZONED: C1  
FORM DISTRICT: SUBURBAN WORKPLACE

SITE PARKING  
7 TOTAL SHOWN 106

HOTEL  
(4) FLOORS  
(94) ROOMS  
TOTAL S.F. = 54,835 s.f.  
First Floor Footprint = 14,000 s.f.

1.98 AC  
SITE

ZAXBY'S

ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"



AMERICAS ENGINEERS, INC.  
EVANSVILLE, IN 812.473.1905

WM#1177

**DESCRIPTION**

OWNER'S NAME AND ADDRESS:  
SUNDEEP DRONAWAT  
SACHI, LLC  
12015 HUNTING CREST DRIVE  
PROSPECT, KY 40059

DEVELOPER'S NAME AND ADDRESS:  
HORIZON COMMERCIAL REALTY  
13307 MAGISTERIAL DRIVE  
LOUISVILLE, KY 40223

ENGINEER'S NAME AND ADDRESS:  
AMERICAS ENGINEERS, INC.  
1449 KIMBER LANE SUITE 101  
EVANSVILLE, IN 47715  
EMAIL - kdjain@americasengineers.com

SITE ADDRESS:  
13811 TERRA VIEW TRAIL  
LOUISVILLE, KY

TAX BLOCK AND LOT NUMBER:  
PARCEL ID: 36600200000  
PARCEL LRSN: 91038219

ZONING OF PROPERTY:  
C-1

ZONING OF ADJACENT PROPERTIES:  
ADJACENT WEST PROPERTY (ZAXBY'S) - C-1  
ADJACENT EAST PROPERTY - C-2

PROPOSED USE:  
HOTEL - (94) SLEEPING ROOMS

PLAN DATE:  
07.05.2018

REVISION DATE:  
NA

SITE INFORMATION & LABELS  
LOCATION, OWNERSHIP, DEED BOOK & PAGE OF ALL ADJACENT PROPERTY OWNERS:  
NOT AVAILABLE

FORM DISTRICT BOUNDARIES AND TRANSITION ZONES SHOWN IF REQUIRED BY REGULATIONS:  
SUBURBAN WORKPLACE

PROJECT PLAN  
GROSS BUILDING FOOTPRINT AREA:  
14,000 SQUARE FEET - FIRST FLOOR FOOTPRINT

GROSS FLOOR AREA OF BUILDING:  
54,835 SQUARE FEET - (4) FLOORS

NET AND GROSS ACREAGE OF SITE:  
NET AC = 1.60 ACRES (69,696 S.F.)  
GROSS AC = 1.98 ACRES (86,248 S.F.)  
PERVIOUS AC (ILA/GREEN) = .55 ACRES (23,958 S.F.)  
IMPERVIOUS AC (PAVED WALKS, VUA & BUILDING FIRST FLOOR FOOTPRINT) = 1.43 ACRES (62,138 S.F.)

HEIGHT OF STRUCTURE:  
46' - ADJACENT GRADE TO TOP OF ROOF DECK

ILA/VUA CALCULATIONS (MAY BE SHOWN ON TREE CANOPY PLAN) IF APPLICABLE:  
VEHICULAR USE AREA (VUA) = 48,138 S.F.  
INTERIOR LANDSCAPE AREA (ILA) = 25,546 S.F.

TREE CANOPY CALCULATIONS:  
GROSS SITE AREA = 1.98 ACRES (86,248 S.F.)  
(86,248 x 0.20 = 17,249.6 SF TREE CANOPY REQUIRED (CLASS C))  
EXISTING TREE CANOPY: NO EXISTING TREES ON SITE  
PROPOSED TREE CANOPY (NEW):  
15 - TYPE A (> OR = TO 1 3/4" x 3") x 720 SF = 10,800 SF  
13 - TYPE B (> OR = TO 1 3/4" x 3") x 432 SF = 5,616 SF  
10 - TYPE C (> OR = TO 1 3/4" x 3") x 142 SF = 1,420 SF  
TOTAL PROPOSED TREE CANOPY (NEW) = 17,476 SF  
20.3% OF GROSS SITE AREA

PARKING CALCULATIONS (MINS AND MAXS):  
MINIMUM = 94  
(1) SPACE FOR EACH SLEEPING ROOM  
MAXIMUM = 141  
TYPICAL PARKING SPACE 9'-0" x 18'-0"  
(5) ADA PARKING SPACES INCLUDED IN 100 SPACES = (2) VAN ACCESSIBLE AND (3) STANDARD.

BICYCLE PARKING CALCULATIONS:  
(5) EMPLOYEES IS LESS THAN (50) SO (0) REQUIRED LONG TERM BICYCLES PARKING SPACES.  
(2) MINIMUM COUNT REQUIRED. ENCLOSURE SHOWN OUTSIDE OF THE BUILDING.

**GENERAL NOTES:**

1. THE LANDSCAPE DESIGN SHOWN HERE IS AN ACCURATE TREE, SHRUBS AND GRASS ARRANGEMENT FOR THE CITY OF LOUISVILLE BASED ON THE LOCAL CODE AND A SUGGESTED DESIGN DIRECTION FOR A LANDSCAPE DESIGNER. FINAL LANDSCAPE DESIGN SPECIFICS WILL BE SUBMITTED BY A LICENSED LANDSCAPE PROFESSIONAL AT FINAL WORKING DRAWING SUBMISSION.

2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

3. MINOR PLAT CREATING THE LOT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

4. 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.

5. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**GENERAL NOTES (cont):**

6. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

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 MGMT. PRACTICES.

LAQUINTA  
INNS & SUITES

NO.	DATE	DESCRIPTION
3	07/05/2018	REVISION FOR IN HOUSE USE
2.4	07/16/2018	RESUBMITTAL FOR THE CITY OF LOUISVILLE
2.3	06/28/2018	RESUBMITTAL FOR THE CITY OF LOUISVILLE
2.2	06/18/2018	RESUBMITTAL FOR THE CITY OF LOUISVILLE
2.1	06/08/2018	FOR LAQUINTA AND OWNER REVIEW
2	05/31/2018	FOR LAQUINTA AND OWNER REVIEW
1.3	05/14/2018	RESUBMITTAL FOR LOCAL REVIEW
1.2	04/09/2018	FOR LOCAL REVIEW
1.1	03/22/2018	FOR OWNER AND LOCAL REVIEW
1	03/21/2018	FOR OWNER AND LOCAL REVIEW

RECEIVED  
JUL 20 2018  
PLANNING & DESIGN SERVICES

AMERICAS ENGINEERS, INC.  
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ARCHITECTURAL SITE PLAN - INDOOR POOL

AS101  
18DEVPLAN1066