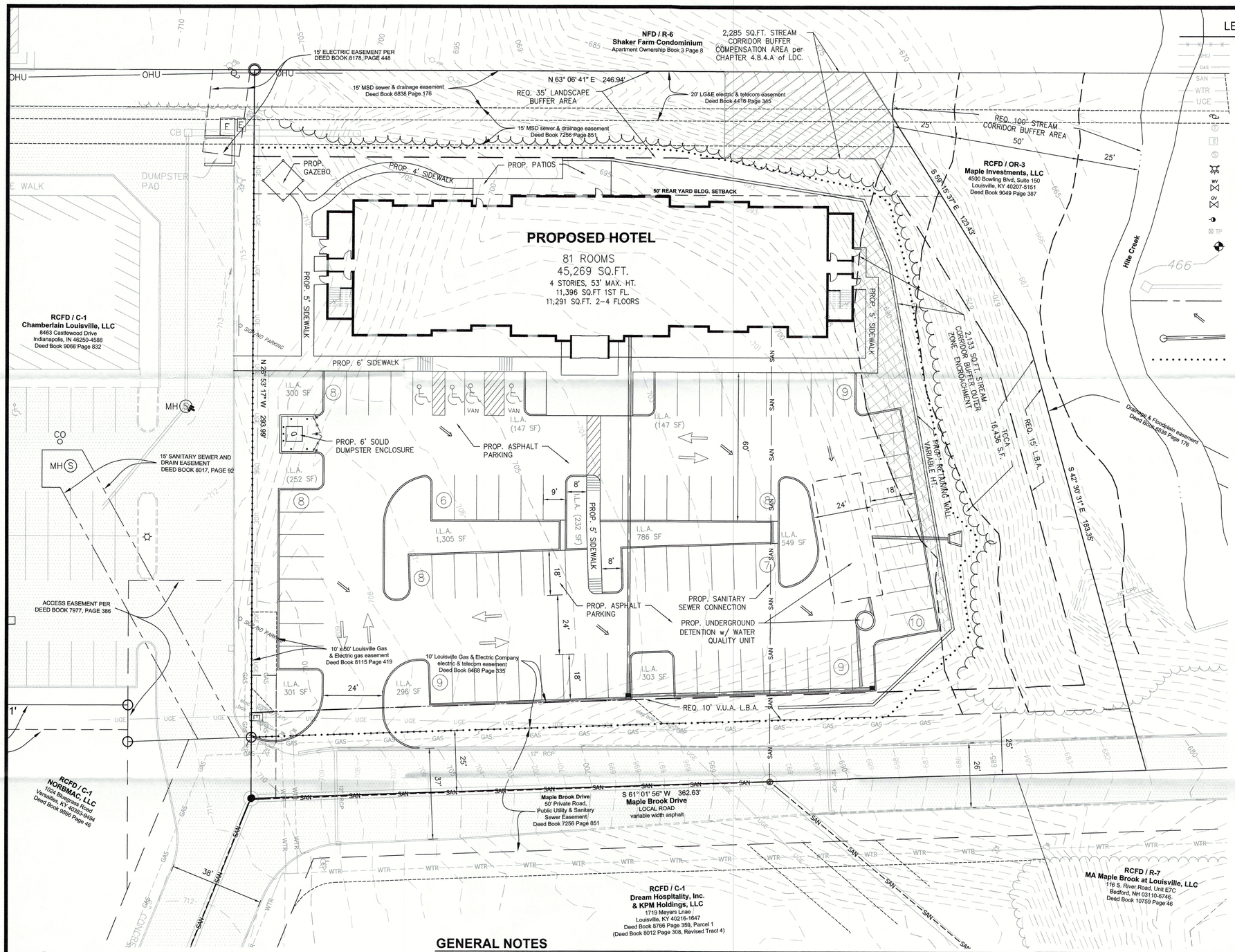
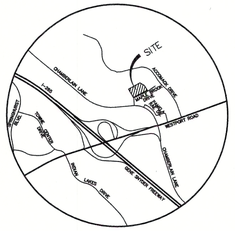


LEGEND

- EXISTING FENCE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. UNDERGROUND ELECTRIC
- EX. UTILITY POLE
- EX. TELEPHONE MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- BENCH MARK
- EXISTING CONTOUR LINE
- EX. STORM LINE
- CENTERLINE
- DRAINAGE FLOW
- PROP. STORM LINE
- APPROX. LIMITS OF DISTURBANCE



LOCATION MAP

NOT TO SCALE

SITE DATA

TOTAL SITE AREA	2.09 ACRES (91,204.46 SQ.FT.)
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	RCFD
EXISTING USE	VACANT
PROPOSED USE	HOTEL
PROPOSED BUILDING AREA	45,269 SQ.FT.
4 STORIES – 53' HT., 81 ROOMS	
1st FLOOR	11,396 SQ.FT.
2nd, 3rd, 4th Floors	11,291 SQ.FT.
FLOOR AREA RATIO	0.50
YARD REQUIREMENTS	
FRONT YARD – 0', SIDE YARD – 0', REAR YARD – 50'	

PARKING CALCULATIONS

TOTAL MINIMUM PARKING REQUIRED (1 SP/ROOM – 81 ROOMS)	81 SPACES
TOTAL MAXIMUM PARKING ALLOWED (1.5 SP/ROOM – 81 ROOMS)	122 SPACES
TOTAL PARKING PROVIDED (INC. 4 ACCESSIBLE SPACES)	82 SPACES

BICYCLE PARKING CALCULATIONS:

SHORT TERM REQUIREMENT	NONE
LONG TERM REQUIREMENT (SPACES LOCATED WITHIN EACH BUILDING)	2 SPACES/HOTEL

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	27,496 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	2,062 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	3,840 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA	91,204 S.F.
TOTAL EXISTING TREE CANOPY	31,494 S.F. (34.5%)
EX. TREE CANOPY TO BE PRESERVED	16,436 S.F. (18.0%)
TREE CANOPY REQUIRED	13,681 S.F. (15%)
(TOTAL SITE HAS 0–40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
ADDITIONAL TREE CANOPY TO BE PROVIDED	7,200 S.F.
10 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY PROVIDED	23,636 S.F. (25.9%)

WAIVER and VARIANCE REQUESTS

1. WAIVER OF CHAPTER 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW RETAINING WALL TO ENCROACH INTO THE REQUIRED 10' V.U.A. L.B.A.
2. WAIVER OF CHAPTER 10.2.4B TO ALLOW UTILITY EASEMENTS TO ENCROACH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFER AREA.
3. WAIVER OF CHAPTER 5.5.2.B.1 OF THE LDC TO NOT PROVIDE VEHICULAR CROSS ACCESS.
4. VARIANCE OF CHAPTER 5.3.1 TO ALLOW PROPOSED BUILDING HEIGHT TO EXCEED 45' IN THE NEIGHBORHOOD FORM DISTRICT TRANSITION ZONE.
5. VARIANCE OF CHAPTER 5.3.3.C.2.b TO ALLOW RETAINING WALL TO ENCROACH INTO REAR YARD SETBACK.

DETAILED DEVELOPMENT PLAN

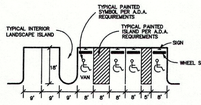
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

TRUE NORTH

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 12-15-17
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



TYPICAL PARKING DETAIL

NO SCALE

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. 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.
4. 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 SILT FENCE.
5. 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.
6. ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
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 SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND 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. 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.
18. ONSITE DETENTION IS PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
19. ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
20. UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
21. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
22. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

RECEIVED
DEC 04 2017
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 12-13-17
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

CASE # 17DEVPLAN1198
MSD WM #11707

REVISIONS			
NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	11/17/17	CRB

SUBMITTALS				
NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	SUBMITTAL FOR REVIEW	10/23/17	CRB
2	DHS	RE-SUBMITTAL FOR DOCKETING	11/17/17	CRB
3	DHS	RE-SUBMITTAL FOR DOCKETING	12/4/17	CRB

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
Serving the Bluegrass and Beyond
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-9402 (502) 459-9427 Fax
www.btmeng.com

DATE

SIGNATURE

TITLE: **DETAILED DEVELOPMENT PLAN**
CANDLEWOOD SUITES
11350 MAPLE BROOK DRIVE
LOUISVILLE, KENTUCKY 40241

BTM PROJECT NO.: 170263

SITE INFORMATION: DEED BOOK 8766, PAGE 359 TAX BLOCK 14, LOT 415

OWNER / DEVELOPER: DREAM HOSPITALITY INC. & KPM HOLDINGS, LLC 1719 MEYERS LNAE 40216-1647 LOUISVILLE, KY

DRAWING: 170263-DDP2

SCALE: 1" = 20'

SHEET: 1.00

NOT FOR CONSTRUCTION

17 DEVPLAN 1198