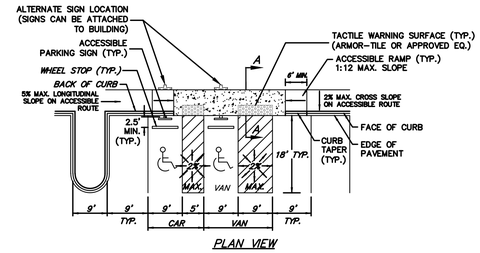
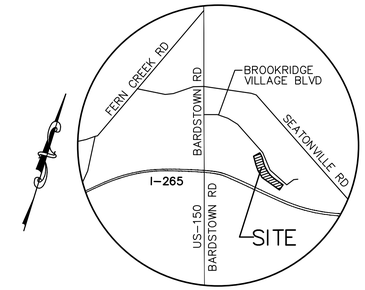


PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

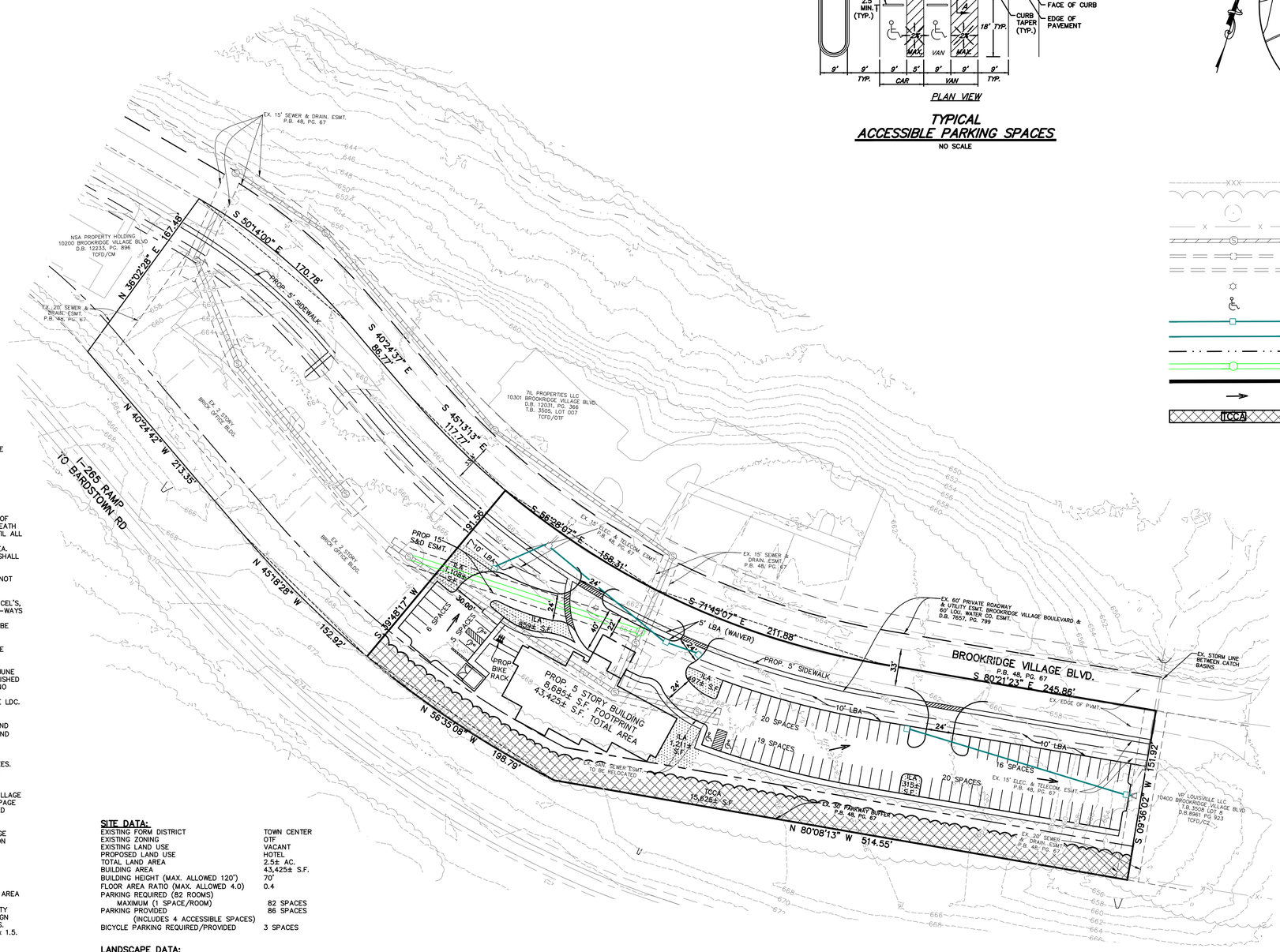


LOCATION MAP

NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING LIGHT POLE
- PROPOSED HANDICAP SPACE
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE ARROW
- TCCA — PROPOSED TREE CANOPY CREDIT AREA



GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY LUKE VAN NEVEL OF GREENBAUM ASSOCIATES INC. ON JUNE 27, 2022 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
11. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.8 OF THE LDC.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE PROVIDED OFF SITE ON LOT 7 IN THE BROOKRIDGE VILLAGE SUBDIVISION BASIN IN ESMT SHOWN ON RECORD PLAT, PLAT BOOK 48 PAGE 67. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 97E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.

PUBLIC WORKS AND KTC NOTES:

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
7. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
8. ALL OFF STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A. OF THE LDC.
9. ALL EXISTING DRIVEWAYS AND ENTRANCES SHALL BE REMOVED AND RESTORED AS REQUIRED.

SITE DATA:

EXISTING FORM DISTRICT	TOWN CENTER
EXISTING ZONING	OTF
EXISTING LAND USE	VACANT
PROPOSED LAND USE	HOTEL
TOTAL LAND AREA	2.5± AC.
BUILDING AREA	43,425± S.F.
BUILDING HEIGHT (MAX. ALLOWED 120')	70'
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.4
PARKING REQUIRED (82 ROOMS) MAXIMUM (1 SPACE/ROOM)	82 SPACES
PARKING PROVIDED (INCLUDES 4 ACCESSIBLE SPACES)	86 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES

LANDSCAPE DATA:

PROPOSED V.U.A.	35,477± S.F.
I.L.A. REQUIRED* (7.5%)	2,660± S.F.
I.L.A. PROVIDED	3,990± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	109,493± S.F.
LAND USE	HOTEL
EXISTING TREE CANOPY	26,693± S.F. (24%)
EXISTING TREE CANOPY TO BE PRESERVED	15,625± S.F. (14%)
NEW TREE CANOPY REQUIRED	22,698± S.F. (21%)
TOTAL TREE CANOPY PROVIDED	38,323± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	3,290± S.F.
PROPOSED IMPERVIOUS AREA	52,533± S.F.
NET INCREASE	49,243± S.F.

VARIANCE REQUEST:

A VARIANCE OF 5.2.4.C.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 15' SETBACK FROM THE FRONT PROPERTY LINE.

WAIVER REQUEST:

1. A WAIVER OF 10.3.7.A.1 OF THE LDC TO REDUCE THE GENE SNYDER PARKWAY BUFFER FROM 50' TO 30'.
2. A WAIVER OF 10.2.11 OF THE LDC ALONG A PORTION OF THE FRONTAGE TO REDUCE THE VEHICLE USE LANDSCAPE BUFFER FROM 10' TO 5'.
3. A WAIVER OF 5.9.C.4 OF THE LDC TO ALLOW TRAFFIC CIRCULATION AND PARKING IN FRONT OF THE PRINCIPAL BUILDING.
4. A WAIVER OF 5.5.1.A.3.a OF THE LDC TO ALLOW PARKING IN FRONT OF THE BUILDING AND TO NOT PROVIDE A 3' WALL FOR SIDE PARKING ADJACENT TO ROADWAY FRONTAGE
5. A WAIVER OF 5.5.1.A.3.d OF THE LDC TO OMIT THE CONNECTION BETWEEN PARKING LOTS OF ABUTTING DEVELOPMENTS.

CASE #22-DDP-0058
RELATED CASE #22-MPLAT-0071, 09-26-98W
MSD SUB #7854

GRAPHIC SCALE 1"=50'
0 25 50 100

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
TRI STATE HOTELS
18420 STANDWICK DRIVE
LOUISVILLE, KY 40245

OWNER
BROOKRIDGE VILLAGE CONDOMINIUM ASSOCIATION
5508 HIDDEN ROAD
LOUISVILLE, KY 40261

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
FAIRFIELD INN AT BROOKRIDGE VILLAGE
10300 BROOKRIDGE VILLAGE BLVD.
LOUISVILLE, KY 40291
TAX BLOCK 3505, LOT 5
DEED BOOK 11338, PAGE 401

Revisions

08/08/22	PER AGENCY COMMENTS
06/27/22	PER AGENCY COMMENTS
07/18/22	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=50'

Date: 5/9/22

Job Number: 3327

Sheet 1 of 1

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