

TREE CANOPY CALCULATIONS

TRACT 1
 CLASS C (0%-40% COVERED)
 SITE AREA: 4.44 AC (193,531 SF)
 EXISTING TREES PRESERVED: 8,343 S.F. (4.3%)
 REQUIRED NEW TREE CANOPY: 30,965 SF (16%)
 PROVIDED NEW TREE CANOPY: 44 ~ 1 3/4" TYPE A TREES (720 SF EACH) = 31,680 SF

TRACT 2
 CLASS C (0%-40% COVERED)
 SITE AREA: 2.38 AC (103,835 SF)
 EXISTING TREES PRESERVED: 6,780 S.F. (6.5%)
 REQUIRED NEW TREE CANOPY: 12,460 SF (12%)
 PROVIDED NEW TREE CANOPY: 18 ~ 1 3/4" TYPE A TREES (720 SF EACH) = 12,960 SF

FLOOD PLAIN NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0027E, DATED DEC. 5, 2006.

PROJECT SUMMARY

	TRACT 1	TRACT 2
EXISTING ZONE	C-2	C-2
EXISTING FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	HOTEL	HOTEL
PROPOSED USE	HOTEL	HOTEL
GROSS ACREAGE	4.44 AC.	2.38 AC.
MAXIMUM BUILDING HEIGHT	35'	53'-10" *
VUA	89,398 S.F.	47,109 S.F.
ILA REQUIRED (7.5%)	6,705 S.F.	3,533 S.F.
ILA PROVIDED	12,487 S.F.	8,366 S.F.

* 53'-10" IS THE HIGHEST POINT ON THE PARAPET ABOVE THE ENTRY. THE ROOF IS 39'-6" ABOVE FINISH GRADE.

PARKING SUMMARY

	TRACT 1	TRACT 2
HOTEL PARKING REQUIRED	80 ROOMS	99 ROOMS
NUMBER OF ROOMS	80 SPACES	99 SPACES
MIN. (1 SPACE PER ROOM)	120 SPACES	149 SPACES
MAX. (1.5 SPACES PER ROOM)		
CONVENTION CENTER (RECEPTION HALL)	3,500 S.F.	3,500 S.F.
MIN. (1 SPACE PER 100 S.F.)	35 SPACES	35 SPACES
MAX. (1 SPACE PER 50 S.F.)	70 SPACES	70 SPACES
RESTAURANT (SIT-DOWN)	6,100 S.F.	6,100 S.F.
MIN. (1 SPACE PER 125 S.F.)	49 SPACES	49 SPACES
MAX. (1 SPACE PER 50 S.F.)	122 SPACES	122 SPACES
TOTAL REQUIRED		
MINIMUM	164 SPACES	99 SPACES
MAXIMUM	312 SPACES	149 SPACES
PARKING PROVIDED		
STANDARD SPACES	186 SPACES	104 SPACES
HANDICAP SPACES	6 SPACES	5 SPACES
TOTAL PARKING PROVIDED	192 SPACES	109 SPACES

TOTAL PARKING REQUIRED FOR TRACTS 1 & 2 263 SPACES
TOTAL PARKING PROVIDED FOR TRACTS 1 & 2 263 SPACES
 *EXCLUDES THE SPACES ON TRACT 2 & WITHIN THE MUTUAL PARKING ESM'T. AGREEMENT D.B. 6273 PG. 60.

INCREASED IMPERVIOUS SURFACE

TRACT 1
 PRE-DEVELOPED IMPERVIOUS SURFACE = 156,166 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 155,028 S.F.
 NET DECREASE IN IMPERVIOUS SURFACE = 1,138 S.F.

TRACT 2
 PRE-DEVELOPED IMPERVIOUS SURFACE = 73,198 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 65,930 S.F.
 NET DECREASE IN IMPERVIOUS SURFACE = 7,268 S.F.

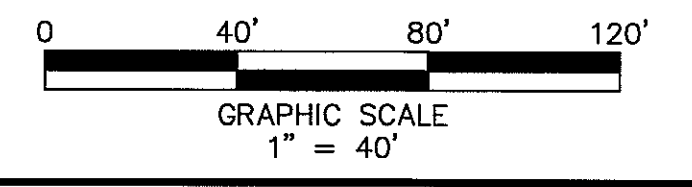
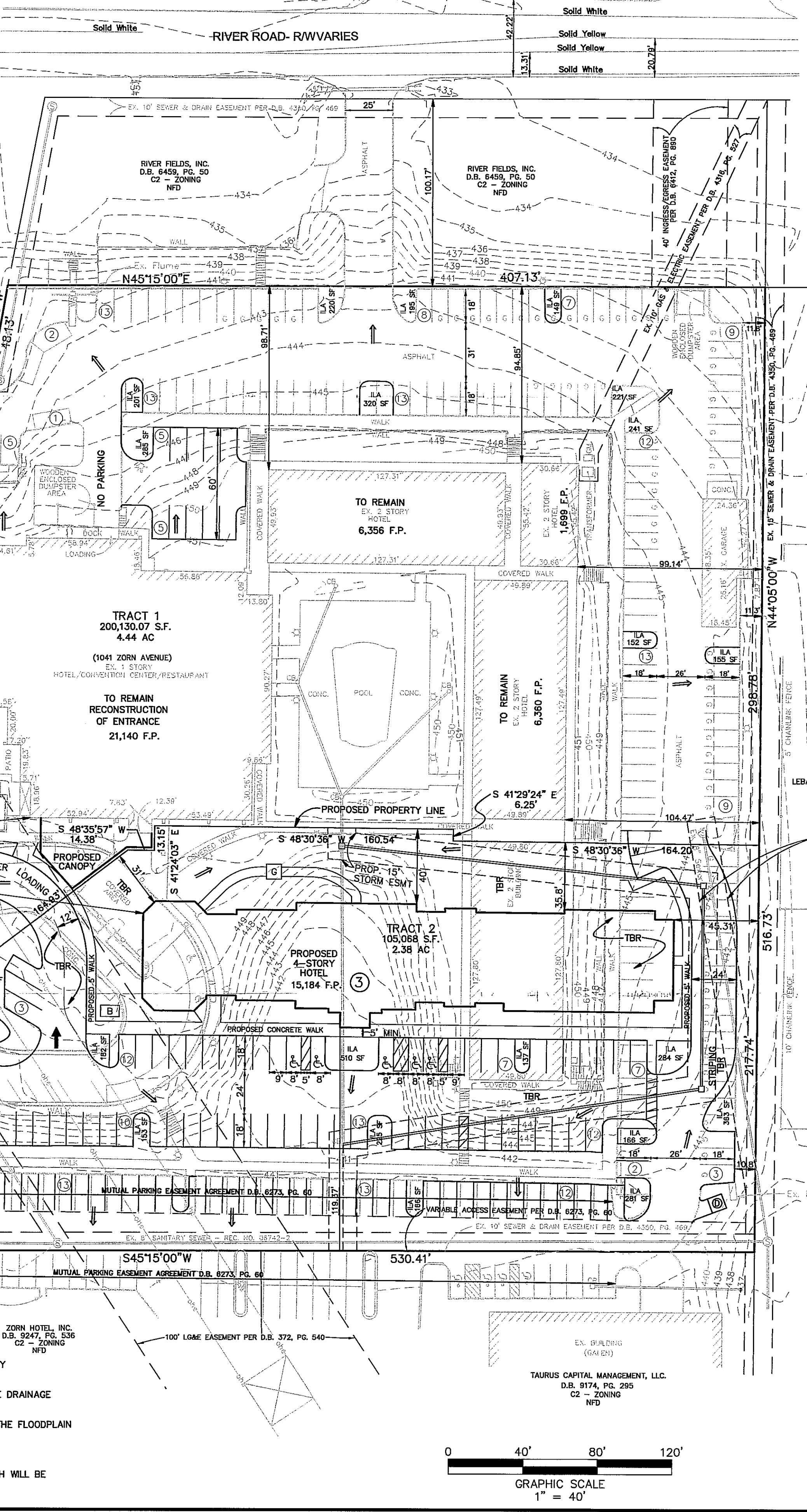
DEVELOPMENT PLAN

CONDITIONS:
 BY: *[Signature]*
 DATE: 7-27-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
[Signature]
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CAPACITY CHANGES TO BE CALCULATED.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- THIS SITE HAS AN UNEXPIRED APPROVED DEVELOPMENT PLAN, CASE #17796.
- AN ACCESS EASEMENT OR CROSS OVER AGREEMENT AND SHARED PARKING AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FOR THE PARKING LOT CONNECTION BETWEEN TRACTS 1 & 2.
- APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
- AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- LOSS IN FLOODPLAIN STORAGE AS A RESULT OF THIS DEVELOPMENT MUST BE MITIGATED AT 1:1. MITIGATION FEE PAYABLE TO MSD.
- THE LOWEST FINISHED FLOOR OF THE HOTEL STRUCTURE AND ALL ELECTRICAL AND MECHANICAL MUST BE ELEVATED AT OR ABOVE ELEVATION 451.2.
- MSD SANITARY SEWER AVAILABLE BY CONNECTION, SUBJECT TO FEES.
- DEVELOPMENT MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
- VERIFICATION OF THE CAPACITY OF THE OFFSITE DRAINAGE SYSTEM WILL BE REQUIRED.
- PARKING LOT SIGNAGE PER REQUIREMENTS OF THE FLOODPLAIN ORDINANCE WILL BE REQUIRED.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- AN ADA COMPLIANT HANDICAP ACCESSIBLE PATH WILL BE CONSTRUCTED.



BICYCLE PARKING REQUIRED

SHORT TERM FOR HOTEL NONE
 LONG TERM FOR HOTEL 2 OR 1
 TOTAL BICYCLE PARKING PROVIDED 2

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- EX. LIGHT POST
- EX. FENCE
- TBR = TO BE REMOVED
- PROPOSED PARKING COUNT
- EX. ELECTRICAL TOWER
- PROPOSED DUMPSTER AREA
- EX. STEPS
- PROPOSED 8'x8' GAZEBO
- DIRECTION OF TRAFFIC
- EX. SANITARY SEWER MANHOLE
- PROPOSED "DO NOT ENTER" SIGN
- PROPOSED BIKE RACK

VARIANCES GRANTED

- A VARIANCE WAS GRANTED FROM CHAPTER 5 PART 3 TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM FRONT SETBACK OF 150 FEET ON TRACT 1. (CASE #13DEVPLAN1115)
- A VARIANCE WAS GRANTED FROM CHAPTER 5 PART 3 TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM FRONT SETBACK OF 80 FEET ON TRACT 2. (CASE #13DEVPLAN1115)
- A VARIANCE WAS GRANTED FROM CHAPTER 5 PART 3 TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO EXCEED THE 30 FOOT MAXIMUM BUILDING HEIGHT ON TRACT 2. (CASE #13DEVPLAN1115)

CASE # 09-002-85 13DEVPLAN1115
REVISED CATEGORY 3 DEVELOPMENT PLAN

OF
QUADRANT ZORN LLC
 DBA CANDLEWOOD SUITES
 1041 ZORN AVENUE
 LOUISVILLE, KENTUCKY 40207
 FOR
 OWNER/APPLICANT:
 QUADRANT HOSPITALITY, LLC
 1041 ZORN AVENUE
 LOUISVILLE, KENTUCKY 40207
 D.B. 9986, Pg. 494
 T.B. 088K, Lot 88

RECEIVED
 JUL 25 2014
 PLANNING & DESIGN SERVICES

CATEGORY 3 DEVELOPMENT PLAN

JOB NUMBER 13065

1 OF 1



108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

QUADRANT ZORN LLC
 DBA CANDLEWOOD SUITES

OWNER/DEVELOPER:
 QUADRANT HOSPITALITY, LLC
 1041 ZORN AVENUE
 LOUISVILLE, KENTUCKY 40207
 D.B. 9986, Pg. 494
 T.B. 088K, Lot 88

DATE: 6/19/14
 DRAWN BY: I.D.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=40' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
▲	PDS COMMENTS 12/20/13
▲	PDS COMMENTS 1/17/14
▲	PW COMMENTS 1/27/14
▲	PDS COMMENTS 2/26/14
▲	PLAN UPDATED 6/19/14
▲	PLAN UPDATED 6/30/14