VICINITY MAP
Not to Scale

## KARST SURVEY

As shown on the Kentucky Geologic Survey's online map, all but the extreme southeast portion of the subject property is in a "non-karst" area. In that southeast portion, and in the general area south of the subject property, Karst Potential is "high" – however, this area is also situated in the floodplain, and there is no development proposed there. According to the Geologic Map of the Jeffersontown Quadrangle, (Moore, Kepferle, Peterson, 1972), the portion of the subject property where development is proposed is underlain by the lower portion of the New Albany Shale. On that map, the New Albany is described as a silty, grayish-black, massive, and dense shale. This low-permeability geologic unit restricts groundwater movement, and water wells advanced in it are generally dry. An on-site field inspection of the subject property was conducted on January 18, 2018, and no karst features were observed.

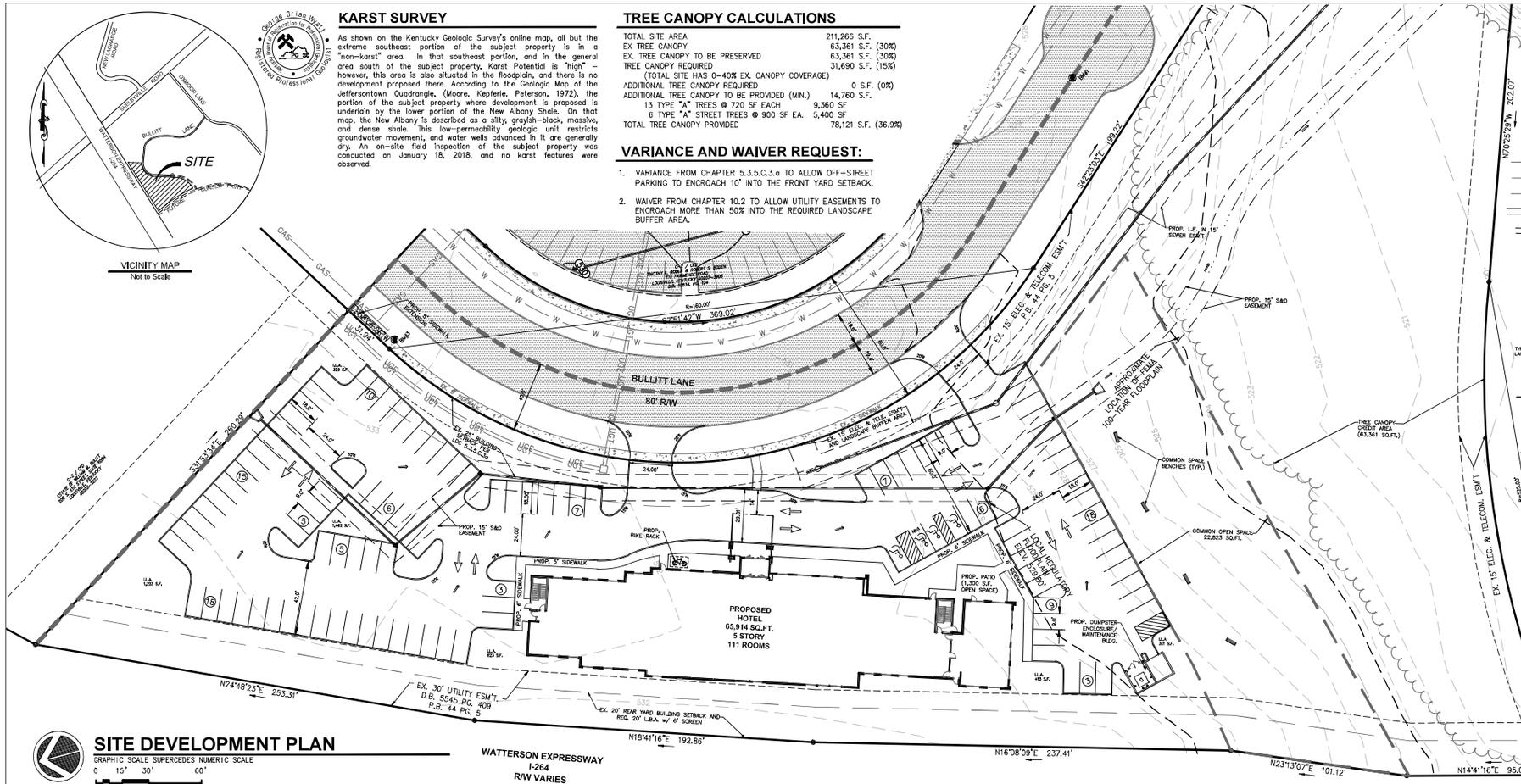
George Brian Watt
Registered Professional Geologist

## TREE CANOPY CALCULATIONS

| | |
|---|---|
| TOTAL SITE AREA | 211,266 S.F. |
| EX TREE CANOPY | 63,361 S.F. (30%) |
| EX. TREE CANOPY TO BE PRESERVED | 63,361 S.F. (30%) |
| TREE CANOPY REQUIRED | 31,690 S.F. (15%) |
| (TOTAL SITE HAS 0–40% EX. CANOPY COVERAGE) | |
| ADDITIONAL TREE CANOPY REQUIRED | 0 S.F. (0%) |
| ADDITIONAL TREE CANOPY TO BE PROVIDED (MIN.) | 14,760 S.F. |
| 13 TYPE "A" TREES @ 720 SF EACH | 9,360 SF |
| 6 TYPE "A" STREET TREES @ 900 SF EA. | 5,400 SF |
| TOTAL TREE CANOPY PROVIDED | 78,121 S.F. (36.9%) |

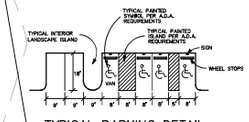
## VARIANCE AND WAIVER REQUEST:

1. VARIANCE FROM CHAPTER 5.3.5.C.3.a TO ALLOW OFF-STREET PARKING TO ENCROACH 10' INTO THE FRONT YARD SETBACK.
2. WAIVER FROM CHAPTER 10.2 TO ALLOW UTILITY EASEMENTS TO ENCROACH MORE THAN 50% INTO THE REQUIRED LANDSCAPE BUFFER AREA.




## LEGEND

- TYPICAL CONTOUR LINE
- DRAINAGE FLOW
- EX. ZONING BOUNDARY
- PROPOSED WOOD FENCE
- PROPOSED VEHICLE FLOW ARROW
- EX. TREELINE
- GAS — EX. GAS MAIN
- UGE — EX. UNDERGROUND ELECTRIC
- UGT — EX. UNDERGROUND TELEPHONE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER




TYPICAL PARKING DETAIL
NO SCALE

## HEALTH DEPT. NOTES

1. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
3. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
4. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. POOL AND POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
7. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
8. HOTELS MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
9. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

## OPEN SPACE REQUIREMENTS

| | |
|---|---|
| REQ. OPEN SPACE | 21,127 SQ.FT. |
| COMMON OPEN SPACE PROVIDED | 22,823 SQ.FT. |

* OPEN SPACE MAINTENANCE NOTE:
FOR PURPOSES OF MAINTAINING THE COMMON OPEN SPACE PROVIDED IN THIS DEVELOPMENT, A MAINTENANCE AGREEMENT FOR UPKEEP OF THE COMMON OPEN SPACE AND COMMON FACILITIES SHALL BE APPROVED BY THE PLANNING COMMISSION AND SHALL BE RECORDED AS A DEED RESTRICTION AS NOTED ON THE DEVELOPMENT PLAN.
PER LAND DEVELOPMENT CODE 1.4.1

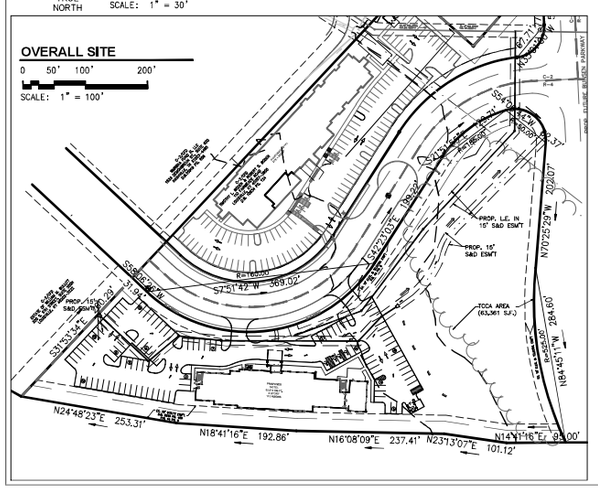
TRUE NORTH

## SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

### OVERALL SITE

0 50' 100' 200'
SCALE: 1" = 100'




## GENERAL NOTES

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS, REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
3. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
4. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
5. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
7. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
8. 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.
9. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC (a.k.a. BOWMAN CONSULTING).
10. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE AND WILL FOLLOW CUP AND FLOYDS FORK DRO REQUIREMENTS.
11. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
12. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
13. STREET TREES SHALL BE PLANTED AS REQUIRED IN CHAPTER 10.2.8 OF THE L.D.C.
14. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
15. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
16. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX INCHES HIGH AND 6 INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
17. THERE SHALL BE NO OUTSIDE STORAGE ON SITE AS REQUIRED BY CONDITIONAL USE PERMIT.
18. THE PROPERTY OWNER IS RESPONSIBLE FOR FUNDING $79,000 TOWARD IMPROVEMENTS TO BULLITT LANE. THE FUNDING SHALL BE PROVIDED TO METRO PUBLIC WORKS WHEN FUNDING IS APPROVED FOR BUNSEN PARKWAY WITHIN "THE PARK AT OAKDOR", AS RECORDED IN PLAT BOOK 44, PAGE 5 IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF JEFFERSON COUNTY. A SIGNED CONTRACT/AGREEMENT, APPROVED BY THE COUNTY ATTORNEY'S OFFICE, SHALL BE PROVIDED TO METRO PLANNING & DESIGN SERVICES AND METRO PUBLIC WORKS.
19. CONSTRUCTION OF SIDEWALKS ALONG THE PROPERTY FRONTAGE UP TO BUNSEN PARKWAY SHALL BE TRIGGERED AT SUCH TIME THAT BULLITT LANE 195 EXTENDED TO BUNSEN PARKWAY. THE OWNER SHALL CONSTRUCT THE SIDEWALK OR PAY A CONTRIBUTION IN THE AMOUNT EQUAL TO SAID CONSTRUCTION AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

## MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. 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.
3. 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 PER THE PLAN AND MSD STANDARDS.
4. 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.
5. 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.
6. 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.
7. SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
8. SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. 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.
10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
11. ALL REQUIRED FILLING IN THE FLOODPLAIN SHALL BE COMPENSATED AT A RATIO OF 1.5:1 IN THE DESIGNATED LOCATION ON THE PLAN.
12. ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.
13. KYTC APPROVAL REQUIRED FOR THE INCREASED RUN-OFF PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
14. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
15. SITE IS SUBJECT TO REGIONAL FACILITY FEE.
16. LOWEST FINISHED FLOOR ELEVATION TO BE AT OR ABOVE 530.8 AND MACHINERY TO BE AT OR ABOVE 531.8.
17. KY DIVISION OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
18. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
19. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.

## SITE DATA

| | |
|---|---|
| SITE AREA | 4.85 ACRES (211,266 SQ.FT.) |
| EXISTING ZONING | C-2 |
| EXISTING FORM DISTRICT | CFD |
| EXISTING USE | VACANT |
| PROPOSED USE | HOTEL |
| PROPOSED BUILDING | 65,914 SQ.FT. |
| 13,182.8 SQ.FT./FLOOR – 5 STORIES – 66' MAX. HT. – 111 ROOMS | |
| FLOOR AREA RATIO (FAR) | 0.312 |
| PARKING CALCULATIONS | |
| MINIMUM PARKING REQUIRED (1 SP/ROOM) | 111 SPACES |
| MAXIMUM PARKING ALLOWED (1.5 SP/ROOM) | 165 SPACES |
| PARKING PROVIDED (INC. 4 HANDICAP SPACES) | 112 SPACES |
| BICYCLE PARKING (TRANSIENT LIVING) | 3 SPACES |

SETBACKS:

| | |
|---|---|
| FRONT YARD SETBACK | 25' |
| SIDE YARD SETBACK | 0' |
| REAR YARD SETBACK | 20' |

## LANDSCAPE REQUIREMENTS

| | |
|---|---|
| VEHICLE USE AREA | 41,779 SQ.FT. |
| 7.5% LANDSCAPE REQUIREMENT | 3,133 SQ.FT. |
| INTERIOR LANDSCAPE AREA PROVIDED | 4,351 SQ.FT. |

**CASE: 22-DDP-0130**
**RELATED CASES: 17ZONE1048**
**MSD WM #11694**

Bowman

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REVISED DETAILED DEVELOPMENT PLAN
HAMPTON INN
400 BULLITT LANE
LOUISVILLE, KY 40222
D.B. 12368 PG. 449
PARCEL # 089S07R30000

DEVELOPER:
MUSSELMAN HOTELS, LLC
LOUISVILLE, KY 402

OWNER:
RB Properties IV, LLC
15024 Tradition Drive
Louisville, KY 40245-5617

240641-01-003-RDDP
DRAWING

FOR REVIEW ONLY

| PLAN STATUS | |
|---|---|
| 12/7/22 | AGENCY COMMENTS |
| 01/04/23 | CLIENT COMMENTS |

| DATE | DESCRIPTION | |
|---|---|---|
| DHS DESIGN | DHS DRAWN | JMA CHKD |

SCALE H: 1"=30' V: N/A
JOB No. 240641-01-003
DATE : 11/21/2022
FILE No.
SHEET 1 OF 1

NOT FOR CONSTRUCTION

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22-DDP-0130