

VARIANCES AND WAIVERS REQUESTED

- A waiver from 5.8.1.b is requested to eliminate the requirement for sidewalks.
- A waiver from 10.2.4.A is requested to reduce the property perimeter landscape buffer from 35 feet to 0 feet.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Kelly*
DATE: 6-7-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

6108 NORTON AVENUE
JOSEPH BURNETT
P.O. BOX 43544
LOUISVILLE, KY 40253-0544
D.B. 8450, PG. 811
R-5
NEIGHBORHOOD

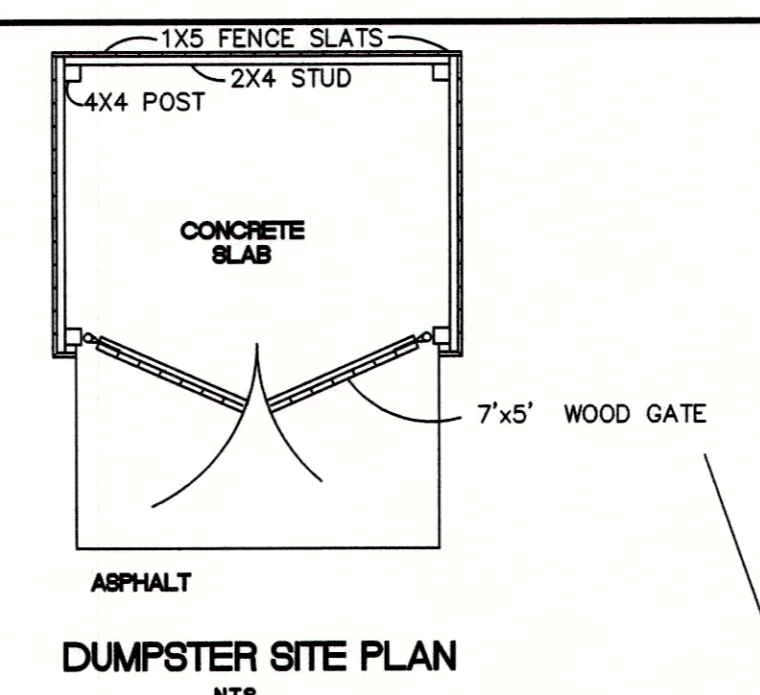
6111 NORTON AVENUE
FUBAR, INC.
3709 ELEN OAK DRIVE
LOUISVILLE, KY 40218-1534
D.B. 10562, PG. 114
R-5
NEIGHBORHOOD

6113 NORTON AVENUE
STEPHANIE E WEST
6113 NORTON AVENUE
LOUISVILLE, KY 40213-3208
D.B. 10562, PG. 374
R-5
NEIGHBORHOOD

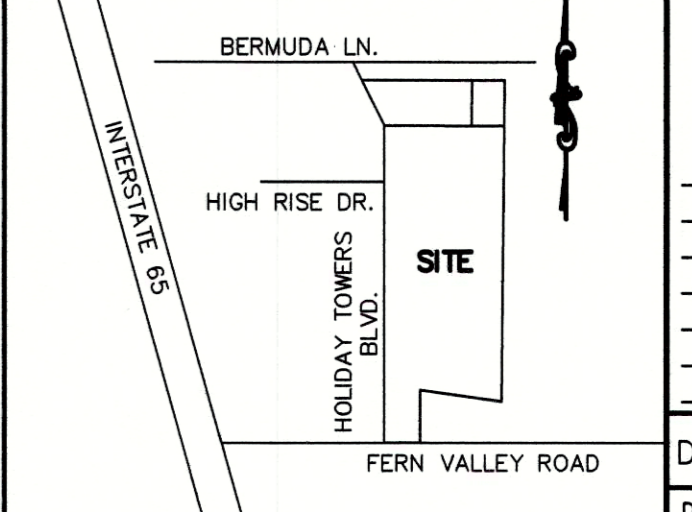
6117 NORTON AVENUE
DEBRA L. SHURLEY
7412 SPRING HOUSE LANE
LOUISVILLE, KY 40291-2524
D.B. 8745, PG. 22
R-5
NEIGHBORHOOD

6118 NORTON AVENUE
CHARLES S. PHILLIPS
6119 NORTON AVENUE
LOUISVILLE, KY 40213-3207
D.B. 8159, PG. 302
R-5
NEIGHBORHOOD

6121 NORTON AVENUE
CLEVELAND COMBS, JR. TRUSTEE
1955 GARDNER LANE
LOUISVILLE, KY 40208-2888
D.B. 9122, PG. 288
R-5
NEIGHBORHOOD



- NOTES**
- A PORTION OF THESE TRACTS ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0076 E, ZONE AE, DATED DECEMBER 5, 2006.
 - PER MSD REVIEW THE 100-YEAR FLOODPLAIN ELEVATION FOR THIS LOCATION IS 457.80 (1988 DATUM).
 - PER MSD REVIEW THIS PROPERTY IS ALSO LOCATED IN THE LOCAL REGULATORY FLOODPLAIN. THE BFE FOR THE LOCAL REGULATORY FLOODPLAIN IS 458.80 (1988 DATUM).
 - LOWEST FINISHED FLOOR OR MACHINERY TO BE AT OR ABOVE 459.80 FOR ALL NEW CONSTRUCTION OR A FLOOD CERTIFICATION SHALL BE SUBMITTED.
 - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5:1.
 - APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
 - AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
 - MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND REGULATIONS.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - DUMPSTER WILL BE SCREENED PER LDC SECTION 5.5.2.B.2.
 - AN EASEMENT PLAT WILL BE REQUIRED FOR THROUGH DRAINAGE AND SANITARY SEWER SERVICE TO TRACT 1 PRIOR TO CONSTRUCTION PLAN APPROVAL BY MSD.
 - A MINOR PLAT WILL BE RECORDED DIVIDING THE TRACT INTO THREE PARCELS PRIOR TO BUILDING PERMIT BEING ISSUED.
 - A DETAILED DEVELOPMENT PLAN WILL BE PROVIDED FOR TRACT 3 AND SUBMITTED TO ALL APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION APPROVAL OF ANY NEW STRUCTURES OR PARKING ALTERATIONS EXCEPT FOR NEW PAVEMENT SEALING AND STRIPING.
 - A CROSS ACCESS AND PARKING AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 - THE EXISTING FREE STANDING SIGN LOCATED ON TRACT 1 WILL BE SHARED BY TRACT 1 AND TRACT 2.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT BOND AND PERMIT.



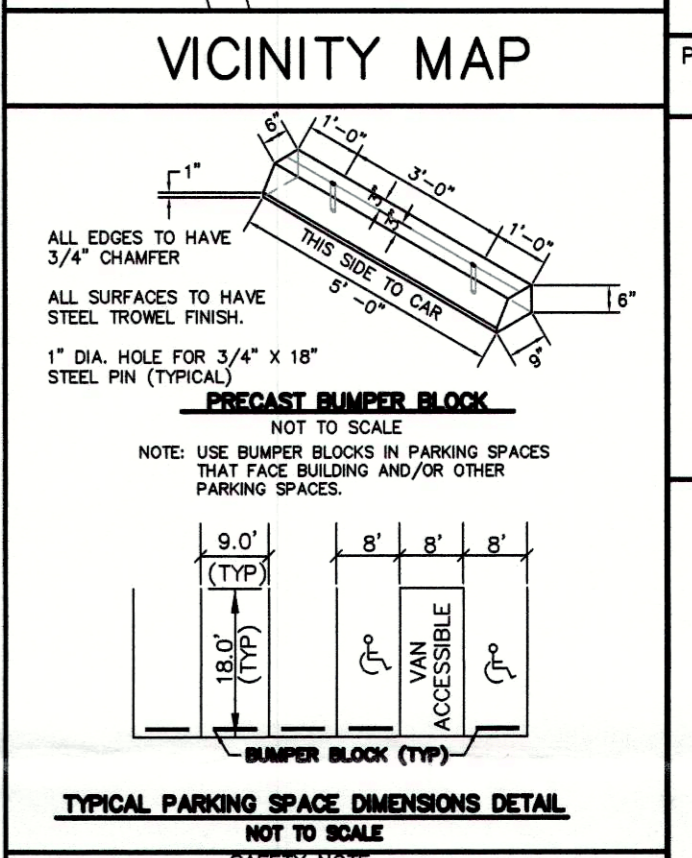
REVISIONS:

4/20/17-AGENCY COMMENTS
4/28/2017-REVISE VARIANCES
5/15/17-DPW COMMENTS

DRWN BY: *mse*

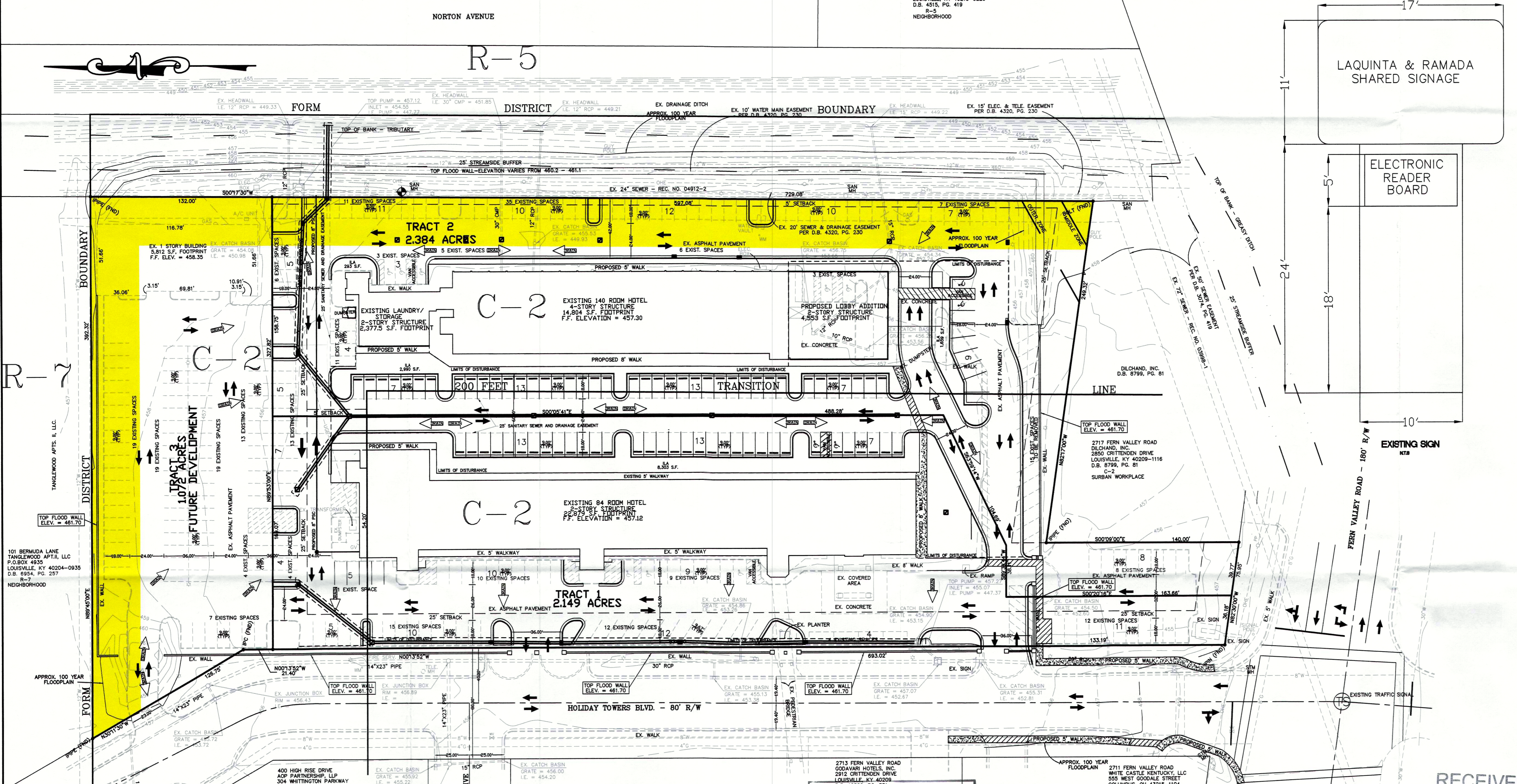
DRAWING NAME: CAT2B_PLAN

PLOT NAME: PLAN



Professional's Seal

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Civil Engineer & Land Surveyor
6625 Colonial Avenue
Evansville, Indiana 47725
(502) 593-9430 (Cell)
mikeevans5939430@yahoo.com



The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

UTILITY NOTE:
All utilities on these plans are approximate. Individual service lines are not shown. The contractor or sub-contractor shall notify the Kentucky Underground Utility Protection, Inc. (phone: 1-800-752-6007) 48 hours in advance of any construction on this project. This number was established to provide accurate locations of existing below ground utilities (i.e. cables, electrical wires, gas, and water lines). The contractor shall be responsible for becoming familiar with all utility requirements set forth on the plans in the technical specifications and special provisions.

TRACT 1 RECAPITULATION

1. EXISTING ZONING	C-2
2. SUBURBAN WORKPLACE FORM DISTRICT	
3. EXISTING USE - HOTEL	
4. LAND AREA	2.149 ACRES
5. BUILDING HEIGHT	45,758 SQ. FT.
6. F.A.R	0.489
7. PARKING	
8. REQUIRED/ALLOWED	
9. HOTEL - 1 SP/1.5 SP/ROOM	84/126 SPACES
10. PROVIDED	110 SPACES
11. 5 HOCP	
12. EXISTING VEHICULAR USE AREA	40,758 SQ. FT.
13. PROPOSED VEHICULAR USE AREA	49,959 SQ. FT.
14. INTERIOR LANDSCAPE AREA	
15. REQUIRED	775 SQ. FT.
16. PROVIDED	8,303 SQ. FT.

TRACT 2

1. EXISTING ZONING	C-2
2. SUBURBAN WORKPLACE FORM DISTRICT	
3. EXISTING USE - HOTEL	
4. LAND AREA	2.384 ACRES
5. BUILDING HEIGHT	73,074 SQ. FT.
6. F.A.R	0.704
7. PARKING	
8. REQUIRED/ALLOWED	
9. HOTEL - 1 SP/1.5 SP/ROOM	140/210 SPACES
10. PROVIDED	124 SPACES
11. 5 HOCP	
12. EXISTING VEHICULAR USE AREA	49,256 SQ. FT.
13. PROPOSED VEHICULAR USE AREA	54,313 SQ. FT.
14. INTERIOR LANDSCAPE AREA	
15. REQUIRED	379 SQ. FT.
16. PROVIDED	4,649 SQ. FT.

TRACT 3

1. EXISTING ZONING	C-2
2. SUBURBAN WORKPLACE FORM DISTRICT	
3. EXISTING USE - HOTEL LAUNDRY	
4. LAND AREA	1.072 ACRES
5. BUILDING HEIGHT	5,812 SQ. FT.
6. F.A.R	0.124
7. PARKING	
8. REQUIRED/ALLOWED	
9. HIGH DENSITY COMMERCIAL	58/116 SPACES
10. 1 SP/100 S.F./1 SP/50 S.F.	81 SPACES
11. PROVIDED	0 HOCP
12. EXISTING VEHICULAR USE AREA	30,848 SQ. FT.
13. PROPOSED VEHICULAR USE AREA	30,848 SQ. FT.
14. INTERIOR LANDSCAPE AREA	
15. REQUIRED	0 SQ. FT.
16. PROVIDED	0 SQ. FT.

SEE NOTE 16 CONCERNING FUTURE DEVELOPMENT

OWNERS

TRACT 1:
V ENTERPRISES, LLC
2912 CRITTENDEN DRIVE
LOUISVILLE, KY 40209
DB. 10866, PG. 559

TRACT 2:
RITZ HOTELS, LLC
395 REDMAR BOULEVARD
RADCLIFFE, KY 40160
DB. 10866, PG. 567

TRACT 3:
RITZ HOTELS, LLC
V ENTERPRISES, LLC
2912 CRITTENDEN DRIVE
LOUISVILLE, KY 40209
DB. 10866, PG. 575

LANDSCAPE DESIGN CALCULATIONS

EXISTING BUILDING AREA = 163,982 S.F.
PROPOSED BUILDING AREA = 120,279 S.F.
EXISTING VJA = 120,688 S.F.
PROPOSED VJA = 134,946 S.F.
NO INCREASE IN BUILDING AREA & 11.8% INCREASE IN VJA, THEREFORE TRACTS 1, 2 AND 3 ARE NOT SUBJECT TO THE LANDSCAPE REQUIREMENTS AS DETAILED IN CHAPTER 10.2.2.A OF THE LAND DEVELOPMENT CODE.

BENCHMARK: MSD CONTROL MONUMENT BN24-102
ELEVATION = 458.41
SITE BENCHMARK: EXISTING SANITARY MANHOLE
RIM ELEVATION = 456.43

REGIONAL FACILITIES FEE

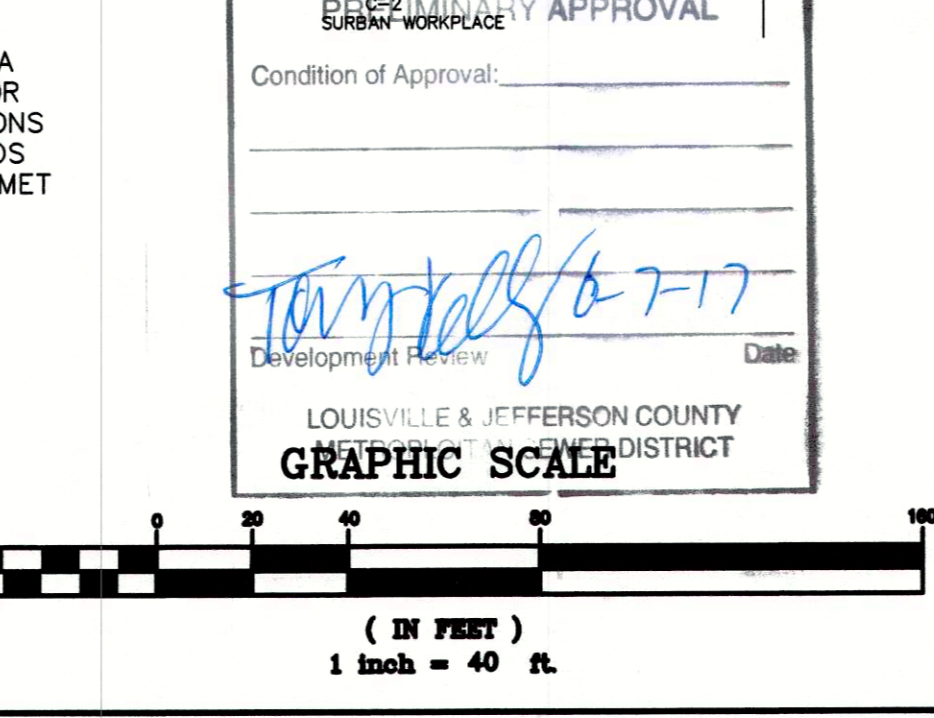
NOT REQUIRED BECAUSE OF REDUCTION IN IMPERVIOUS AREAS.

BICYCLE PARKING SPACE CALCULATIONS

REQUIRED: 2 OR 1/50 EMPLOYEES = 2 FOR EACH HOTEL
BICYCLE PARKING WILL BE PROVIDED INSIDE THE BUILDINGS

TREE CANOPY CALCULATIONS

EXISTING BUILDING AREA AND EXISTING IMPERVIOUS AREAS ARE BEING REDUCED, THEREFORE TRACTS 1, 2 AND 3 ARE NOT SUBJECT TO THE TREE CANOPY REQUIREMENTS AS DETAILED IN CHAPTER 10.1.2.B.3 OF THE LAND DEVELOPMENT CODE.



PARKING SUMMARY

NUMBER OF EXISTING PARKING SPACES =	270
PARKING SPACES LOST TO LANDSCAPE, ETC. =	42
EXISTING PARKING SPACES REMAINING =	228
PARKING SPACES ADDED =	88
TOTAL PARKING FOR ALL THREE TRACTS =	316

DEVELOPER
V ENTERPRISES, LLC
2912 CRITTENDEN DRIVE
LOUISVILLE, KY 40209
502.386.9001

TAX BLOCK 87L, LOTS. 22 & 35 WM # 11614

RAMADA + LAQUINTA HOTELS
2715 FERN VALLEY ROAD (40213)

CATEGORY 2B DEVELOPMENT PLAN
WAIVER + VARIANCE PLAN

DATE: 02-28-17

PROJECT NO.: XXXXX

Sheet 1 1