

SPRINGHURST HOTELS

DEVELOPER:



GENIUS PLACES. *Sparkling Imaginations!*

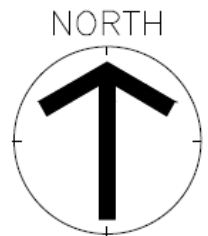
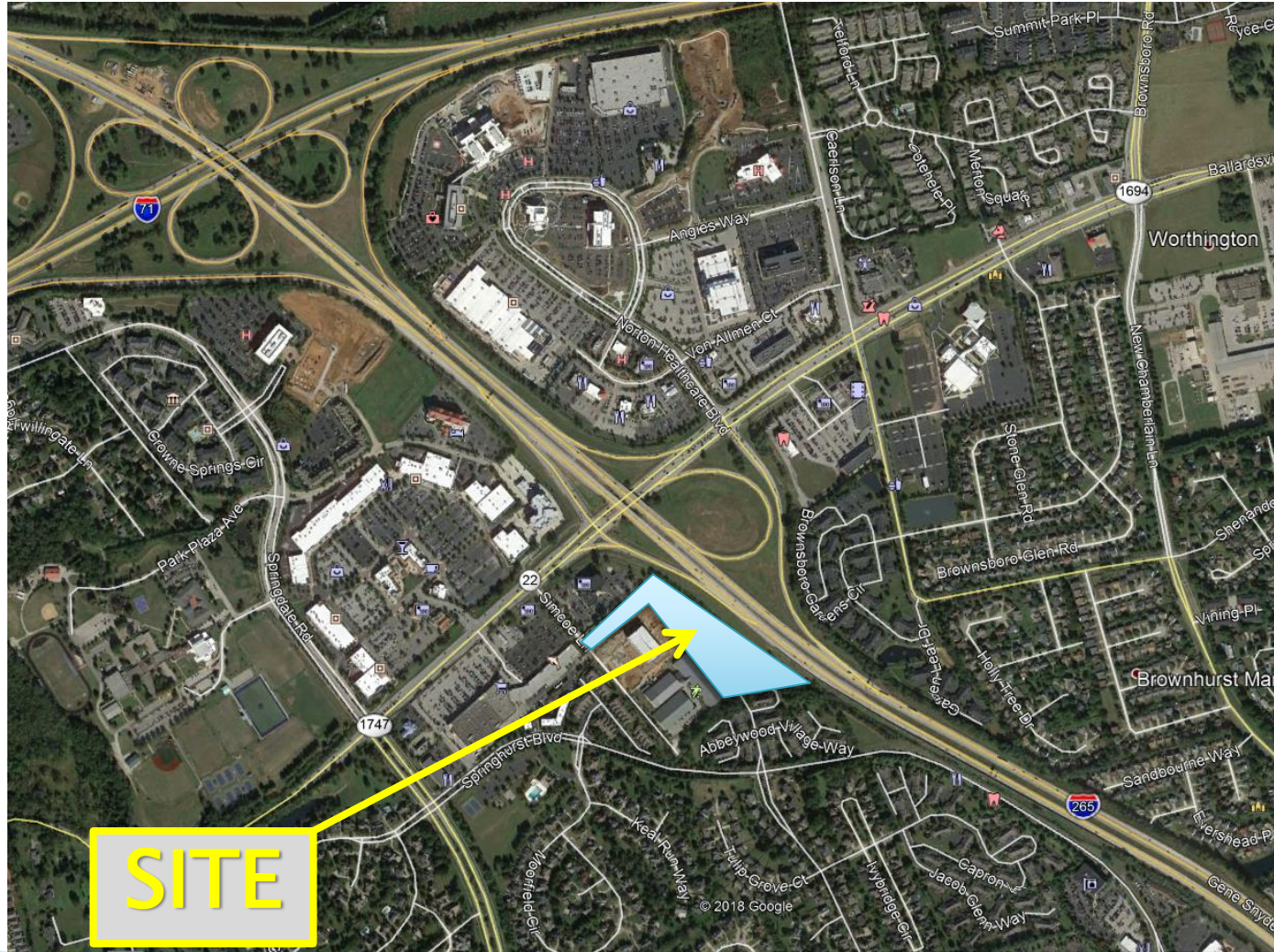
920 FREDERICA STREET
OWENSBORO, KY 42301
MADISON SILVERT

ENGINEERS:

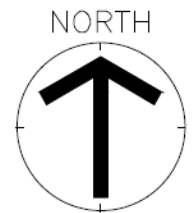
HERITAGE ENGINEERING, LLC.
642 SOUTH 4TH STREET, SUITE 100
LOUISVILLE, KY 40202
SCOTT HANNAH

DRC MEETING
JUNE 5, 2019

SITE LOCATION



SITE LOCATION



REDUCED PEAK TRIP DISTRIBUTION

Prior Office/ Medical Use

Peak Trips AM: 94

Peak Trips PM: 128

Hotel / Small Office Use

Peak Trips AM: 81 (7 less trips in the AM)

Peak Trips PM: 70 (58 less trips in the PM)

The reduction in trips and the change in the directional distribution will improve the operation of the intersection of KY 22 and Simcoe Lane from the previous proposed use.

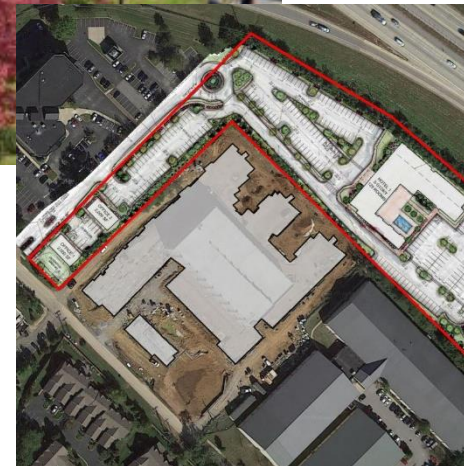
SITE RENDERING



FLATS AT SPRINGHURST



**FLATS AT SPRINGHURST
APARTMENTS 5-STORY
(3-STORY ALONG SIMCOE LANE)**



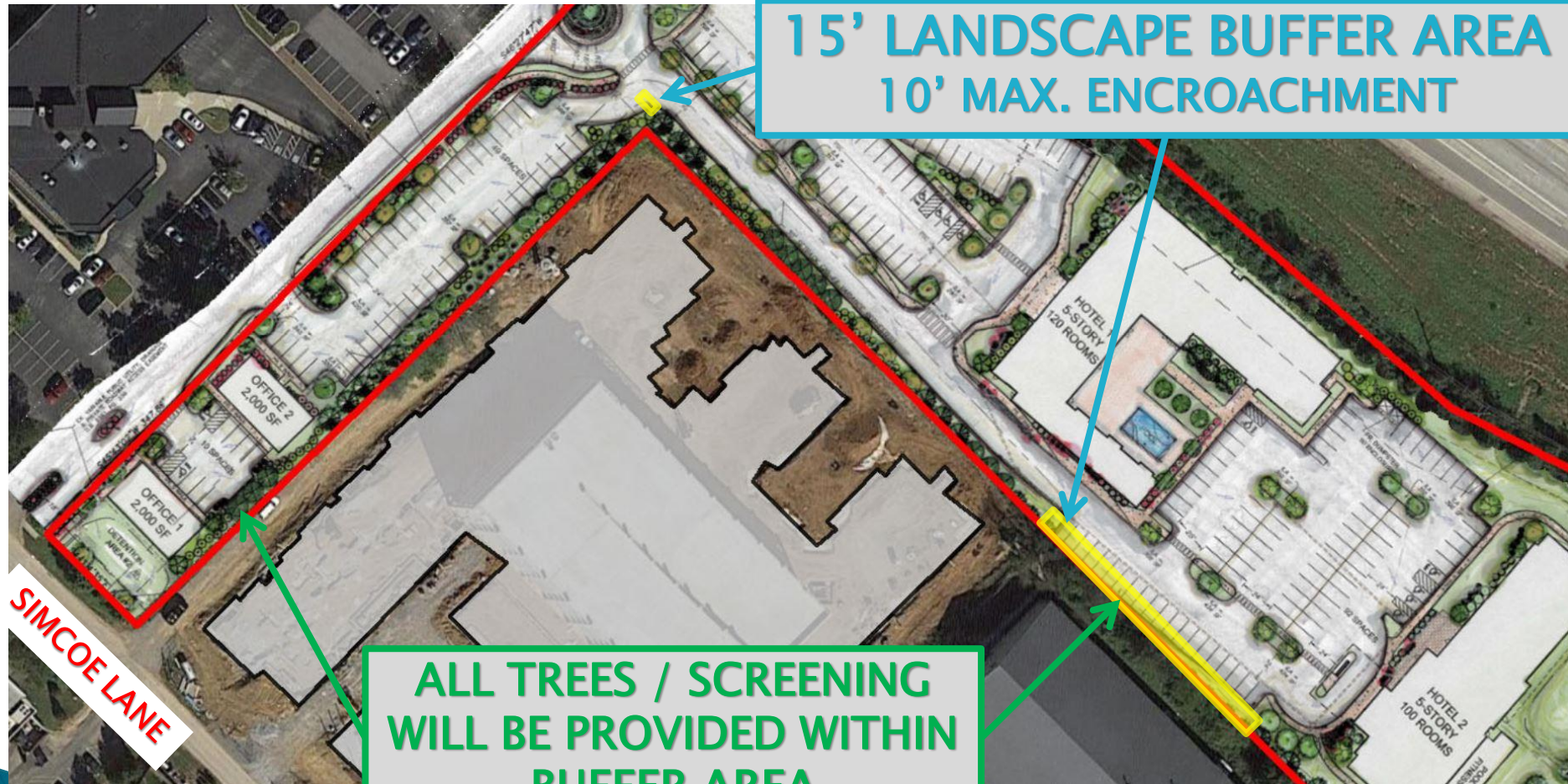
LANDSCAPE BUFFER AREA WAIVER REQUEST #1



50' LANDSCAPE BUFFER AREA
25' MAX. ENCROACHMENT

EX. I-265 LANDSCAPE
TREES / SCREENING
TO REMAIN

LANDSCAPE BUFFER AREA WAIVER REQUEST #2



FLATS AT SPRINGHURST 5-STORY APARTMENTS

PROPOSED LANDSCAPE
TREES / SCREENING
TO BE PLANTED



FLATS AT SPRINGHURST 5-STORY APARTMENTS

PROPOSED LANDSCAPE
TREES / SCREENING
TO BE PLANTED



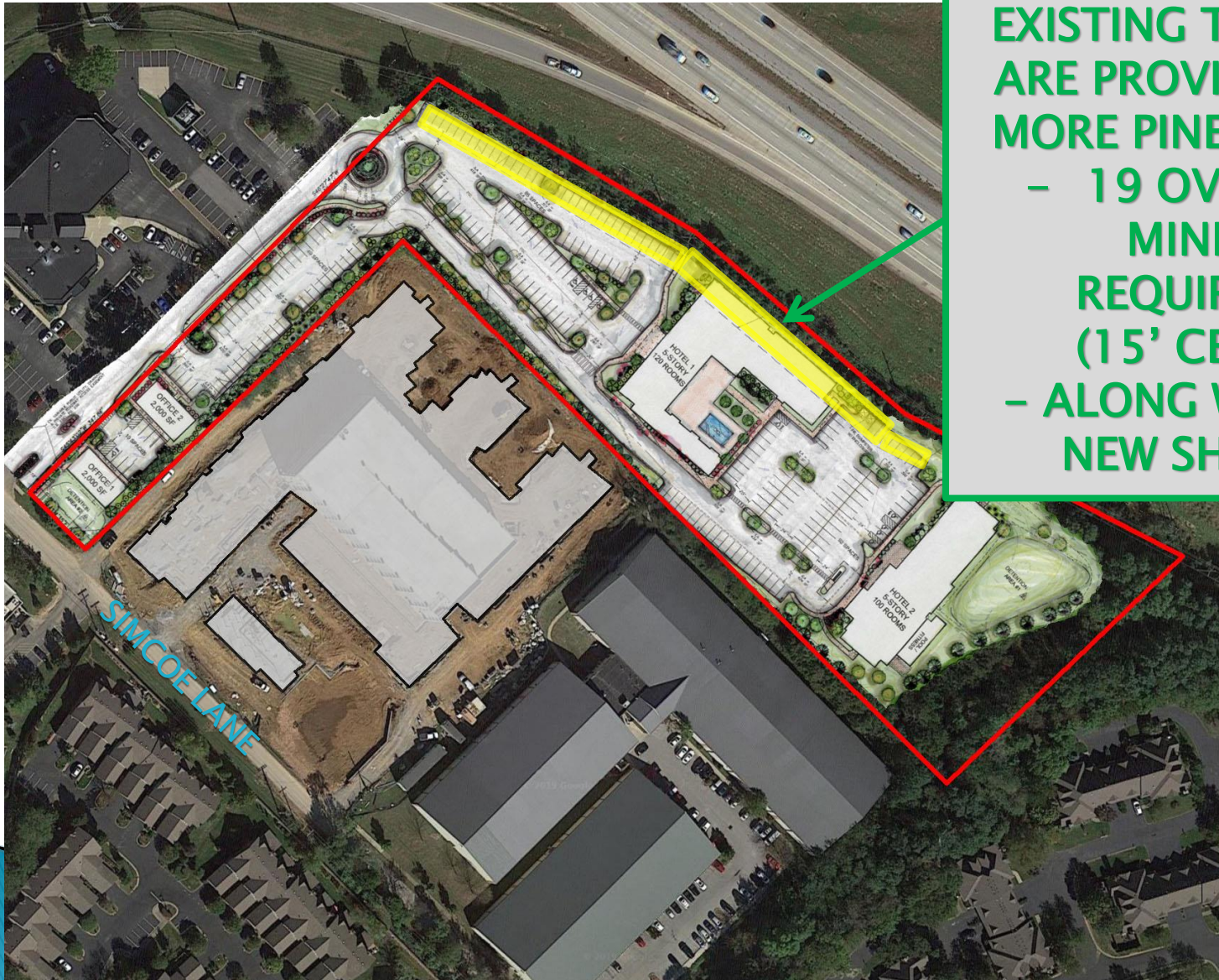
VILLAGE OF ABBEYWOOD VIEW INTO SITE



EX. LANDSCAPE
TREES / SCREENING
TO REMAIN ON THE
HOTEL SIDE OF THE
PROPERTY AND
NEAREST HOTEL IS
130' AWAY FORM
THE PROPERTY LINE.
100' OVER THE
REQUIRED SETBACK

(END OF)
ABBNEYWOOD VILLAGE DRIVE

LANDSCAPE BUFFER AREA WAIVER REQUEST #1



ALONG WITH THE 34
EXISTING TREES WE
ARE PROVIDING 17
MORE PINE SPECIES
- 19 OVER THE
MINIMUM
REQUIREMENT
(15' CENTERS)
- ALONG WITH 66
NEW SHRUBS

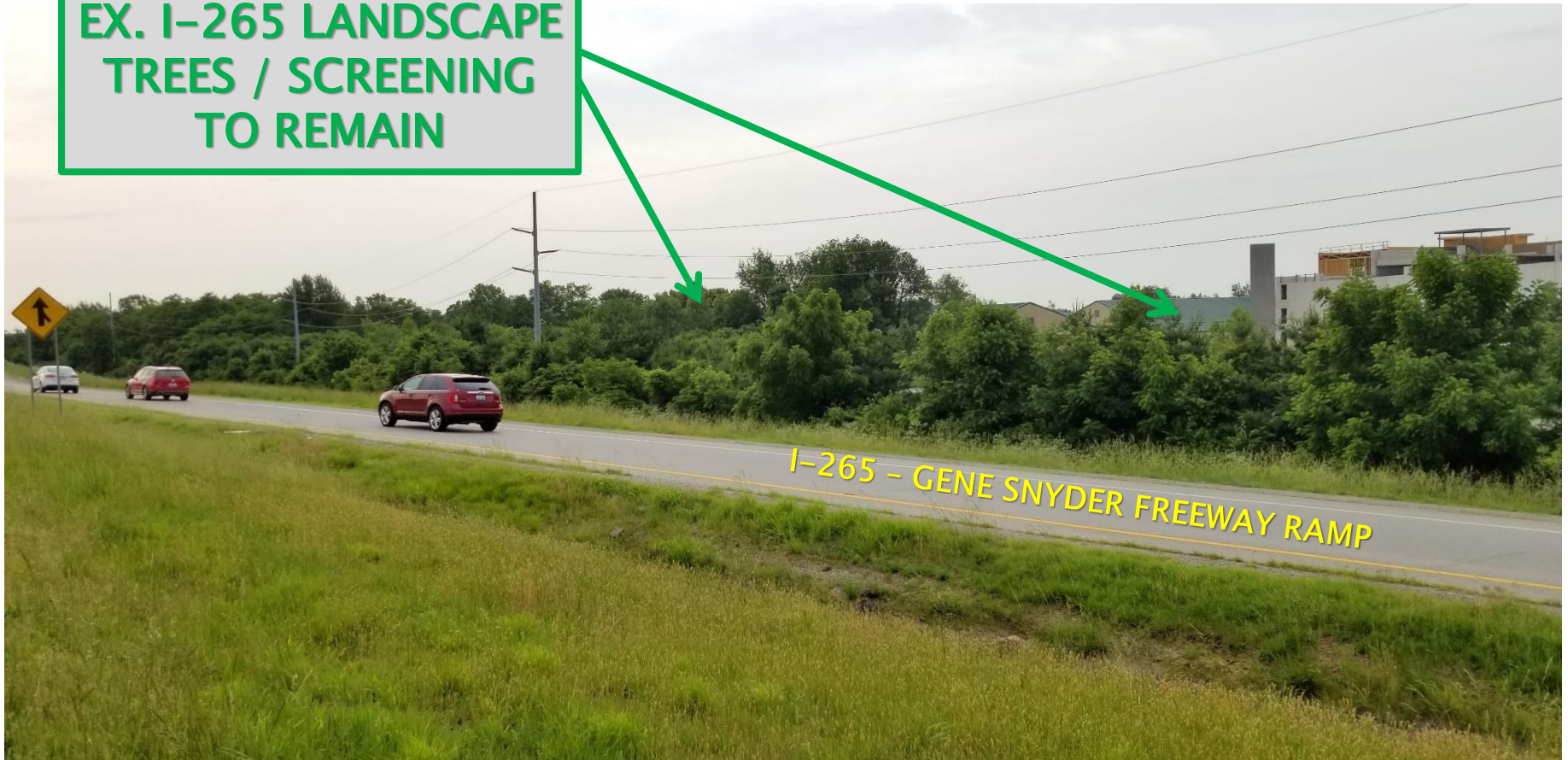
EXISTING BUFFER TREES

**34 EXISTING PINE
TREES – SHALL
REMAIN**



I-265 VIEW INTO SITE

EX. I-265 LANDSCAPE
TREES / SCREENING
TO REMAIN



I-265 - GENE SNYDER FREEWAY RAMP

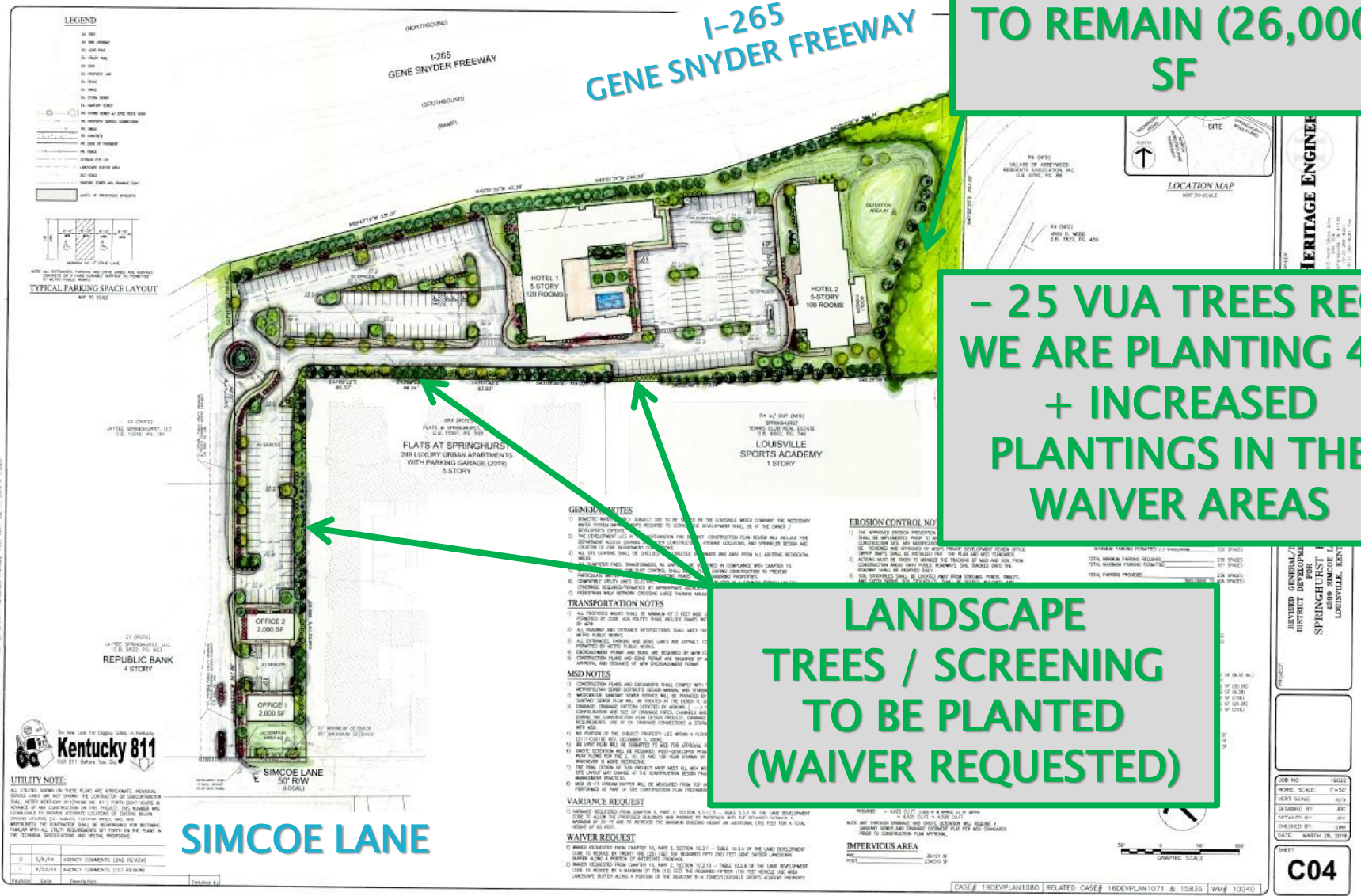
LANDSCAPE PLANTINGS

EX. LANDSCAPE TREES / SCREENING TO REMAIN (26,000 SF)

I-265 GENE SNYDER FREEWAY

- 25 VUA TREES REQ WE ARE PLANTING 45 + INCREASED PLANTINGS IN THE WAIVER AREAS

LANDSCAPE TREES / SCREENING TO BE PLANTED (WAIVER REQUESTED)



HERITAGE ENGINEER

REVIEWED GENERAL DISTRICT DEVELOPMENT FOR SPRINGHURST APARTMENTS LOUISVILLE, KENT

JOB NO: 19002
 SCALE: 1"=50'
 DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: MARCH 08, 2019

C04

TREE PRESERVATION



LANDSCAPE BUFFER AREA WAIVER REQUEST #1

Gene Snyder Buffer Analysis

Project	Waiver	Buffer Remaining
Springhurst Hotel Brownsboro Road	25'	25'
Aloft Hotel Westport Road Case# 15DEVPLAN1057	32'	18'
Drury Hotel Brownsboro Road Case# 18372	20'	30'
Middletown Commons Shelbyville Road Case# 13DEVPLAN1051 & 14DEVPLAN1075	20'	30'
Texas Roadhouse Shelbyville Road	29.5'	20.5'

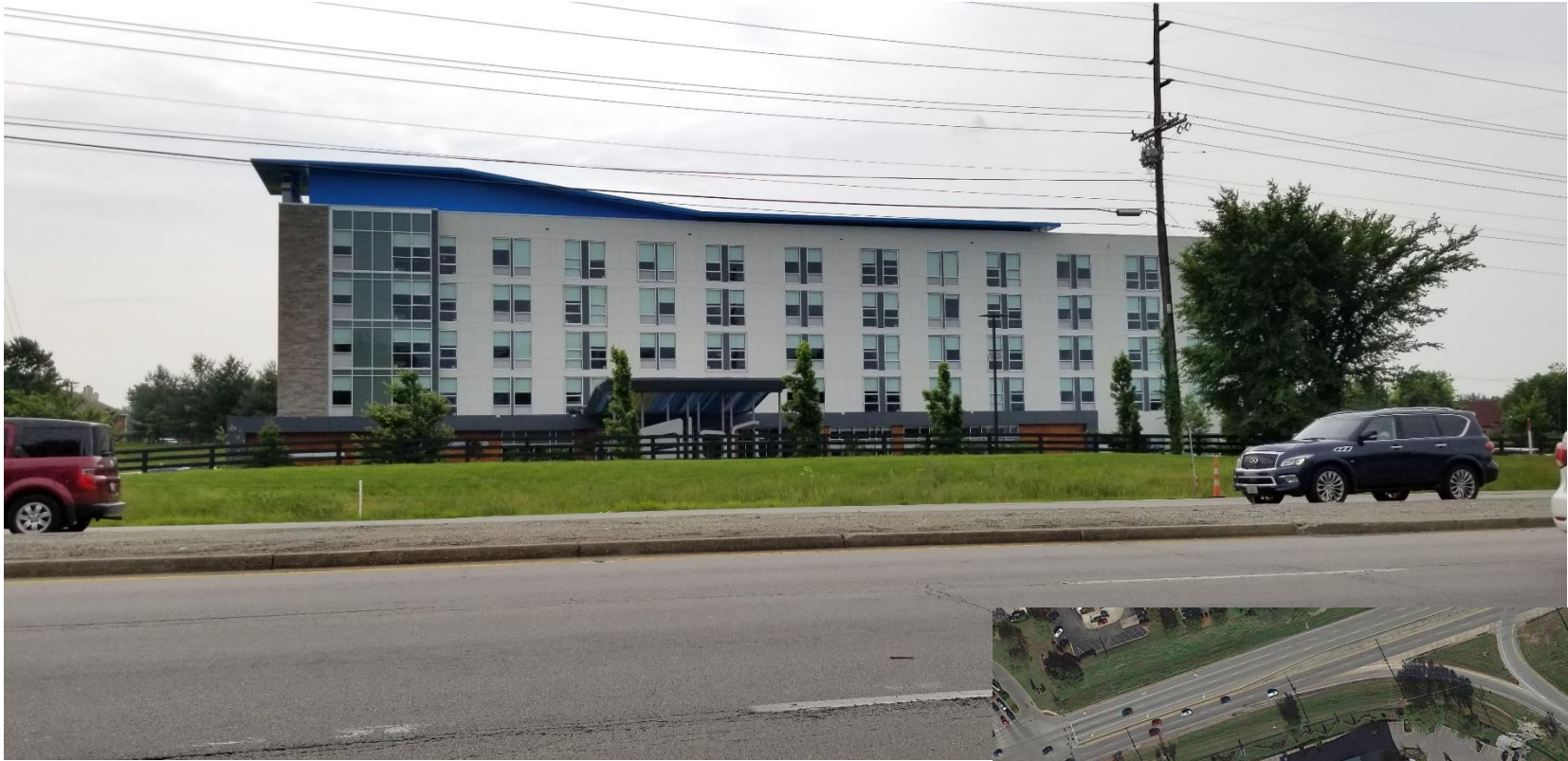
EXAMPLES OF REDUCED GENE SNYDER LANDSCAPE BUFFERS



**DRURY INN
5-STORY**



EXAMPLES OF REDUCED GENE SNYDER LANDSCAPE BUFFERS



**aloft HOTEL
5-STORY**



HOTEL ELEVATION FRONT / SIDE VIEW (ENTRANCE & FLATS)



SITE RENDERING



HOTEL ELEVATION FRONT / SIDE VIEW (I-265)



HOTEL ELEVATION REAR COURTYARD / POOL VIEW



THANK YOU



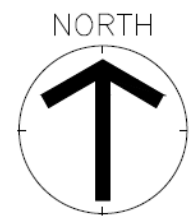
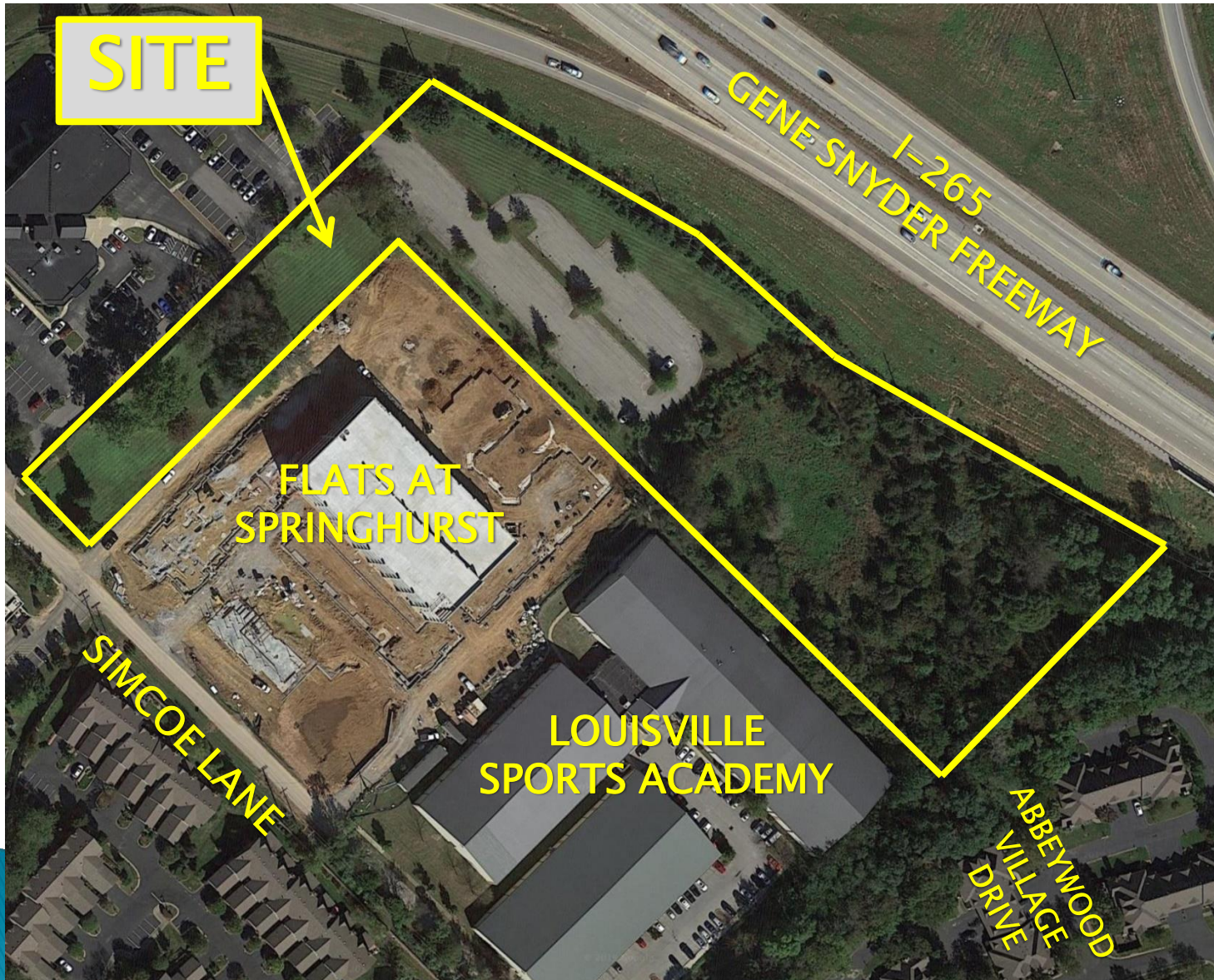
GENIUS PLACES. *Sparkling Imaginations!*

MADISON SILVERT



SCOTT HANNAH

SITE LOCATION



EXAMPLES OF REDUCED GENE SNYDER LANDSCAPE BUFFERS



**HILTON GARDEN INN
5-STORY**



EXAMPLE 4-STORY BUILDING



**REPUBLIC BANK
4-STORY**



