VARIANCES AND WAIVERS REQUESTED

1. A variance from 5.7.1. is requested to allow construction of hotel in transition zone setback.
2. A variance from 4.8.3.D is requested to allow the hotel and parking areas to be constructed in the waterway buffer area.(From 100' to 84')
3. A wavier from 10.2.4.A is requested to allow the property perimeter landscape buffer to be less than 35 feet.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY:

DATE: 03/08/17

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

CALL 2 WORKING DAYS BEFORE YOU DIG!!!

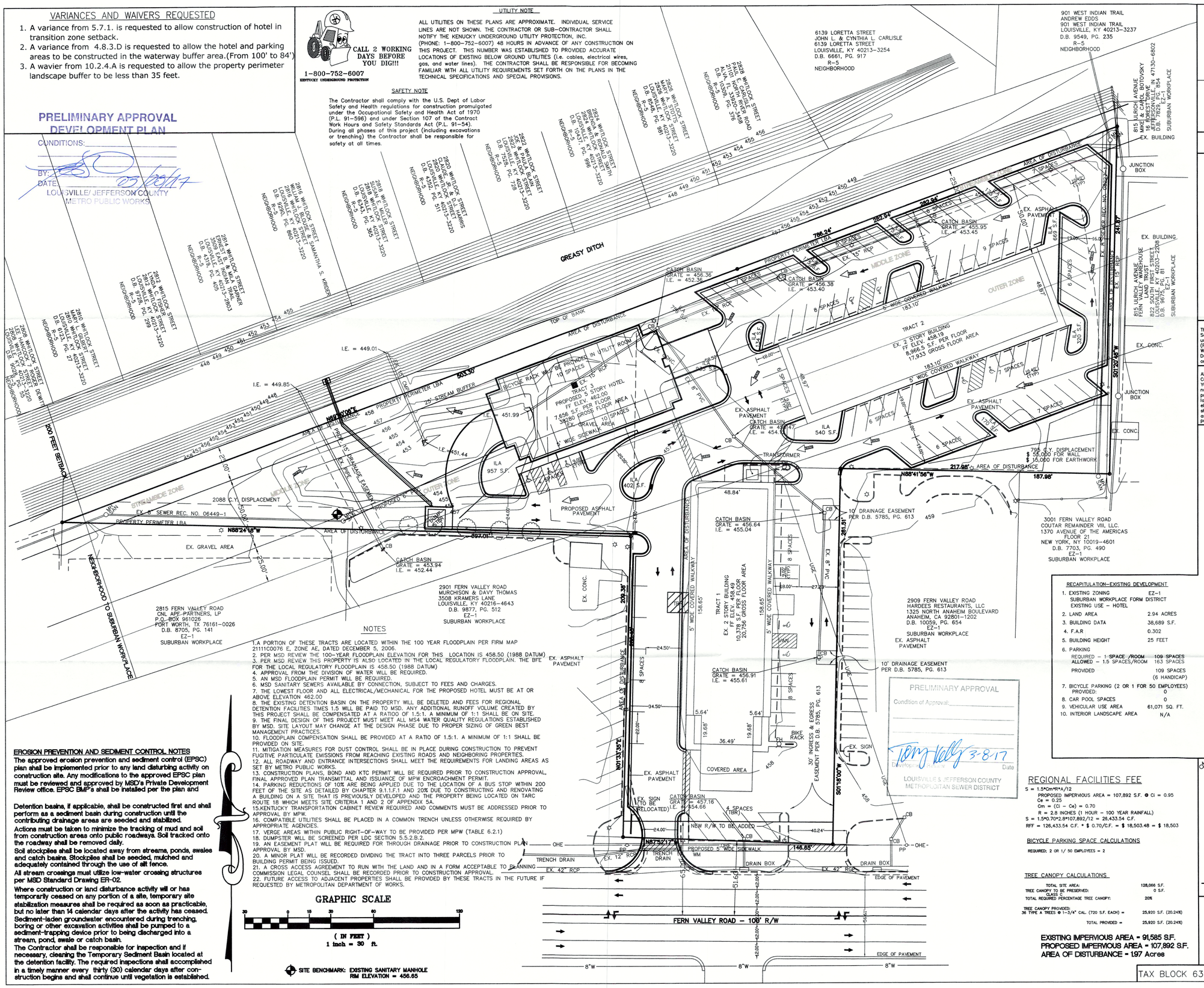
1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED 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.

SAFETY NOTE

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.



NOTES

1. A PORTION OF THESE TRACTS ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0076 E, ZONE AE, DATED DECEMBER 5, 2006.
2. PER MSD REVIEW THE 100-YEAR FLOODPLAIN ELEVATION FOR THIS LOCATION IS 458.50 (1988 DATUM)
3. PER MSD REVIEW THIS PROPERTY IS ALSO LOCATED IN THE LOCAL REGULATORY FLOODPLAIN. THE BFE FOR THE LOCAL REGULATORY FLOODPLAIN IS 458.50 (1988 DATUM)
4. APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
5. AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
6. MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
7. THE LOWEST FLOOR AND ALL ELECTRICAL/MECHANICAL FOR THE PROPOSED HOTEL MUST BE AT OR ABOVE ELEVATION 462.00
8. THE EXISTING DETENTION BASIN ON THE PROPERTY WILL BE DELETED AND FEES FOR REGIONAL DETENTION FACILITIES TIMES 1.5 WILL BE PAID TO MSD. ANY ADDITIONAL RUNOFF VOLUME CREATED BY THIS PROJECT SHALL BE COMPENSATED AT A RATIOO OF 1.5:1. A MINIMUM OF 1:1 SHALL BE ON SITE.
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. FLOODPLAIN COMPENSATION SHALL BE PROVIDED AT A RATIO OF 1.5:1. A MINIMUM OF 1:1 SHALL BE PROVIDED ON SITE.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
13. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, FINAL APPROVED PLAN TRANSMITTAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
14. PARKING REDUCTIONS OF 10% ARE BEING APPLIED DUE TO THE LOCATION OF A BUS STOP WITHIN 200 FEET OF THE SITE AS DETAILED BY CHAPTER 9.1.1.F.1 AND 20% DUE TO CONSTRUCTING AND RENOVATING A BUILDING ON A SITE THAT IS PREVIOUSLY DEVELOPED AND THE PROPERTY BEING LOCATED ON TARC ROUTE 18 WHICH MEETS SITE CRITERIA 1 AND 2 OF APPENDIX 5A.
15. KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED AND COMMENTS MUST BE ADDRESSED PRIOR TO APPROVAL BY MPW.
16. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
17. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER MPW (TABLE 6.2.1)
18. DUMPSTER WILL BE SCREENED PER LDC SECTION 5.5.2.B.2.
19. AN EASEMENT PLAT WILL BE REQUIRED FOR THROUGH DRAINAGE PRIOR TO CONSTRUCTION PLAN APPROVAL BY MSD.
20. A MINOR PLAT WILL BE RECORDED DIVIDING THE TRACT INTO THREE PARCELS PRIOR TO BUILDING PERMIT BEING ISSUED.
21. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
22. FUTURE ACCESS TO ADJACENT PROPERTIES SHALL BE PROVIDED BY THESE TRACTS IN THE FUTURE IF REQUESTED BY METROPOLITAN DEPARTMENT OF WORKS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on construction site. Any modifications 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

Detention basins, if applicable, shall be constructed first and shall perform as a sediment basin during construction until the contributing drainage areas are seeded and stabilized.

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.

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.

All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.

Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment-trapping device prior to being discharged into a stream, pond, swale or catch basin.

The Contractor shall be responsible for inspection and if necessary, cleaning the Temporary Sediment Basin located at the detention facility. The required inspections shall accomplished in a timely manner every thirty (30) calendar days after construction begins and shall continue until vegetation is established.

REGIONAL FACILITIES FEE

S = 1.5*Cm*R*A/12
PROPOSED IMPERVIOUS AREA = 107,892 S.F. @ Ci = 0.95
Ce = 0.25
Cm = (Ci – Ce) = 0.70
R = 2.8 INCHES (1 HOUR – 100 YEAR RAINFALL)
S = 1.5*0.70*2.8*107,892/12 = 26,433.54 C.F.
RFF = 126,433.54 C.F. * $ 0.70/C.F. = $ 18,503.48 = $ 18,503

BICYCLE PARKING SPACE CALCULATIONS

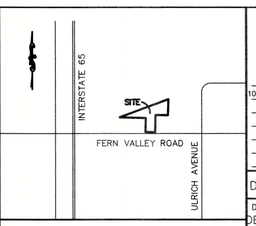
REQUIRED: 2 OR 1/ 50 EMPLOYEES = 2

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	128,066 S.F.
TREE CANOPY TO BE PRESERVED: CLASS C	0 S.F.
TOTAL REQUIRED PERCENTAGE TREE CANOPY:	20%
TREE CANOPY PROVIDED: 36 TYPE A TREES @ 1-3/4" CAL. (720 S.F. EACH) =	25,920 S.F. (20.24%)
TOTAL PROVIDED =	25,920 S.F. (20.24%)

OWNER/DEVELOPER

KAC ENTERPRISES, INC.
2905 FERN VALLEY ROAD
LOUISVILLE, KY 40213-3519
732.429.3273
D.B. 9195, PG. 965



VICINITY MAP

ALL EDGES TO HAVE 3/4" CHAMFER
ALL SURFACES TO HAVE STEEL TROWEL FINISH.
1" DIA. HOLE FOR 3/4" X 18" STEEL PIN (TYPICAL)
VISUALIZE MAP
NOT TO SCALE

PRECAST BUMPER BLOCK
NOT TO SCALE
NOTE: USE BUMPER BLOCKS IN PARKING SPACES THAT FACE BUILDING AND/OR OTHER PARKING SPACES.

TYPICAL PARKING SPACE DIMENSIONS DETAIL
NOT TO SCALE

SAFETY NOTE

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

UTILITY NOTE

All utilities shown on this plan are approximate. The Contractor or Subcontractor shall notify "CALL BEFORE YOU DIG" (phone 1-800-382-5544, this is a tool free number), 48 hrs. in advance of any construction on this project. This number was established to provide accurate locations of below ground utilities such as cables, electric wires and gas and water lines. The Contractor shall familarize himself with all utility requirements as set out in the plans, specifications, and special provisions.

RECAPITULATION–PROPOSED DEVELOPMENT

1. EXISTING ZONING: EZ-1
   SUBURBAN WORKPLACE FORM DISTRICT
   EXISTING USE – HOTEL
   PROPOSED USE – HOTEL
2. LAND AREA
   TRACT 1 0.93 ACRES
   TRACT 2 1.13 ACRES
   TRACT 3 0.88 ACRES
3. BUILDING DATA
   TRACT 1 20,756 S.F.
   TRACT 2 17,933 S.F.
   TRACT 3 38,280 S.F.
4. F.A.R
   TRACT 1 0.512
   TRACT 2 0.364
   TRACT 3 0.998
5. BUILDING HEIGHT
   TRACT 1 25 FEET
   TRACT 2 25 FEET
   TRACT 3 45 FEET
6. PARKING
   REQUIRED/ALLOWED: 1.0/1.5 SPACE PER ROOM
   TRACT 1 49/73 ROOMS
   TRACT 2 60/90 ROOMS
   TRACT 3 72/108 ROOMS
   TOTAL 181/271 ROOMS
   REQUIRED: 181 SPACES
   LESS 10% FOR BUS STOP 18 SPACES
   LESS 20% SITE CRITERIA 2 APPENDIX 5 36 SPACES
   TOTAL 127 SPACES
   PROVIDED: 128 SPACES (9 HANDICAP)
7. BICYCLE PARKING (2 OR 1 FOR 50 EMPLOYEES)
   PROVIDED: 2 INSIDE BLDG.
8. CAR POOL SPACES 0
9. VEHICULAR USE AREA 64,590 SQ. FT.
10. INTERIOR LANDSCAPE AREA
    REQUIRED 4,844 SQ.FT.
    PROVIDED 5,302 SQ.FT.

RECAPITULATION–EXISTING DEVELOPMENT

1. EXISTING ZONING: EZ-1
   SUBURBAN WORKPLACE FORM DISTRICT
   EXISTING USE – HOTEL
2. LAND AREA 2.94 ACRES
3. BUILDING DATA 38,689 S.F.
4. F.A.R 0.302
5. BUILDING HEIGHT 25 FEET
6. PARKING
   REQUIRED – 1 SPACE /ROOM 109 SPACES
   ALLOWED – 1.5 SPACES/ROOM 163 SPACES
   PROVIDED 109 SPACES (6 HANDICAP)
7. BICYCLE PARKING (2 OR 1 FOR 50 EMPLOYEES)
   PROVIDED: 0
8. CAR POOL SPACES 0
9. VEHICULAR USE AREA 61,071 SQ. FT.
10. INTERIOR LANDSCAPE AREA N/A

LEGEND

EX. 8" SEWER	EXISTING SEWER LINE AND MANHOLE
	EXISTING WATER VALVE
	EXISTING GUY WIRE
GUY POLE	EXISTING GUY POLE
DCB	EXISTING CATCH BASIN
	FIRE HYDRANT
	EXISTING TREELINE
	WATER METER
	SERVICE POLE
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
460	EXISTING CONTOUR LINE
+620.42	EXISTING SPOT ELEVATION
8"G	EXISTING GAS LINE WITH PIPE SIZE
8"W	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
	PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
T.B.R.	TO BE REMOVED

REVISIONS:

- 6/8/2016– AGENCY COMMENTS
- 10/5/2016–MSD FLOODPLAIN POLICY
- 12/30/2016–AGENCY COMMENTS
- 1/25/2017–AGENCY COMMENTS

DRWN BY: mse

DRAWING NAME: DEVELOPMENTPLAN4.DWG

PLOT NAME: PLAN

STATE OF KENTUCKY MICHAEL S. EVANS 9945 LICENSED PROFESSIONAL ENGINEER

Professional's Seal

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

BEST WESTERN HOTEL
2905 FERN VALLEY ROAD

WAIVER AND VARIANCE PLAN
CATEGORY 2B DEVELOPMENT PLAN

DATE: 2-4-16

PROJECT NO.: XXXXX

Sheet 1 1

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