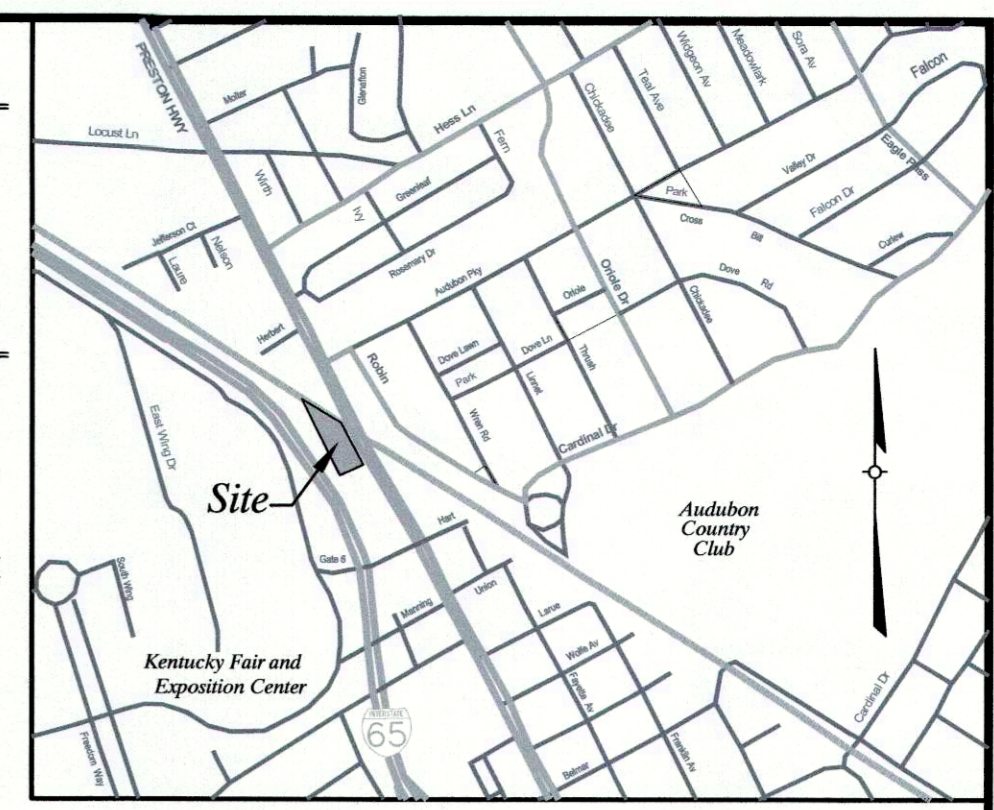


VARIANCE REQUESTED:

1. A VARIANCE IS REQUESTED FROM SECTION 5.3.2.C.2 OF THE LOUISVILLE LAND DEVELOPMENT CODE TO VARY THE PRESTON HIGHWAY FRONT SETBACK FOR THE PROPOSED VEHICULAR USE AREA.

WAIVERS REQUESTED:

1. WAIVERS ARE REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE LAND DEVELOPMENT CODE TO WAIVE THE ENCROACHMENT OF THE PROPOSED VEHICULAR USE AREA INTO THE PRESTON HIGHWAY AND INTERSTATE 65 15' LANDSCAPE BUFFER AREAS.
2. WAIVERS ARE REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE LAND DEVELOPMENT CODE TO WAIVE THE MORE THAN 50% OVERLAP OF THE PRESTON HIGHWAY PROPOSED 15 FT. LANDSCAPE BUFFER AREA AND THE EXISTING 24 FT. WIDE LOUISVILLE WATER COMPANY EASEMENT.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.9± ACRES
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL
PROPOSED USE	= HOTEL
PROPOSED BUILDING AREA	= 45,500 S.F.
PROPOSED HOTEL ROOMS	= 124 ROOMS
F.A.R.	= 0.54
PROPOSED BUILDING HEIGHT	= 60' (4 FLOORS) (45' MAX. ALLOWED/TRANSITION ZONE) (60' MAX. ALLOWED/OUTSIDE TRANSITION ZONE)
PARKING REQUIRED	MIN. MAX.
1 SPACE/SLEEPING ROOM	= 124 SPACES
1.5 SPACES/SLEEPING ROOM	= 186 SPACES
-10% MIN. DUE TO SITE'S LOCATION < 200' FROM TRANSIT ROUTE	= 112 SPACES
TOTAL PARKING PROVIDED	= 124 (5 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	= 2 LONG TERM (PROVIDED IN BLDG.) = NO SHORT TERM REQUIRED
TOTAL VEHICULAR USE AREA (VUA)	= 48,151 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 3,611 S.F. (7.5% OF VUA S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,328 S.F. (11% OF VUA S.F.)

GENERAL NOTES:

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
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.
5. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
6. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE CANOPY OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. A KY TRANSPORTATION CABINET ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY, PRIOR TO MPW CONSTRUCTION APPROVAL.
9. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
10. EXISTING LANDSCAPING IN THE PRESTON HIGHWAY RIGHT-OF-WAY SHALL BE REMOVED WHERE NECESSARY TO ADDRESS SITE DISTANCE CONFLICTS.
11. A CROSS-ACCESS AGREEMENT WILL BE PROVIDED WHEN THE PROPERTY TO THE EAST IS REDEVELOPED.
12. THE OWNER SHALL REMOVE TRASH FROM THE PROPOSED TARC STOP.

MSD NOTES:

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES. A LATERAL EXTENSION WILL BE REQUIRED FOR THE RELOCATION OF THE EXISTING SANITARY SEWER.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP 21111C0058E, DATED DECEMBER 5, 2006.
3. DRAINAGE PATTERN DEPICTED BY ARROWS () IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFIRM TO MSD REQUIREMENTS.
4. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
5. PROPOSED SITE LAYOUT REDUCES THE TOTAL AMOUNT OF IMPERVIOUS SURFACE; THEREFORE SITE DOES NOT REQUIRE DETENTION.
6. 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.
7. EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
8. MSD APPROVED A DOWNSTREAM CAPACITY FOR THIS PROPOSAL BY LETTER, DATED FEBRUARY 19, 2015.

TREE CANOPY CALCULATIONS

SITE CLASS C CANOPY REQUIREMENT (0% - 40% EXISTING COVERAGE)	
TOTAL SITE AREA	= 84,384 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% OF SITE S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY PROVIDED	= 20% (16,877 S.F.)

NO.	DATE	DESCRIPTION
1	3/16/15	ISSUED FOR PERMIT

FILE NAME: 15019_DDP.dwg	DATE: 3/12/2015	CHECKED BY: AR
SCALE: AS SHOWN	DRAWN BY: SBS	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
502 WESTERN AVENUE, SUITE 105 • LOUISVILLE, KY 40202
PHONE: 502.444.9774
FAX: 502.444.9774
WEB SITE: WWW.LD-D.COM

CATEGORY 2B DEVELOPMENT PLAN
VALUE PLACE HOTEL
3300 Preston Highway, Louisville, KY
DEVELOPER
TGC Development Group
125 N. Emporia, Suite 202
Wichita, Kansas 67202
316.260.9088

RECEIVED
MAR 19 2015
PLANNING & DESIGN SERVICES

corrected
15VAR1009

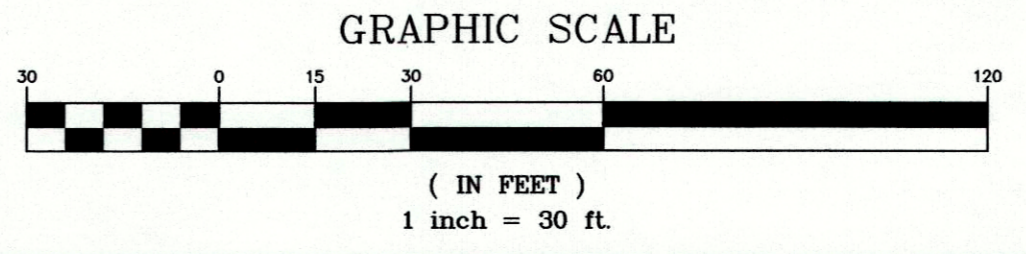
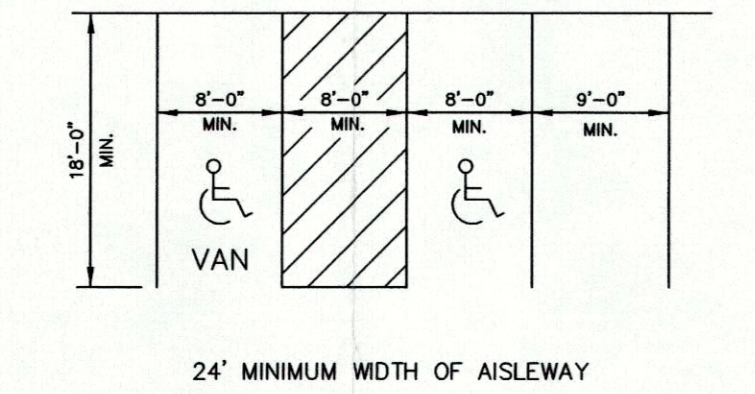
AP 3/25/15

PRELIMINARY APPROVAL
Condition of Approval:
Alban Sparks
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LEGEND

	= PROPOSED SEWER AND MANHOLE
	= PROPOSED SILT FENCE
	= EXISTING DRAINAGE SWALE
	= EXISTING WATER LINE



OWNER: JOY COHEN & STUART YUDOFSKY
P.O. BOX 374
SAUGATUCK, MI 49453-0374
COUNCIL DISTRICT - 21
FIRE PROTECTION DISTRICT - LOUISVILLE #3

SITE ADDRESS: 3300 PRESTON HWY.
PARCEL ID: 083F00050000
D.B. 5273, PG. 893
CASE: 15VARIANCE1009
MSD WM#: 11118