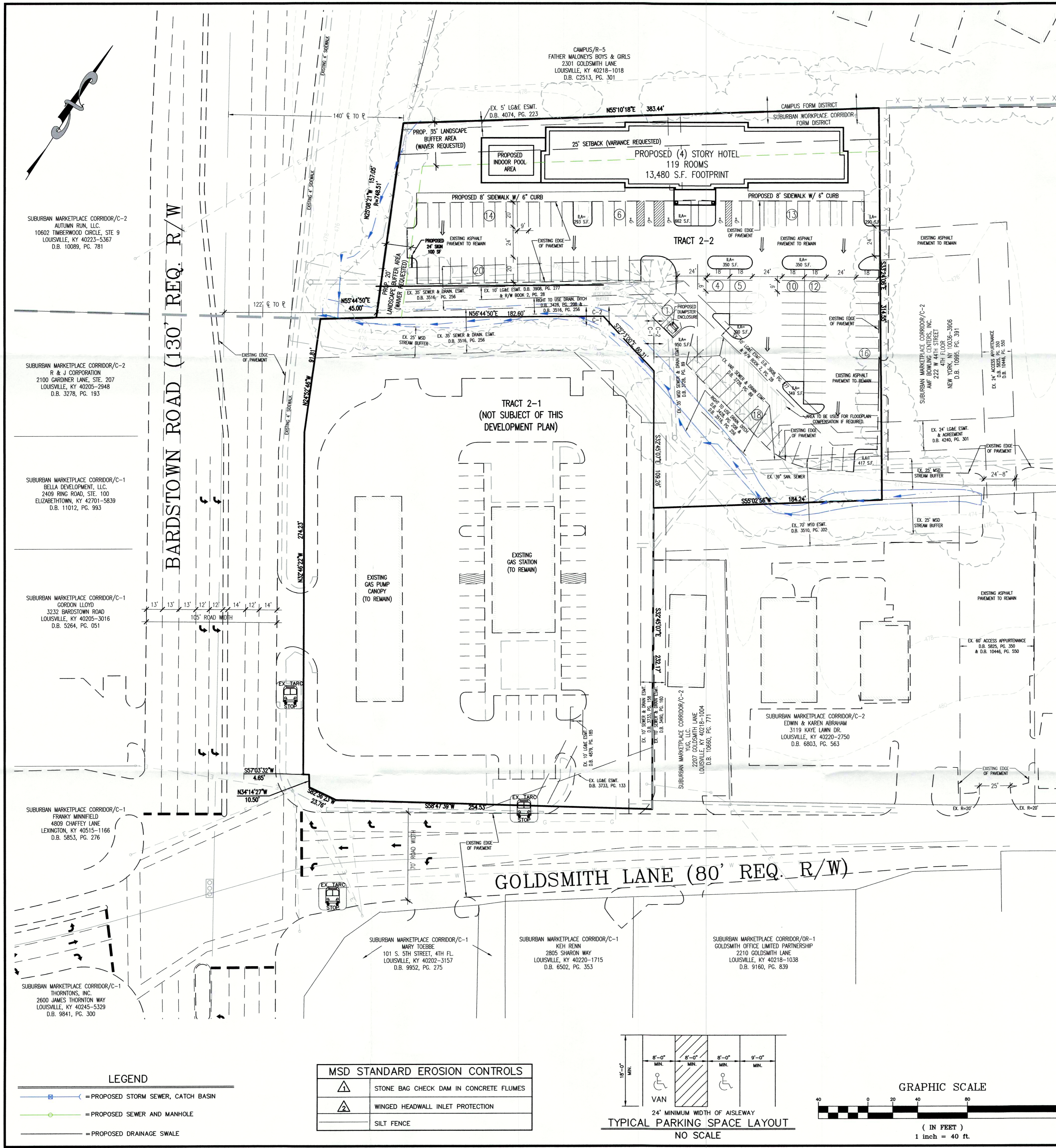


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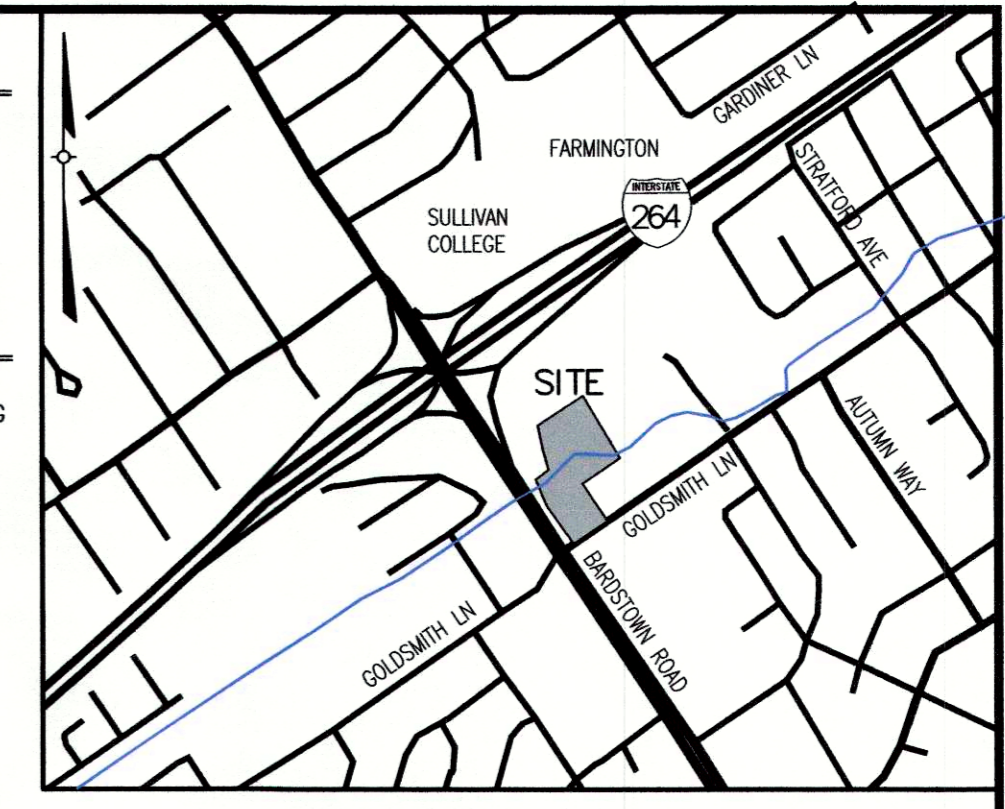


VARIANCE REQUEST

A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.3.2.b. TO ALLOW PROPOSED BUILDING TO ENCRoACH INTO 25' SETBACK ALONG NORTH PROPERTY LINE.

WAIVER REQUEST

A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.9.2.a.1.b.i. TO PROVIDE A PEDESTRIAN CONNECTION TO BARDSTOWN ROAD.



LOCATION MAP NOT TO SCALE

PROJECT DATA

Table with 2 columns: Description and Value. Includes: TOTAL SITE AREA (4.573 ACRES), TRACT 2-1 (2.45 ACRES), TRACT 2-2 (SUBJECT SITE) (2.12 ACRES), EXISTING ZONING (C-2 TO REMAIN), FORM DISTRICT (SUBURBAN MARKETPLACE CORRIDOR), EXISTING USE (VACANT), PROPOSED USE (HOTEL), PROPOSED BUILDING FOOTPRINT AREA (13,480 S.F.), PROPOSED BUILDING HEIGHT (4 STORIES-45' (60' MAXIMUM ALLOWED)), TOTAL BUILDING AREA (34,296 S.F.), F.A.R. (0.14 (5.0 MAXIMUM ALLOWED)), PARKING REQUIRED (MIN. 119 SPACES, MAX. 170 SPACES), 157/119 SLEEPING ROOMS, 152/119 SLEEPING ROOMS, TOTAL PARKING PROVIDED (119 SPACES (5 ACCESSIBLE SPACES INCLUDED)), BICYCLE PARKING REQUIRED/PROVIDED (2 LONG TERM (PROVIDED INDOORS)), TOTAL VEHICULAR USE AREA (41,065 S.F.), INTERIOR LANDSCAPE ISLAND (IA) AREA REQUIRED (7.5% OF VIA (3,080 S.F.)), IA PROVIDED (4,409 S.F.), IMPERVIOUS AREA (64,026 S.F.), PROPOSED IMPERVIOUS AREA (52,124 S.F.), NET IMPERVIOUS AREA (-6,902 S.F. (11% REDUCTION)).

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers if it does it shall be re-named, shielded, or turned off.
7. Construction fencing shall be erected 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. A karst survey was conducted on site by Sarah Beth Sammons, PLA on February 7th, 2018. No karst activity was observed, site had been previously developed. This area is prone to intense karst terrain and LDC Chapter 4 Part 9 may be applicable.
10. All service structures shall be screened in accordance with land development code chapter 10, section 10.2.6 and 10.4.9. service structures include but are not limited to: propane tanks, dumpsters, hvac units, electric transformers, telecom boxes, etc.
11. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
12. Boundary per 18MINORPLAT1011, site information from LDC and does not constitute a survey.
13. Minor plat for lot subdivision shall be recorded prior to construction plan approval.
14. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.
15. Access Appearance per Deed Book 5825, Page 350 and Deed Book 10446, Page 550
16. Building elevations will be submitted to Planning and Design Services for approval prior to issuance of building permit.
17. Proposed dumpster will meet LDC Section 5.5.2.B.2.
18. Signage will comply with LDC Chapter 8 requirements.

MSD NOTES:

- 1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Specifications.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. The entirety of the Tract 2-2 is within the 100 year flood plain per FRM Map No. 211110060E dated December 5, 2006.
4. 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 conform to MSD requirements.
5. The site has a thru drainage easement per D.B. 428, Pg. 208 and D.B. 3516, Pg. 256.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. 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.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
9. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
10. Floodplain compensation required on site at a ratio of 1.5 to 1 up to elevation 479.8. Area to be used for compensation, if required, is shown hereon.
11. MSD Floodplain permit required prior to construction plan approval.
12. Kentucky Department of Water approval required prior to MSD construction plan approval.
13. Lowest finished floor elevation to be at or above 480.8 and machinery to be at or above 481.8.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. 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 MSD standards.
3. 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.
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. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. Sediment-taken granulated material during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS

Table with 2 columns: Description and Value. Includes: TOTAL TRACT 2-2 SITE AREA (92,442 S.F.), EXISTING TREE CANOPY AREA (14,200 S.F. (15% OF SITE AREA)), EXISTING TREE CANOPY TO BE PRESERVED (14% (13,000 S.F.)), TOTAL TREE CANOPY AREA REQUIRED (16% (14,791 S.F.) - CLASS C 0% - 40%), TOTAL TREE CANOPY TO BE PROVIDED (15,160 S.F. (16%)).

PRELIMINARY APPROVAL stamp with signature of Tanya Kelly, dated APR 02 2018, from PLANNING & DESIGN SERVICES.

OWNER: THORNTONS, INC. 2600 JAMES THORNTON WAY LOUISVILLE, KY 40245-5329

SITE ADDRESS: 3255 BARDSTOWN ROAD LOUISVILLE, KY 40205 TAX BLOCK 81L, LOT 05 D.B. 10446, PG. 550

COUNCIL DISTRICT - 26 FIRE PROTECTION DISTRICT - LOUISVILLE #4

CASE: 18DEVPLAN1002 RELATED CASES: 15LSCAPE1072, 2-11-15, & 18MINORPLAT1011 WM#11734

REVISIONS table with columns: NO., DATE, DESCRIPTION, AGENCY COMMENTS.

PROFESSIONAL'S SEAL area with signature and name of Tanya Kelly, dated 4/2/2018.

PROJECT DATA table with fields: FILE NAME, DATE, CHECKED BY, DRAWN BY.

L&D&D LAND DESIGN & DEVELOPMENT, INC. logo and contact information.

PROPOSED HOTEL 3255 BARDSTOWN ROAD DEVELOPER REALCRAFT PROPERTY SOLUTIONS, LLC. 1100 BELLEWOOD ROAD LOUISVILLE, KY 40223 502.500.2131

JOB NO. 17257 SHEET 1 OF 1

LEGEND table with symbols for proposed storm sewer, proposed sewer and manhole, and proposed drainage swale.

MSD STANDARD EROSION CONTROLS table with symbols for stone bag check dam, winged headwall inlet protection, and silt fence.

