

VARIANCE REQUESTED

1. A VARIANCE FROM 4.8.3.D IS REQUESTED TO REDUCE THE OUTER ZONE AND MIDDLE ZONE OF THE WATERWAY BUFFER ZONE FROM 25 FEET AND 50 FEET, PROSPECTIVELY TO 0 FEET TO ALLOW ENCROACHMENT OF PROPOSED HOTELS & PARKING.

NOTES

- 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.
- CONSTRUCTION PLANS, BOND AND KDOH PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. FINAL APPROVED PLAN TRANSMITTAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED AND COMMENTS MUST BE ADDRESSED PRIOR TO APPROVAL BY MPW.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER MPW (TABLE 6.2.1)
- DUMPSTER WILL BE SCREENED PER LDC SECTION 5.5.2.B.2.
- ANY PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. (9.1.12.C)
- ALL PARKING LOTS AND ENTRANCES WILL BE OF HARD AND DURABLE SURFACE.
- THERE WILL BE NO COMMERCIAL SIGNS IN THE STATE RIGHT-OF-WAY.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL COMPLY WITH KDOH STANDARDS.
- THERE SHALL BE NO NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.

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 be completed in a timely manner every thirty (30) calendar days after construction begins and shall continue until vegetation is established.

PROPOSED FLOODPLAIN QUANTITIES- END AREA METHOD

SECTION	SECTION FILL AREA SQ. FT.	FILL AVERAGE FT.	DISTANCE FT.	FILL VOLUME CU. FT.
0	0	350.15	50.00	3501.50
50	700.3	403.70	50.00	4037.00
100.00	107.10	718.35	50.00	7183.50
150.00	1325.60	1613.10	50.00	16131.00
200.00	2300.00	2153.20	50.00	21532.00
250.00	2005.80	1909.15	50.00	19091.50
300.00	1812.50	1568.35	50.00	15683.50
350.00	1689.60	1438.90	50.00	14389.00
400.00	1443.10	1360.75	50.00	13607.50
450.00	1434.70	1266.75	50.00	12667.50
500.00	2286.80	1871.35	50.00	18713.50
550.00	1455.90	1579.30	50.00	15793.00
600.00	1702.70	2380.65	50.00	23806.50
650.00	3058.60	3175.95	50.00	31759.50
700.00	3293.30	3283.55	50.00	32835.50
750.00	3273.80	3209.95	50.00	32099.50
800.00	3148.10	3118.70	50.00	31187.00
850.00	3091.30	2815.80	50.00	28158.00
900.00	2540.30	1270.15	30.00	7620.90
950.00	0.00			
TOTAL				350478.00

DETENTION CALCULATIONS

$S = 1.5 \cdot C_m \cdot R^A / 12$
 PROPOSED IMPERVIOUS AREA = 127,564 S.F. $C_i = 0.95$
 $C_e = 0.25$
 $C_m = (C_i - C_e) = 0.70$
 $R = 2.8$ INCHES (1 HOUR - 100 YEAR RAINFALL)
 $S = 1.5 \cdot 0.70 \cdot 2.8^{127,564/12} = 31,253.18$ C.F.

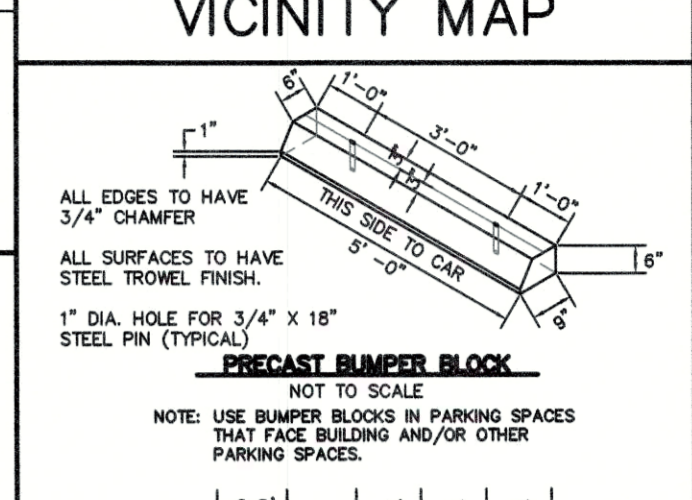
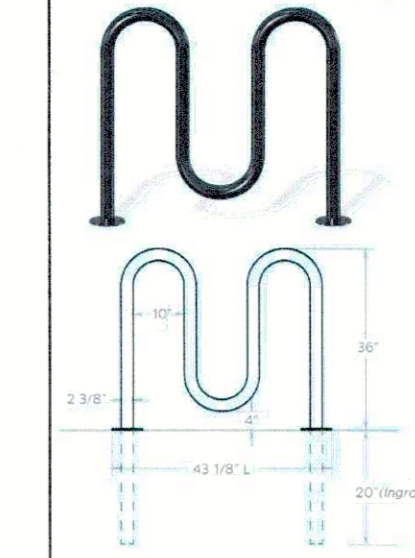
MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
- A PORTION OF THESE TRACTS ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0093F, ZONE AE, DATED DECEMBER 5, 2006.
- PER MSD REVIEW THE 100-YEAR FLOODPLAIN ELEVATION FOR THIS LOCATION VARIES FROM 459.00 TO 460.10 (1988 DATUM)
- PER MSD REVIEW THIS PROPERTY IS ALSO LOCATED IN THE LOCAL REGULATORY FLOODPLAIN. THE BFE FOR THE LOCAL REGULATORY FLOODPLAIN VARIES FROM 459.00 TO 460.40 (1988 DATUM)
- APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
- AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MSD, IF REQUIRED.
- AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES AND CHARGES. SANITARY WASTE WILL BE TREATED AT MSD WEST COUNTY WWTPL
- LOWEST FINISHED FLOOR FOR EACH STRUCTURE TO BE DETERMINED DURING THE CONSTRUCTION PHASE. LOWEST FINISHED FLOOR SHALL BE ONE FOOT (1') ABOVE THE LOCAL REGULATORY FLOODPLAIN ELEVATION AND LOWEST MACHINERY SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE LOCAL REGULATORY FLOODPLAIN ELEVATION.
- 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.
- FLOODPLAIN COMPENSATION SHALL BE PROVIDED AT A RATIO OF 1.5:1.
- INCREASED RUNOFF VOLUME OF THE 100-YEAR STORM SHALL BE COMPENSATED ONSITE AT 1.5:1 BELOW THE FEMA FLOODPLAIN IN LIEU OF ONSITE DETENTION.
- ALL PARKING AREAS SHALL MEET OR EXCEED THE LOCAL REGULATORY FLOODPLAIN REGULATIONS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

PROPOSED FLOODPLAIN STORAGE

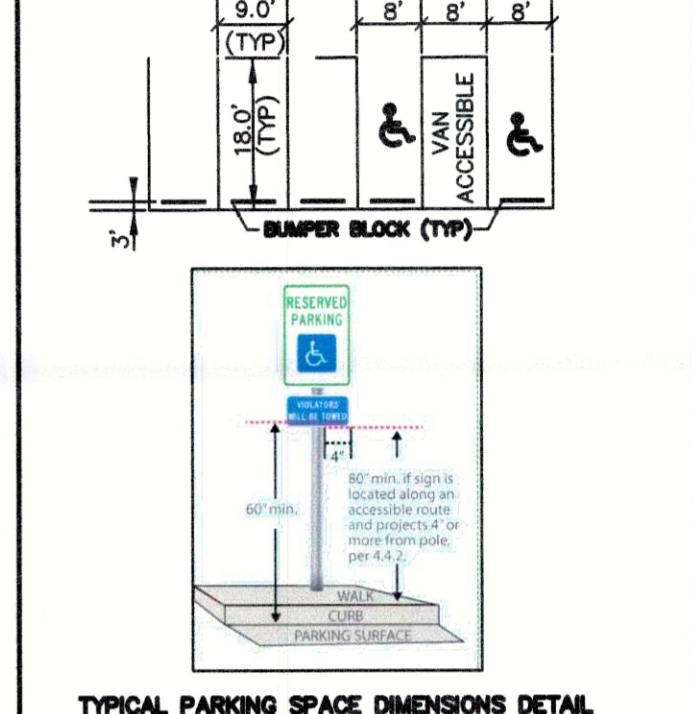
ELEVATION	CONTOUR AREA SQ. FT.	AVERAGE	DEPTH FT.	VOLUME CU. FT.	ACCUMULATED VOLUME CU. FT.
445	29160.00				0.00
450.00	40984.00	35062.00	5.00	175310.00	175310.00
455.00	54783.00	49434.50	6.00	296607.00	471917.00
456.00	57905.00	58498.00	1.00	58498.00	531415.00
457.00	61091.00	62716.50	1.00	62716.50	594131.50
458.00	64342.00	65999.00	1.00	65999.00	660130.50
459.00	67656.00				
DETENTION VOLUME REQUIRED				31253.00	628877.50

PROPOSED FLOODPLAIN/DETENTION BASIN STORAGE = 1.79:1



RECAPITULATION

- EXISTING ZONING: E21 SUBURBAN WORKPLACE FORM DISTRICT
- EXISTING USE: VACANT PROPOSED USE - HOTELS HOLIDAY INN EXPRESS HOTEL FUTURE HOTEL
- LAND AREA: 6.11 ACRES
- BUILDING DATA: HOLIDAY INN EXPRESS HOTEL 61,380 SQ.FT. FUTURE HOTEL 61,380 SQ.FT. F.A.R. 0.461
- BUILDING HEIGHT: HOLIDAY INN EXPRESS HOTEL 50 FEET FUTURE HOTEL 50 FEET
- PARKING REQUIRED/ALLOWED: HOLIDAY INN EXPRESS HOTEL 1/ROOM -1.5/ROOM = 93/140 SPACES FUTURE HOTEL 1/ROOM -1.5/ROOM = 93/140 SPACES TOTAL 186/240 SPACES (8 HDOS)
- VEHICULAR USE AREA: 86,716 SQ. FT.
- INTERIOR LANDSCAPE AREA: 7,030 SQ.FT. PROVIDED (12.13%)



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 toll 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 familiarize himself with all utility requirements as set out in the plans, specifications, and special

REVISIONS:
 6/01/23- AGENCY COMMENTS

DRWN BY: _____

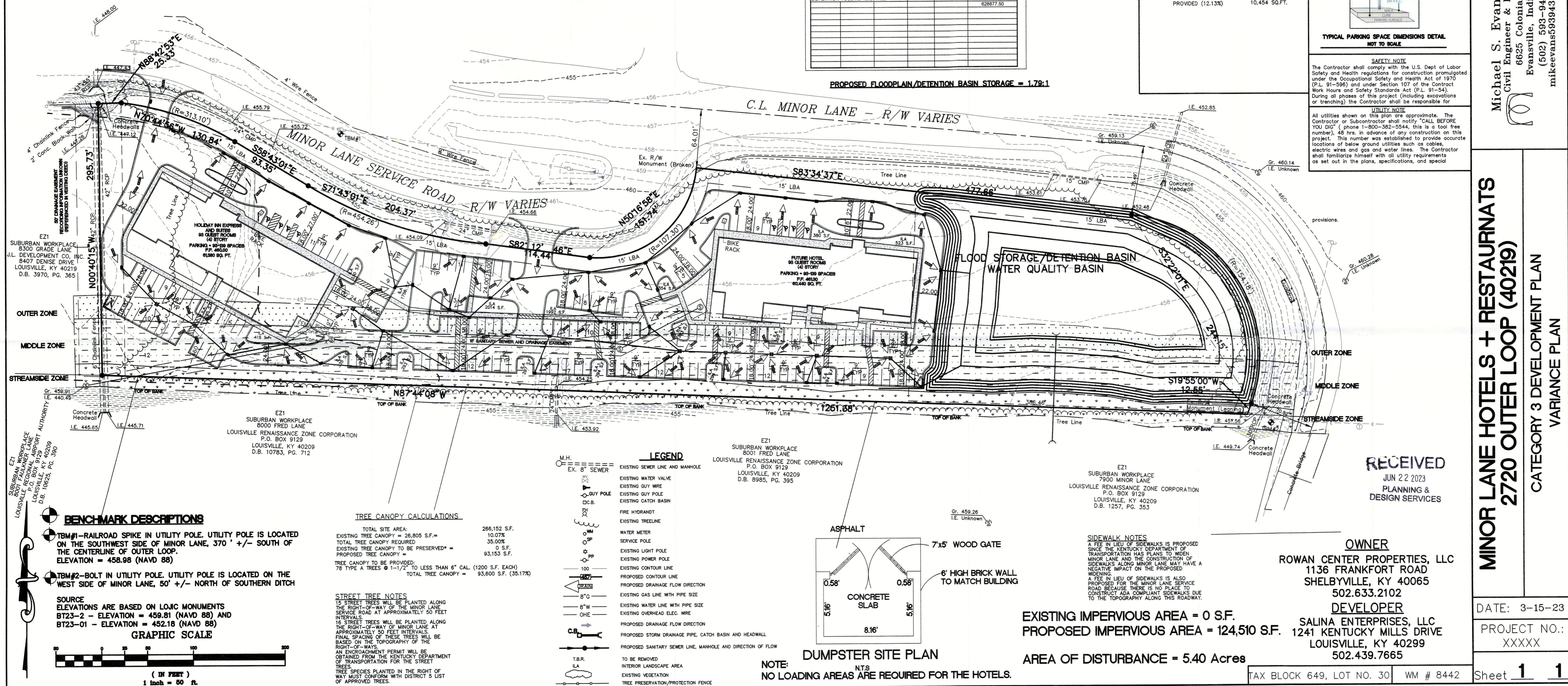
DRAWING NAME: **CATEGORY 3**

PLOT NAME: **PLAN**



Professional's Seal

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MINOR LANE HOTELS + RESTAURANTS
2720 OUTER LOOP (40219)
 CATEGORY 3 DEVELOPMENT PLAN
 VARIANCE PLAN

DATE: 3-15-23

PROJECT NO.: XXXXX

Sheet **1** of **1**

23-CAT3-0011