

LEGEND	
	Sign
	Bollard
	Light Pole
	Utility Pole
	Gas Valve
	Gas Meter
	Water Valve
	Water Meter
	Storm Sewer Catch Basin
	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Electric Manhole
	Telecomm. Manhole
	Fire Hydrant
	Sanitary Clean-Out
	Underground Gas Line
	Underground Water Line
	Overhead Electric Line

C3/DT
Louisville/Jeff County Metro
527 W Jefferson Street
Louisville, KY 40202
D.B. 6339 PG. 0273

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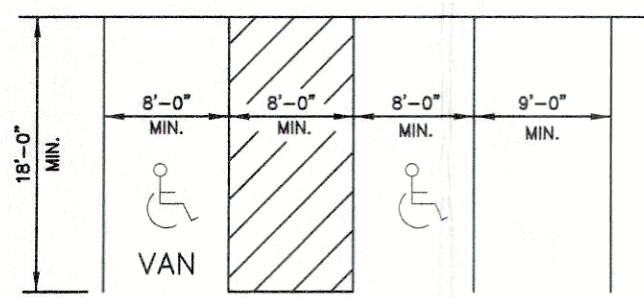
C3/DT
Commonwealth of Kentucky
P.O. Box 37130
Louisville, KY 40233
D.B. 6624 PG. 0635

C3/DT
Midtown, Enterprises LLC
137 W Muhammad Ali Blvd Ste 301
Louisville, KY 40202
D.B. 9385 PG. 0776

C3/DT
VIP Investments Inc.
138 W Market St
Louisville, KY 40202
D.B. 6257 PG. 0602

C3/DT
St. Somewhere Properties
120 W Market St
Louisville, KY 40202
D.B. 11208 PG. 0110

C3/DT
Lewis S Bizer Irrevocable Trust
P.O. Box 32760
Louisville, KY 40232
D.B. 9743 PG. 0667



TYPICAL PARKING SPACE LAYOUT
NO SCALE

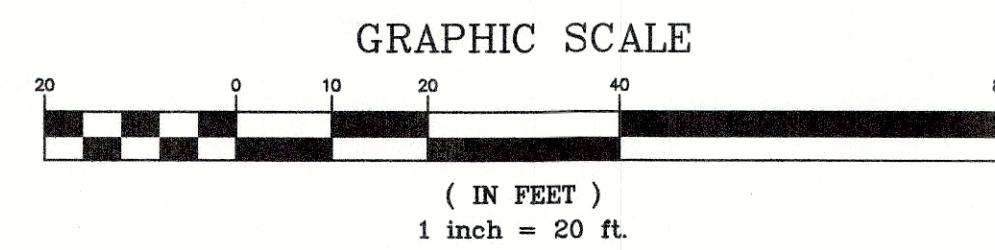
ESTIMATED FILL IN THE COMBINED SEWER FLOODPLAIN CALCULATION

ESTIMATED FILL = 406 CU. YARDS
0.5 MULTIPLIER TO BE PAID AS FEE IN LIEU.

DETENTION BASIN CALCULATIONS (POST 100 YR TO PRE 10)

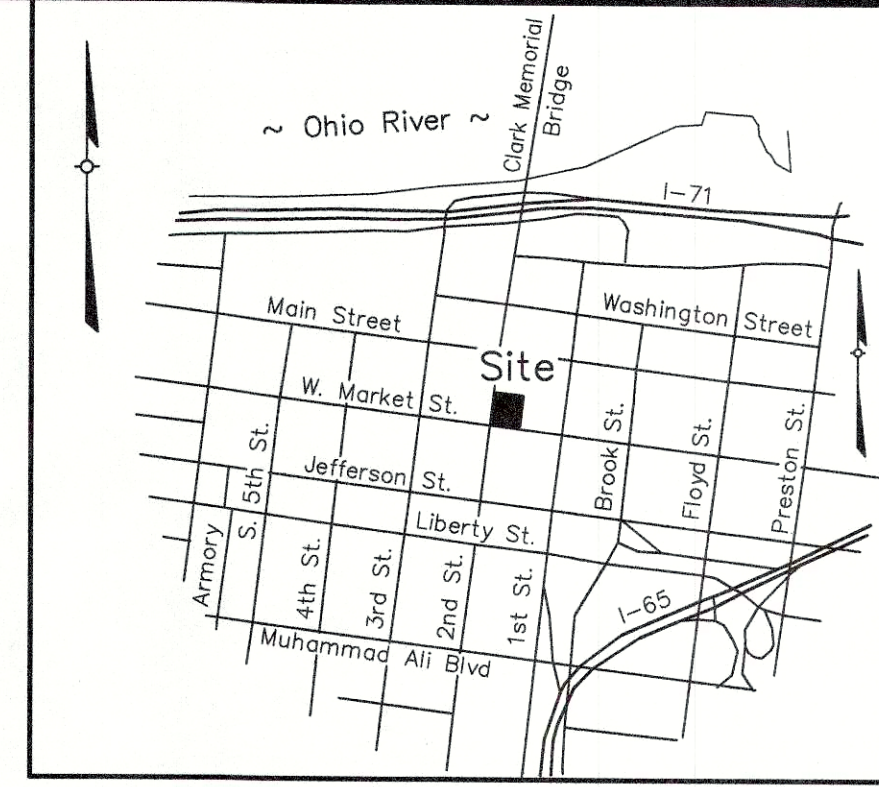
$X = \Delta \text{CRA}/12$
 $\Delta C = (\text{UNCHANGED}) = 0.90$
 $A = 0.88 \text{ ACRES}$
 $R = \text{POST } 100 \text{ 6.2 INCHES, PRE } 10 = 4.5 \text{ INCHES}$
 $X = (0.9)(0.88)(6.2 - 4.5)/12 = 0.1122 \text{ AC.-FT.}$
 $\text{REQUIRED } X = 4,900 \text{ CU.FT.} + 10,962 \text{ CU.FT. (FILL IN FLOODPLAIN VOLUME)} = 15,862 \text{ CU.FT.}$
 $\text{PROVIDED BASIN} = 4,025 \text{ SQ.FT.}$

TOTAL = 4,025 SQ.FT. @ APPROX. 4 FT. DEPTH
= 16,100 CU.FT. > 15,862 CU.FT.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA = 0.88± Ac. (38,430 SF)
EXISTING ZONING = C-3
FORM DISTRICT = DOWNTOWN
EXISTING USE = COMMERCIAL
PROPOSED USE = HOTEL
TOTAL # OF ROOMS = 168 ROOMS
PROPOSED BUILDING HEIGHT = 6-STORY (80 FT.)
PROPOSED TOTAL BUILDING AREA = 123,820 SF
PROPOSED 1ST FLOOR AREA = 20,637 SF
F.A.R. = 3.22 (NO MAX.)
PARKING REQUIRED:
PER TABLE 9.1.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE
THERE IS NO SET MINIMUM OR MAXIMUM FOR THE DOWNTOWN FORM DISTRICT.
EXISTING MARKET STREET ON-STREET PARKING TO BE ELIMINATED = 3 SPACES

TOTAL ON-SITE PARKING PROVIDED = 9 SPACES (2 HC SPACES PROVIDED)

INTERIOR LANDSCAPE AREA IS NOT REQUIRED PER SECTION 10.2.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

TOTAL SITE DISTURBANCE = 38,430 S.F.
EXISTING SITE IMPERVIOUS AREA = 38,430 S.F.
PROPOSED SITE IMPERVIOUS AREA = 34,833 S.F. (9% DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface to comply with The Louisville Metro Land Development Code per Section 9.1.12.A.1.
- Construction plans, bond, and permit are required by KYTC for curb cut, sidewalk repair and replacement prior to construction approval.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Public Works License agreements shall be required for any encroachments including but not limited to canopies that extend more than 18" over the right-of-way and also for any "fixed" structures, like bollards in the public right-of-way.
- A Public Works permit will be required for the outdoor seating, dining & patio areas in the right-of-ways. ADA ramps and tactile warning surfaces at the intersections of South Second Street and West Market Street, shall be per Metro Public Works standard drawing 425A.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Kentucky Transportation Cabinet approval required prior to construction plan approval.
- 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.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Existing 5' Walk and Verge to be removed. A variable width walk with no verge shall be provided per Metro Public Works Standard Specifications. Tree wells shall be provided for the proposed street trees.
- Street trees shall be provided to comply with The Land Development Code Section 10.2.8.
- Upon development or redevelopment of adjacent properties a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Dept. of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Prior to construction plan approval, a minor plat or other legal instrument shall be recorded consolidating the development site into a single lot.
- Prior to requesting a building permit, the final building elevations shall be submitted to Planning and Design Services Staff for review and approval.

MSD NOTES:

- Sanitary sewer service will be provided by connection.
- A portion of the site is within the Combined Sewer Flood-prone Area per FIRM Map No. 21111 C 0025 E dated December 5, 2006.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- A Downstream Facilities Capacity Request has been approved by MSD by letter dated August 25th, 2022.
- All restaurants must have individual connections per MSD's fats, oils & grease policy.
- The Combined Sewer Flood-prone Elevation is 463.9 Per MSD Base Flood Elevation Determination dated August 2, 2019.
- Lowest finished floor elevation to be at or above elevation 464.9. Lowest machinery elevation to be at or above 465.9. Any finished area below 464.9 or machinery located below 465.9 is to be dry flood proofed. Dry flood proofing methods are subject to MSD approval. A completed dry flood proof certification required prior to the issuance of the certificate of occupancy.
- Site discharges into the combined sanitary sewer system and shall limit the 100 year post developed discharge to the 10 year pre-developed discharge per Section 10.3.1.2 of the MSD Design Manual. Fill in the combined sewer floodplain shall be provided at a ratio of 1.5 to 1 through additional storm water volume within the underground detention basin. The applicant understands that an evaluation of potential impacts to the combined sewer floodplain in the area of the subject property is required prior to MSD construction plan approval. The result of this evaluation may affect the current design and/or mitigation requirements.
- Underground detention basin must meet the requirements of Section 10.3.8.4 of MSD's Design Manual.
- Fill in floodplain multiplier to be satisfied as Fee in Lieu.

OWNER:
TRUVINE DERBY CITY LLC
P.O. BOX 606
HAWLEY, MN 56549

SITE ADDRESS:
123 S. 2ND ST., LOT 127 & 133 W MARKET ST
TAX BLOCK 017A, LOT 0143, 0147 & 0157
D.B. 12401 PG. 117

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2
MUNICIPALITY - LOUISVILLE

RECEIVED
OCT 20 2022
PLANNING & DESIGN
SERVICES

CASE #22-CAT3-0013 &
22-OVERLAY-0028
RELATED CASE #19-CAT3-0013
WM #12014

CATEGORY 3 PLAN
WEST MARKET AND SOUTH
SECOND STREETS HOTEL

OWNER/DEVELOPER
ZYYO
ONE WORLD TRADE, FL. 46B
NEW YORK CITY, NY 10007

JOB NO.
18174-2

SHEET
1
OF 3

REVISIONS	
NO.	DESCRIPTION
1	9-19-22
2	10-10-22
3	10-20-22

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA	
FILE NAME:	18174-CAT-3-PLAN
DATE:	8/22/22
CHECKED BY:	AER
DRAWN BY:	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
505 W. MARKET ST., SUITE 400, LOUISVILLE, KY 40202
PHONE: 502.444.9714
FAX: 502.444.9715
WEB SITE: WWW.LD&D.COM