

**SITE NOTES:**

- MSD WATER MANAGEMENT #6409.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.
- CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE IRRESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENCH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36; ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0089 E, AND 21111C0088 E)
- SANITARY SEWER SERVICE IS AVAILABLE FROM THE EXISTING 8" SANITARY SEWER RECORD NUMBER 237457, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005.
- MSD'S INDUSTRIAL WASTE DEPARTMENT APPROVAL REQUIRED.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**EROSION PREVENTION AND SEDIMENT CONTROL:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

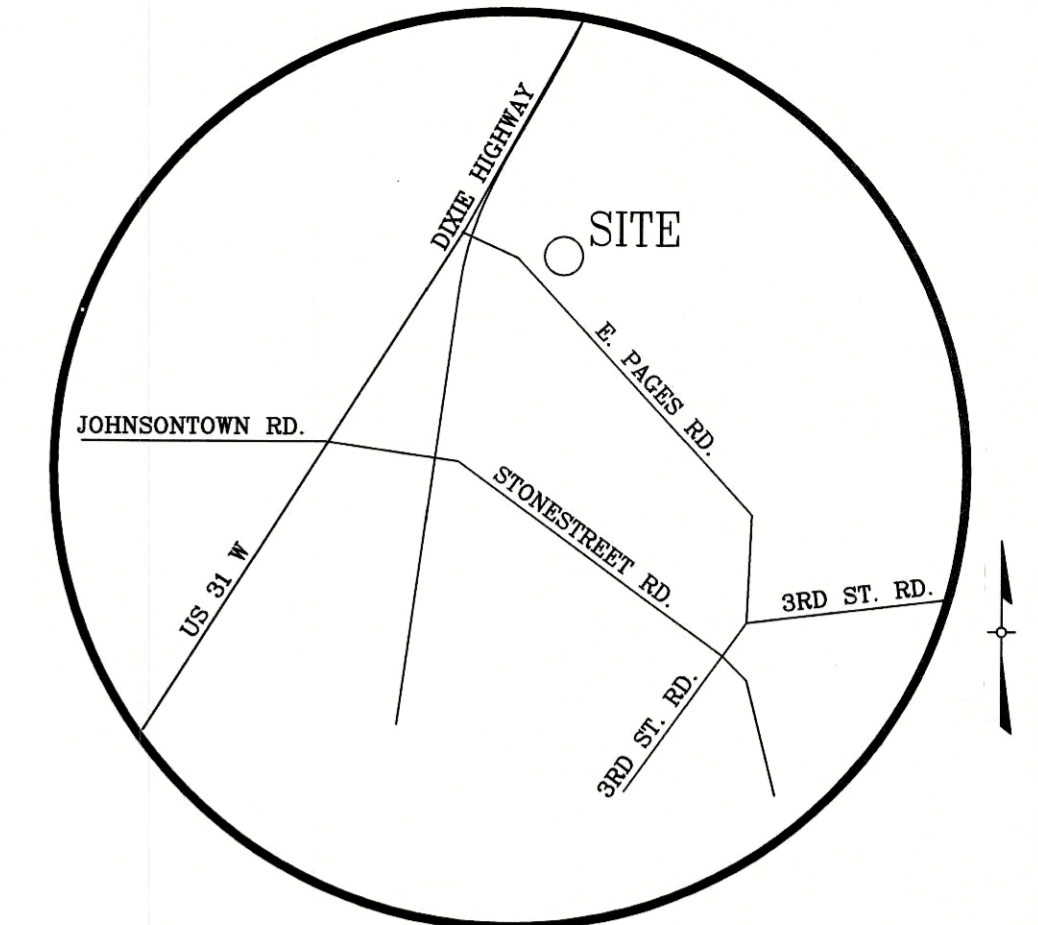
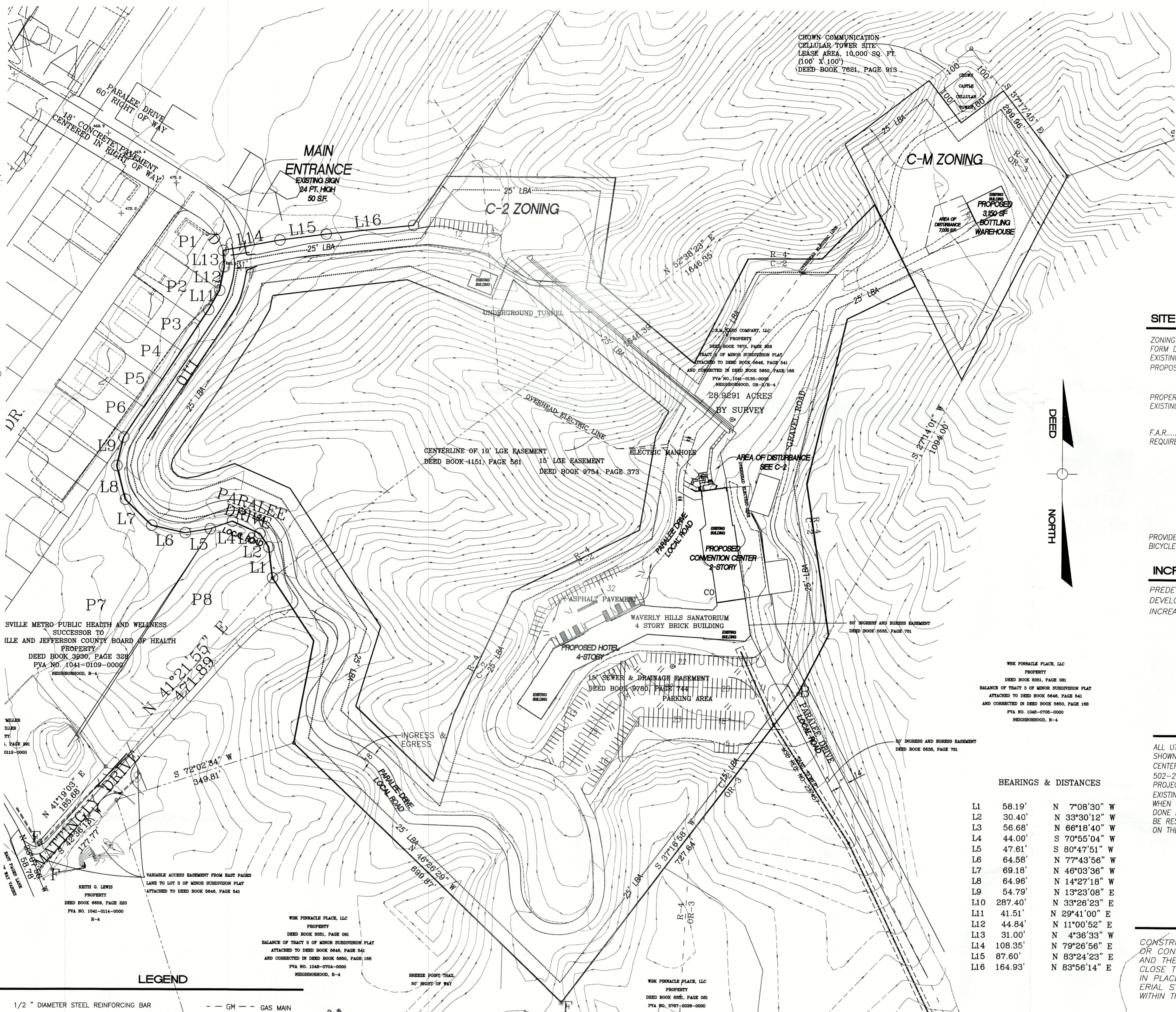
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

**LEGEND**

○ IP	1/2" DIAMETER STEEL REINFORCING BAR	— GM —	GAS MAIN
●	LIGHT POLE	●	EXISTING POLE
○	SANITARY/STORM MANHOLE	●	TELEPHONE POLE
■	POWER POLE	▲	POLE ANCHOR
⊕	FIRE HYDRANT	○	TREE/SHRUB
⊗	GRAVITY SANITARY SEWER LINE / STORM SEWER	— X —	FENCE
—	WATER LINE	□	SILT CONTROL FENCE
⊕	WATER VALVE	○	MONITORING WELL
H	PHYSICALLY CHALLENGED PARKING SPACE	○	WATER METER
CO	CLEAN OUT	— E —	ELECTRIC
CLF	CHAIN LINK FENCE	— G —	GUARDRAIL
GM	GAS METER	— T —	TELEPHONE
WM	WATER METER	— P —	PROPERTY LINE
—○○—	PROPOSED CONTOUR	CB1	CURB BOX INLET
—○○—	EXISTING CONTOUR	DB1	DROP BOX INLET
→	DRAINAGE FLOW	⊙	TEMPORARY BENCHMARK



**LOCATION MAP**  
N.T.S.

**SITE DATA CHART**

ZONING.....	C-2/C-M/OR-3/R-4
FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	VACANT BUILDING, GHOST TOURS
PROPOSED USE.....	HOTEL (120 SLEEPING ROOMS) RESTAURANT (3,050 S.F.) CONFERENCE CENTER (8,520 S.F.)
PROPERTY AREA.....	28.9291 ACRES (1,260,152 S.F.)
EXISTING BUILDING S.F. ....	12,500 S.F. x 4 FLOORS = 50,000 S.F.
F.A.R.....	0.063
REQUIRED PARKING.....	221 MINIMUM = 1 SPACE PER SLEEPING ROOM + 1 SPACE/250 S.F. RESTAURANT + 1 SPACE/100 S.F. CONVENTION/CONFERENCE CENTER + 1 SPACE/ 1.5 EMPLOYEE BOTTLING/MANUFACTURING
PROVIDED PARKING.....	326 MAXIMUM = 1.5 SPACE PER SLEEPING ROOM + 1 SPACE/100 S.F. RESTAURANT + 1 SPACE/50 S.F. CONVENTION/CONFERENCE CENTER + 1 SPACE/ EMPLOYEE BOTTLING/MANUFACTURING
PROVIDED PARKING.....	230 SPACES, INCLUDING 10 HC BICYCLE PARKING.....
	2 LONG-TERM SPACES PROVIDED IN BUILDING

**INCREASE IN IMPERVIOUS AREA**

PREDEVELOPED IMPERVIOUS AREA =	120,287 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	121,815 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	1,528 SQ. FT.

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

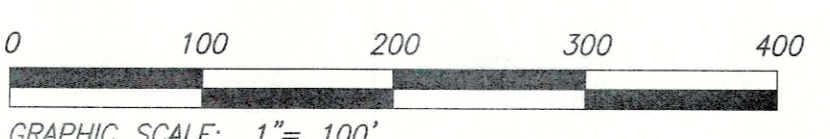


**TREE PRESERVATION NOTE:**

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

**BEARINGS & DISTANCES**

L1	58.19'	N 7°08'30" W
L2	30.40'	N 33°30'12" W
L3	56.68'	N 66°18'40" W
L4	44.00'	S 70°55'04" W
L5	47.61'	S 80°47'51" W
L6	64.58'	N 77°43'58" W
L7	69.18'	N 46°03'36" W
L8	64.96'	N 14°27'18" W
L9	54.79'	N 13°23'08" E
L10	287.40'	N 33°26'23" E
L11	41.51'	N 29°41'00" E
L12	44.84'	N 11°00'52" E
L13	31.00'	N 4°36'33" W
L14	108.35'	N 79°26'56" E
L15	87.60'	N 83°24'23" E
L16	164.93'	N 83°56'14" E



REVISIONS	SCALE:
	1" = 100'
	DRWN: EK
	CHKD: EK
	DATE: 06/21/2019

**DETAILED DISTRICT DEVELOPMENT PLAN**  
FOR

**WAVERLY HILLS**

TAX BLOCK 1041, LOT 135 AND 134  
DB 7672 PG 928, DB 9761 PG 475  
4400 PARALEE DRIVE  
LOUISVILLE, KY 40272  
ZONED OR3 AND R4  
NEIGHBORHOOD FORM DISTRICT  
OWNER/DEVELOPER:  
WAVERLY HILLS HISTORICAL SOCIETY  
4400 PARALEE DRIVE  
LOUISVILLE, KY 40272

**RECEIVED**

JUL 10 2019  
DESIGN SERVICES

NO.  
**C-1**