

PROJECT DATA

TOTAL SITE AREA	= 0.4± Ac.
EXISTING ZONING	= C-3 (WEST MAIN MARKET OVERLAY)
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= PARKING
PROPOSED USE	= HOTEL
NO. OF ROOMS	= 133 ROOMS
BUILDING HEIGHT	= 8 STORY - 109 FT.
BUILDING AREA	= 1ST FLOOR - 13,286 SF = 2nd-8th FLOOR - 13,053 SF/FLOOR (91,371 SF TOTAL) = ROOF - 796 SF
TOTAL BUILDING AREA	= 105,453 SF
F.A.R.	= 6.16 (NO MAX.)
PARKING	= NONE REQUIRED FOR THE DOWNTOWN FORM DISTRICT
BIKE PARKING REQUIRED/PROVIDED	= 0 SHORT TERM / 2 LONG TERM (LONG TERM TO BE PROVIDED INDOORS)
EXISTING IMPERVIOUS AREA	= 16,371 SF (0.38 Ac.)
PROPOSED IMPERVIOUS AREA	= 17,115 SF (0.39 Ac.) (4.5% INCREASE)
TOTAL AREA OF DISTURBANCE	= 21,430 SF (0.49 Ac.)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An Metro Public Works and KYDOT encroachment permit and bond will be required for all work done in the right-of-ways.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Construction plans, bond and KTC permit will be required prior to construction plans by Metro Public Works.
- Construction plans, bond and KTC permit will be required prior to final approved plan transmittal by Metro Public Works.
- Construction plans, bond and KTC permit are required by Metro Public Works prior to construction approval and issuance of Metro Public Works encroachment permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All parking meters to be removed in coordination with PARC.
- There shall be no commercial signs in the right-of-way.
- There shall be no landscaping in the right-of-way without an encroachment permit
- Sight lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded, or turned off.
- There should be no increase in drainage runoff to the right-of-way. Calculations will be required for any runoff to the state right-of-way.
- Proposed bollards along Market Street drop off areas shall be located 18 inches from the back edge of the 12 inch concrete band.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0025 E dated December 5, 2006.
- 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.
- If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval. Portions of the through drainage will be routed under the proposed building slab. MSD to advise as to method of maintenance responsibility & legal directive given.
- A Downstream Facilities Capacity Request was submitted to MSD on March 7th 2016.
- 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.
- In the event that the existing on-site storm drainage ties to the 7th Street combined sewer system. A Civil Engineer is to verify the capacity of the existing 10" storm system in Market Street for proposed storm tie in.
- KYTC approval required prior to MSD 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.
- Any Storm/Sewer infrastructure from the parking to the right of way to be removed and capped as necessary.
- Existing storm leaves the site in an unknown fashion. The site contractor to locate, cut, and cap the existing storm as necessary.

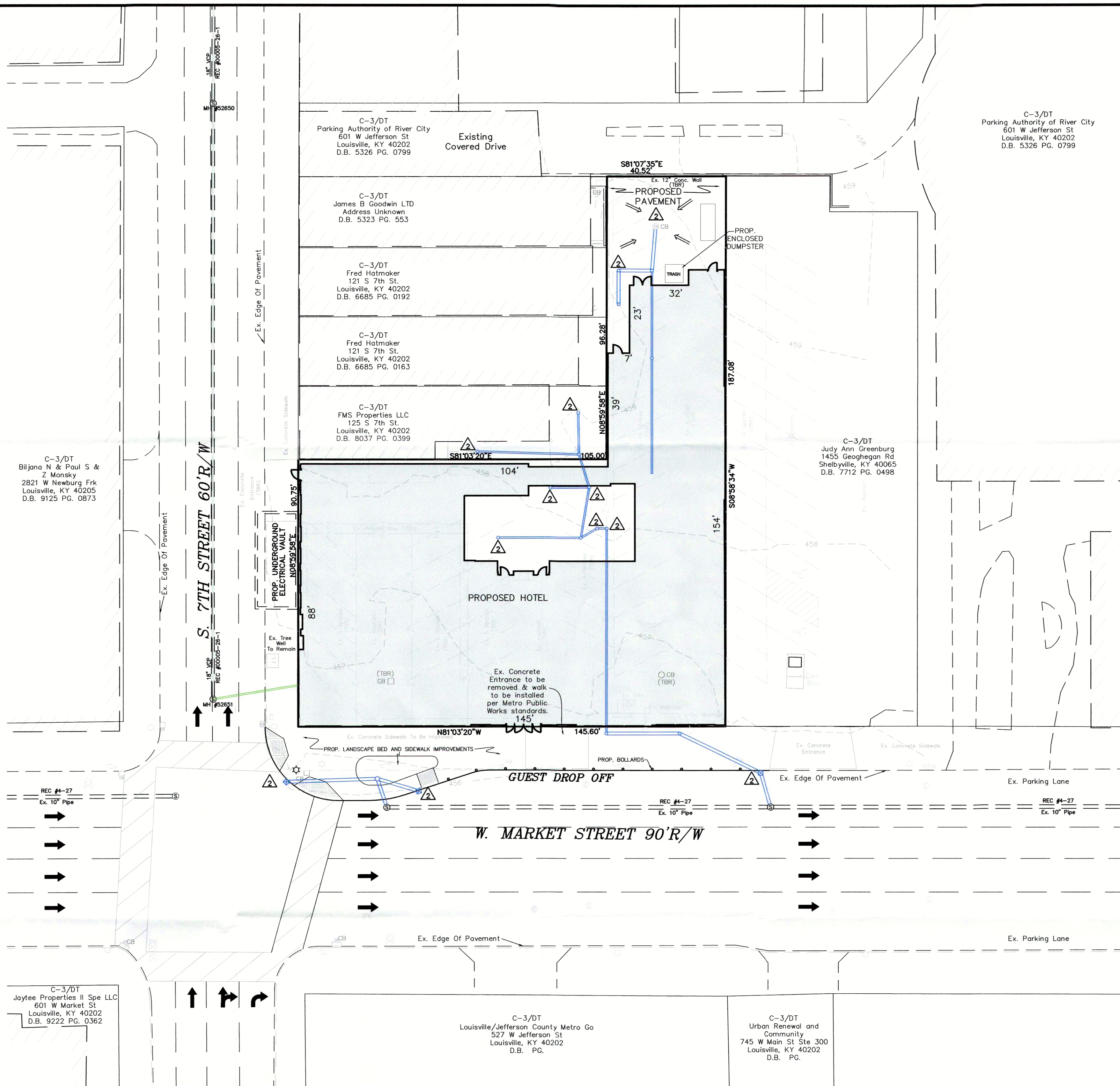
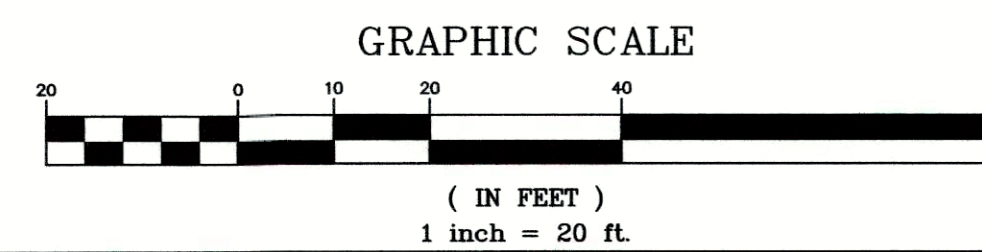
DEVELOPER: POE COMPANIES LLC
1250 RIVER ROAD
LOUISVILLE, KY 40206

DEVELOPER: WHITE LODGING SERVICES
701 EAST 83RD AVE
MERRILLVILLE, IN 46410

SITE ADDRESS:
631, 635, 639 W MARKET STREET
TAX BLOCK 014D, LOT 0150, 0151, 0158
D.B. 5850, PG. 0539
D.B. 5850, PG. 0034
D.B. 5860, PG. 0037

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

RECEIVED
MAR 21 2016
PLANNING & DESIGN SERVICES
CASE: 16DDVPLAN 028
16DDR01003
WM #11360



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 the 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 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. 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 discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

MSD STANDARD EROSION CONTROLS

	WINGED HEADWALL INLET PROTECTION

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE

NO.	DATE	DESCRIPTION	BY
1	3/7/16	REVISED PER AGENCY COMMENTS	AER

REVISIONS

PROJECT DATA
FILE NAME: 15112-DDDP
DATE: 3-21-16
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: JH

CATEGORY 3 AND DRO PLAN
**HOMWOOD SUITES
631 WEST MARKET STREET**
OWNER:
HBCGM PARTNERS
231 S 5TH ST., STE. 200
LOUISVILLE, KY 40202

LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SERVICES - LANDSCAPE ARCHITECTURE
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ENGINEER'S SEAL
SURVEYOR'S SEAL

JOB NO. 15112
SHEET 1 OF 1