

**MSD / EPSC NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT 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 SEEDING 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 SEEDING, 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 NOT 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.
- PROJECT WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE SHOULD DETENTION NOT BE PROVIDED.
- SHOULD UNDERGROUND DETENTION BE UTILIZED, IT MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**WATER QUALITY CALCULATIONS**

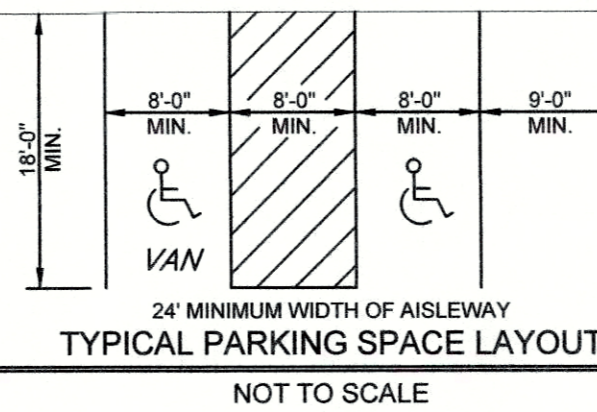
BASIN:  
 $WQ = 0.6 \text{ IN/HR} \times 0.78 \times 2.48 \text{ AC} = 1.16 \text{ CFS}$   
 EXISTING IMPERVIOUS AREA = 0 S.F.  
 PROPOSED IMPERVIOUS AREA = 80,643 S.F.  
 PROPOSED PERVIOUS = 27,530 S.F.  
 NET IMPERVIOUS AREA = 80,643 S.F.

**PRELIMINARY DETENTION CALCULATIONS**

$X = CRA/12$   
 $C = 0.78 - 0.20 = 0.58$   
 $A = 108,173 \text{ S.F.}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.58)(2.8)(108,173) / 12 = 14,639 \text{ C.F.}$

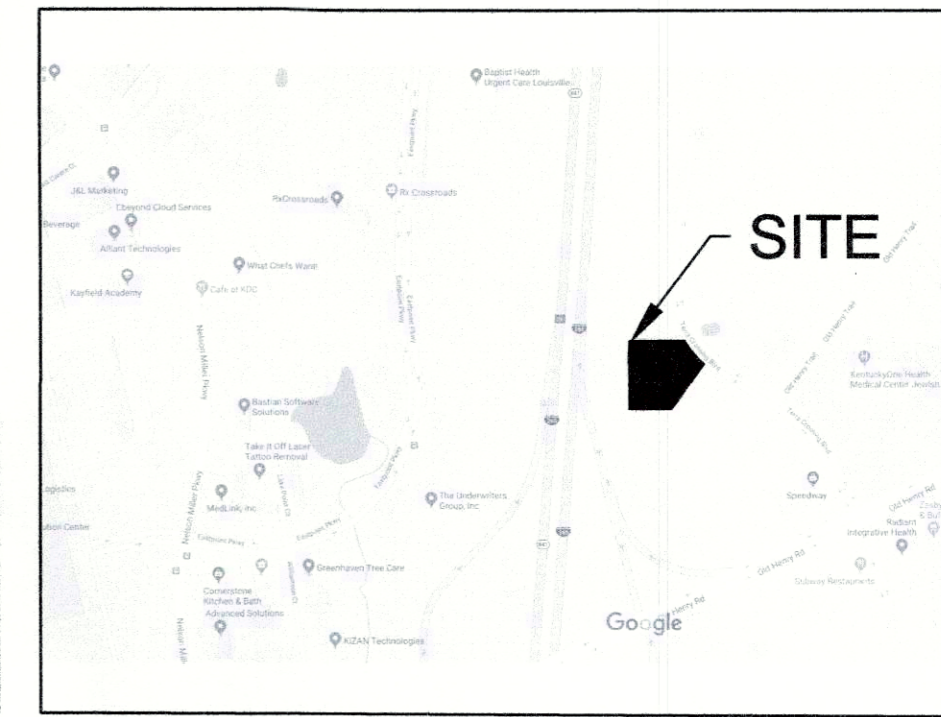
THIS SITE WILL BE SERVED BY THE REGIONAL DETENTION BASIN. THE ABOVE VOLUME REPRESENTS THIS SITE'S PORTION FOR THE REGIONAL BASIN.

NOTE: PRIOR TO MSD CONSTRUCTION PLAN APPROVAL, DEVELOPER FUNDED DOWNSTREAM SANITARY UPGRADES WILL BE REQUIRED.



PREVIOUS CASE NUMBERS:  
 09-001-07,  
 16ZONE1019, 18MINORPLAT1206

NOTE: ALL RADII EQUAL 5' UNLESS OTHERWISE NOTED ON PLAN.



LOCATION MAP NOT TO SCALE

**LEGEND**

- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- VEHICLE MOVEMENT
- CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- CONCRETE PAVEMENT
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- SETBACK LINE
- EXISTING UTILITY EASEMENT
- EXISTING STORM LINE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STORM LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- PROPOSED DOMESTIC WATERLINE
- PROPOSED FIRE WATERLINE
- PROPOSED GAS LINE
- PROPOSED DETENTION AREA
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- UNDER CONSTRUCTION MINOR CONTOUR
- UNDER CONSTRUCTION MAJOR CONTOUR

**GENERAL PROJECT SUMMARY**

TOTAL SITE AREA	108,173 SF (OR)	2.48 ACRES +/-
EXISTING ZONING	C-2	
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE	
EXISTING USE	VACANT	
PROPOSED ZONING	SAME	
PROPOSED USE	HOTEL	
BUILDING AREA TOTAL	87,392 SF	
FIRST FLOOR AREA	27,425 SF	
BUILDING HEIGHT	4 STORY / 50'	
FLOOR AREA RATIO PROPOSED	0.81	F.A.R.
NUMBER OF ROOMS	120	ROOMS

**CHAPTER 9 AND 10 SUMMARY**

<b>CHAPTER 9, BICYCLE AND PARKING SUMMARY</b>	
MINIMUM PARKING REQUIRED =	120 SPACES
MAXIMUM PARKING ALLOWED =	180 SPACES
* PARKING WAIVER REQUEST SUBMITTED	
PROPOSED PARKING	120 SPACES
BICYCLE REQUIRED	2 LONG TERM SPACES
BICYCLE REQUIRED	0 SHORT TERM SPACES

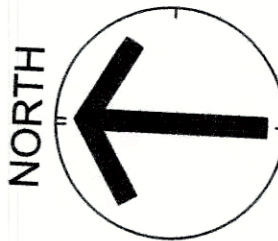
<b>CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS</b>	
CANOPY COVERAGE CLASS	CLASS "C" 0-40%
EXISTING TREE CANOPY ONSITE	0 SF (OR) 0.00 ACRES +/-
PERCENTAGE OF EXISTING TREE CANOPY ONSITE	0 %
TOTAL TREE CANOPY REQUIRED	20% 21,635 SF (OR) 0.50 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED	20% 21,635 SF (OR) 0.50 ACRES +/-
PERCENTAGE OF TREE CANOPY PRESERVED	0 SF (OR) 0.00 ACRES +/-

<b>CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA</b>	
EXISTING VUA	0 SF
PROPOSED VUA	48,495 SF
ILA REQUIRED	3,637 SF
ILA PROVIDED	4,051 SF

**GENERAL NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0034 E DATED DECEMBER 5, 2008.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 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 98 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ONSITE DETENTION WILL BE PROVIDED THROUGH THE USE OF A REGIONAL DETENTION BASIN. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- THE WASTEWATER TREATMENT PLANT SERVICE AREA FOR THE SITE IS FLOYDS FORK.
- LOCATION OF THE REGIONAL DETENTION BASIN ACCESS TO BE DETERMINED DURING DESIGN DEVELOPMENT AND CDS.
- THE REGIONAL DETENTION BASIN ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD.
- THE REGIONAL DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- PER LDC 9.1.2.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHALL BE LOCATED 3' FROM ANY ADJACENT OBSTRUCTION OR PROPERTY LINE.

RECEIVED  
 APR 15 2019  
 PLANNING & DESIGN SERVICES



GRAPHIC SCALE  
 30' 0 30' 60'

WM # 11925

**Residence Inn**

2510 Terra Crossing Blvd.  
 Louisville, Kentucky 40245

Owner Address:  
 4156 Shelbyville Road  
 Louisville, Kentucky 40207

Developer Address:  
 One World Trade Floor 85  
 New York, New York 10007

**NOT FOR CONSTRUCTION**

**Revision**

No.	Date	Description
1	2019.02.25	AGENCY COMMENTS
2	2019.04.11	AGENCY COMMENTS

19DEVPLAN1023  
 REVISED DETAILED  
 DISTRICT  
 DEVELOPMENT PLAN

**EX1**

43678.00  
 March 29, 2019

This Line Is 3 Inches When Printed Full Size

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