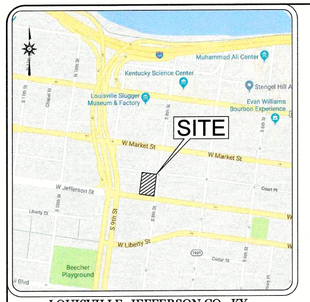


LOUISVILLE, JEFFERSON CO., KY
VICINITY MAP

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
MAHA LAXMI KRUPA, LLC 7821 COMMERCE DRIVE #411 FLORENCE, KY 41042 DEED BOOK 11306 PAGE 483-487 PARCEL ID: 014D02000000

DEVELOPER'S NAME & ADDRESS
ATHENA HOSPITALITY GROUP 265 SEABOARD LN. B101-B102 FRANKLIN, TN 37067

TOTAL AREA OF SURVEY
25,970 +/- SQ. FT. 0.5962 +/- ACRES

GENERAL NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.

2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.

3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.

4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.

6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.

8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.

9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS AREAS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING -PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

10. THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

11. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

12. CONSTRUCTION PLAN, BOND, AND KYTC PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.

14. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

15. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.

16. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

METRO & MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESCRIPTIVE STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

3. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATION PRIOR TO CONSTRUCTION PLAN APPROVAL.

5. 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 DEPARTMENT OF PUBLIC WORKS, A CROSS-ACCESS AGREEMENT TO RUN WITH THE LAND IN A FORM ACCEPTABLE TO PLANNING COMMISSIONS LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

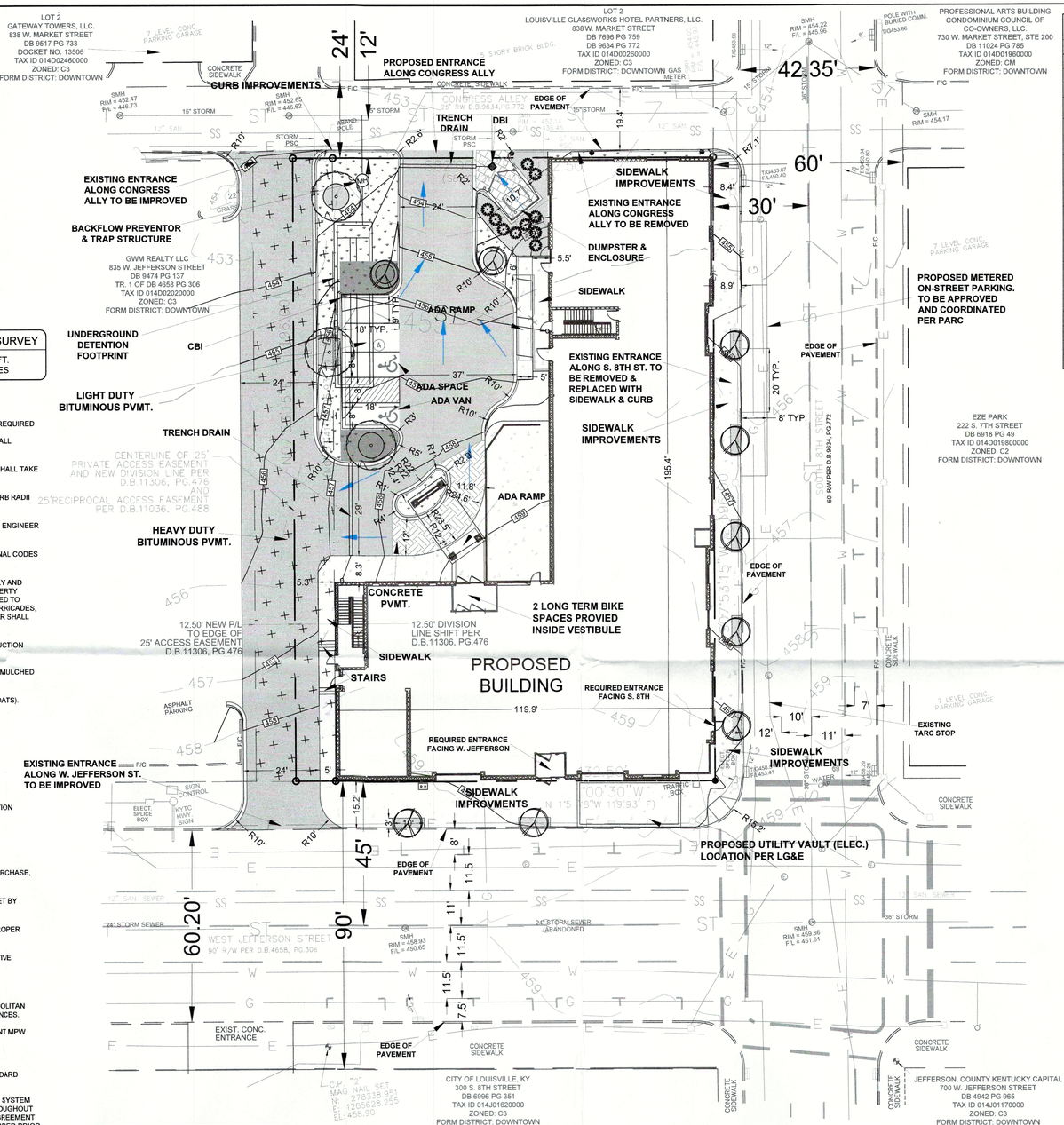
6. SITE DISCHARGES INTO COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.

7. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

8. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.

9. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

Kentucky 811 — Know what's below. Call before you dig.



DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C3 COMMERCIAL	C3 COMMERCIAL
TOTAL SITE AREA	N/A	0.60 AC. (25,970 SQ. FT.)
FORM DISTRICT	DOWNTOWN	DOWNTOWN
LOT COVERAGE BUILDING ONLY	N/A	TOTAL FLOOR AREA = 70,891.08 SQ. FT. FLOOR AREA RATIO = 2.73
BUILDING SETBACKS	FRONT: 0.0' SIDE (WEST): 0.0' SIDE (SOUTH 8TH): 0.0' REAR (CONGRESS ALLEY): 0.0'	FRONT: 0.0' SIDE (WEST): 0.0' SIDE (SOUTH 8TH): 0.0' REAR (CONGRESS ALLEY): 0.0'
TOTAL PARKING	DOWNTOWN: PARKING REQUIREMENTS ARE NOT APPLICABLE FOR DOWNTOWN FORM DISTRICT SITES	HANDICAP SPACES: 2 STANDARD SPACES: 2 TOTAL SPACES: 4 *ADDITIONAL PARKING WILL BE PROVIDED BY ADJOINING PARKING GARAGE AND VALET SERVICES
BUILDING AREA	N/A	FIRST FLOOR: 14,293.83 S.F. SECOND FLOOR: 14,180.40 S.F. THIRD FLOOR: 14,180.40 S.F. FOURTH FLOOR: 14,180.40 S.F. FIFTH FLOOR: 14,056.06 S.F. **TOTAL: 70,891.08 S.F.**
SITE ACCESS	PER CITY OF LOUISVILLE	1 ACCESS ONTO CONGRESS ALLEY & 1 ACCESS ONTO UNNAMED ALLEY WITHIN SHARED ACCESS EASEMENT

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	N/A	2.73
BUILDING AREA	N/A	70,891.08 SQ. FT.
BUILDING HEIGHT	N/A	5 STORIES

PRE-DEVELOPMENT IMPERVIOUS AREA	POST-DEVELOPMENT IMPERVIOUS AREA
PERVIOUS: 6,592 S.F. / IMPERVIOUS: 19,378 S.F. TOTAL: 25,970 S.F. / 0.60 ACRES	PERVIOUS: 2,370 S.F. / IMPERVIOUS: 23,600 S.F. TOTAL: 25,970 S.F. / 0.60 ACRES

PRE-DEVELOPMENT VEHICLE USE AREA	POST-DEVELOPMENT VEHICLE USE AREA
8,154 S.F.	6,578 S.F.

PRE-DEVELOPMENT BUILDING USE AREA	POST-DEVELOPMENT BUILDING USE AREA
17,576 S.F.	70,891.08 S.F.

LEGEND

- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- DRAINAGE FLOW ARROW
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE

BSBL BUILDING SET BACK LINE
ESOL EACH SIDE OF LINE
PUE PUBLIC UTILITY EASEMENT
FFE FINISHED FLOOR ELEVATION

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- E — UNDERGROUND ELECTRIC
- G — GAS LINE
- OVERHEAD UTILITIES
- T — BURIED TELEPHONE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- ACCESS ESMT.

0' 20' 40' 60'
GRAPHIC SCALE: 1" = 20'

STORM WATER RUNOFF CALCULATIONS

PRE-DEVELOPED
TOTAL AREA (At) = 0.60 ACRES
AREA OF IMPERVIOUS (Ai) = 0.44 ACRES
AREA OF PERVIOUS (Ap) = 0.16 ACRES
Ci = 0.95 Cp = 0.25

WT. "C" = (Ai * Ci) + (Ap * Cp) / At = (0.44 * 0.95) + (0.16 * 0.25) / 0.60 = 0.76

POST-DEVELOPED
TOTAL AREA (At) = 0.60 ACRES
AREA OF IMPERVIOUS (Ai) = 0.55 ACRES
AREA OF PERVIOUS (Ap) = 0.05 ACRES
Ci = 0.95 Cp = 0.25

WT. "C" = (Ai * Ci) + (Ap * Cp) / At = (0.55 * 0.95) + (0.05 * 0.25) / 0.60 = 0.89

Δ "C" = 0.89 - 0.76 = 0.13

TREE CANOPY REQUIREMENTS

STATISTIC	PERMITTED / REQUIREMENT
GROSS SITE AREA	1.54 +/- AC (23,520 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT	2,352 SF (10.0%)
EXISTING TREE CANOPY	0 SF (0%)
TREE CANOPY TO BE PLANTED	3,046 SF (12.95% OF SITE)
2 TYPE A DECIDUOUS TREES @ 1 3/4" CAL. (720 SF CREDIT EACH)	1,440 SF
2 TYPE B DECIDUOUS TREES @ 1 3/4" CAL. (432 SF CREDIT EACH)	864 SF
7 TYPE C DECIDUOUS TREES @ 6' HT. (106 SF CREDIT EACH)	742 SF
TOTAL TREE CANOPY	3,046 S.F. (12.95% OF SITE)
TOTAL VUA PROPOSED	5,138 SF
ILA REQUIRED	129 SF (2.5%)
ILA PROVIDED	333 SF (6.5%)
TREES REQUIRED	2 TREES
TREES PROVIDED	2 TREES

BICYCLE PARKING CALCULATIONS

USE CATEGORY	SPECIFIC USE	REQUIRED LONG-TERM PARKING SPACES	REQUIRED SHORT-TERM PARKING SPACES
RESIDENTIAL	HOTELS, MOTELS	2, OR 1 PER 50 EMPLOYEES	NONE

CASE# 18DDRO1011 **PROJECT# 19DEVPLAN1002** **WM# 11809**

REVISIONS

ATHENA HOSPITALITY GROUP

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801 W. JEFFERSON ST.
LOUISVILLE, KY 40202

TOWNEPLACE SUITES BY MARRIOTT

ACES
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JOB NUMBER: 18-3156-L
DATE: 03/07/2019
SCALE: 1" = 20'
DRAWN: P. THOMPSON
CHECKED: B. ZACKERY
FILE PATH: Z:SITDEV/DDP

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DDP

DISTRICT DEVELOPMENT PLAN

19DEVPLAN1002