

Existing Legend

- Air Conditioner Unit
- Area Drain
- Catch Basin
- Cleanout
- Communication Junction Box
- Communication Manhole
- Light Pole
- Mail Box
- Pipe Bollard
- Power Pole
- Sanitary Sewer Manhole
- Sign
- Curb Inlet
- Electric Junction Box
- Electric Manhole
- Electric Meter
- Electric Transformer
- Fire Hydrant

Soil Boring

Storm Sewer Manhole

Traffic Signal Box

Traffic Signal Manhole

Traffic Signal Pole

Utility Pole

Flag Pole

Flared End Section

Gas Meter

Gas Valve

Grease Trap Manhole

Guy Wire

Irrigation Control Valve

Utility Pole with Drop

Utility Pole with Light

Utility Pole with Meter

Water Manhole

Water Meter

Water Valve

Building Setback Line

Center Line

Easement Line

Fence Line

Flow Line

Property Boundary Line

Right-of-way Line

Overhead Electric

Overhead Communication

Overhead Utilities

Underground Communication

Underground Electric

Underground Gas

Underground Water

Underground Sanitary Force Main

Calculated Dimension

Card

Deed Record

Document

Drawer

East

Found

Instrument

Limited Access Right-of-Way

Measured Dimension

North

Page

Point Of Beginning

Point Of Commencement

Range

Record Dimension

South

Township

West

Project Area Contacts

| | | | |
|----------------|-----------------|--|------------------------|
| Yu "Emily" Liu | Director | Director over Planning and Design Services | 502-574-6678 |
| Mark Gaynor | Team Leader | Louisville Gas and Electric | 502-364-8228 |
| Tammy Smith | Director | Parking Authority of River City | 502-587-7275 |
| Tony Kelly | Dev. Specialist | Louisville MSD | 502-540-6266 |
| Brad Selch | Dev. Review | Louisville MSD | 502-540-6614 |
| Beth Allen | Serv. Apps | Louisville Water Company | 502-569-3600 ext. 2165 |

General Notes:

- Contractor shall comply with all local, state and federal codes, ordinances, rules, regulations, orders and other legal requirements of municipal authorities which bear on the performance of the work.
- The contractor is cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of various utility companies, and where possible measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must contact the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities.
Kentucky Underground Utility Locate Service
Phone: 811
- Material specifications shall be in conformance with applicable portions of the KYTC standard specifications, (latest edition) unless specifically stated otherwise on these plans, contract documents or local code.
- 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 governmental and traffic signs to be reinstalled in original locations after construction completion. Temporary signs need to remain in place during construction.
- All work within the Sherburn Lane right-of-way shall be coordinated with the City of St. Matthews.
- Existing sidewalks within the limits of the parcel shall be reconstructed or repaired, as necessary, to meet current MPW standards and shall be inspected prior to final bond release. All new and existing sidewalks within the parcel shall be either brought up to or built to ADA current standards.
- Signs shall be installed per standards called out in the Manual of Uniform Traffic Control Devices, latest edition.
- Sanitary sewer service provided by new PSC, subject to Fee's and any applicable charges.
- MSD drainage bond required prior to construction plan approval
- MSD floodplain permit required prior to construction plan approval.
- On site detention will be provide. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream, whichever is more restrictive.
- A portion of the site lies within the local regulatory floodplain. Onsite compensation shall be provided at a ratio of 1:1 up to the local regulatory flood plain elevation of 521.50.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of green best management practices.
- This site is subject to binding elements with case number 9-19-96.
- City of St. Matthews approval required.

Erosion Prevention & Sediment Control Notes:

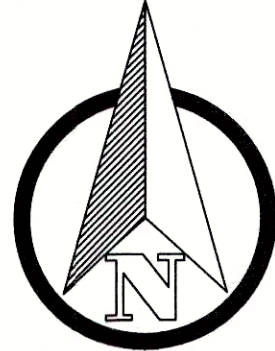
- The approved Erosion Prevention and Sediment Control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing 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.
- 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.
- Where construction or land disturbing 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

Site Data

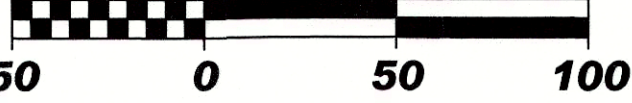
Owner's Name/Address: St Matthews Hotel Partners, LLC
300 SE Riverside Drive, Evansville, IN 47713
Developer's Name/Address: Dunn Hospitality Group
300 SE Riverside Drive, Evansville, IN 47713
Architect's Name/Address: Butler Rosenberg & Partners
319 N Main Street, Springfield, MO 65806
Engineer's Name/Address: Morley and Associates, Inc.
4800 Rosebud Lane, Newburgh, IN 47630
Site Address: 400 Sherburn Ln, Louisville, KY 40207
Tax Block and Lot Number: 2730 - 0006
Zoning of Property: C-2
Zoning of Adjacent Properties: C-2
Existing Use: Parking Lot with Storage Building, Dumpster, plus open grass area
Proposed Use: Hotel
Form District: Regional Center
Gross Building Footprint Area: 19,503 SF
(19,021 conditioned + 482 SF Porte-Cochere)
Gross Floor Area of Building: 86,073 SF
Net and Gross Acreage of Site: 3.28 Acres
Vehicular Use Area: 67,527 SF
Required Interior Landscape Area (ILA) = (67,527/100)*5 = 3,376 SF
Provided Interior Landscape Area = 6,370 SF
Height of Structure: 66'
Parking Requirements: 149 Available - 148 Required
Bicycle Parking: 2 Long Term Required, 0 Short Term
*Note: 2 Long Term Bicycle Parking Spaces Will be Available within the Building
Net Density: 45.12 Units/Acre
Number of Dwelling Units: 148 Units
Name of Sewage Treatment Plant Serving Site: Morris-Forman
Limits of FEMA: N/A - Site Not Located in Floodplain
Approximate Increase or Reduction in Impervious Area: 53,479 SF

Proposed Legend

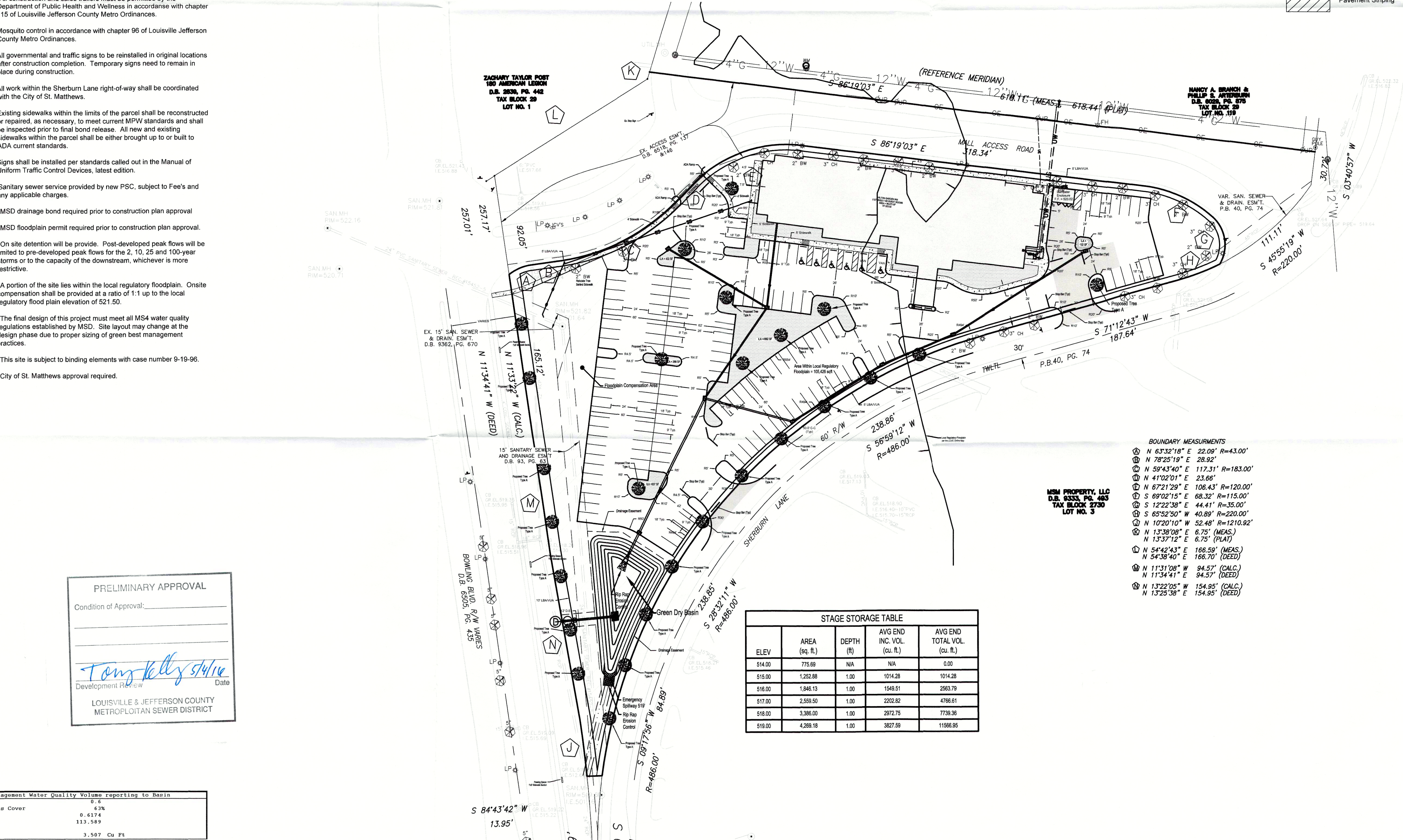
- Landscape Island meeting ordinance with square footage noted
- Building Footprint
- Building Overhead
- Heavy Duty Concrete
- Concrete Sidewalk
- Decorative Concrete Type 1
- Decorative Concrete Type 2
- Floodplain Compensation Area
- 6" Standing Curb
- Pipe Bollard
- Wheel Stop
- Sign and Post
- Number of Parking Spaces in Row
- Flag Pole
- Tree
- ADA Parking Space
- Van Accessible ADA Parking Space
- Pavement Striping



SCALE 1" = 50'



Existing Impervious Area 36,529 SF
Proposed Impervious Area 90,008 SF
Lowest Finished Floor or Machinery
Elevation shall be at or above 522.50.



- BOUNDARY MEASUREMENTS
- N 63°32'18" E 22.09' R=43.00'
 - N 78°25'19" E 28.92'
 - N 58°43'40" E 117.31' R=183.00'
 - N 41°02'01" E 23.86'
 - N 67°21'29" E 106.43' R=120.00'
 - S 69°02'15" E 68.32' R=115.00'
 - S 12°22'38" E 44.41' R=35.00'
 - S 65°52'50" W 40.89' R=220.00'
 - N 10°20'10" W 52.48' R=1210.92'
 - N 13°38'08" E 6.75' (MEAS.)
 - N 13°37'12" E 6.75' (PLAT)
 - N 54°42'43" E 166.59' (MEAS.)
 - N 54°38'40" E 166.70' (DEED)
 - N 11°31'08" W 94.57' (CALC.)
 - N 11°34'41" E 94.57' (DEED)
 - N 13°22'05" W 154.95' (CALC.)
 - N 13°25'38" E 154.95' (DEED)

| STAGE STORAGE TABLE | | | | |
|---------------------|----------------|------------|----------------------------|-----------------------------|
| ELEV | AREA (sq. ft.) | DEPTH (ft) | AVG END INC. VOL (cu. ft.) | AVG END TOTAL VOL (cu. ft.) |
| 514.00 | 775.69 | N/A | N/A | 0.00 |
| 515.00 | 1,262.88 | 1.00 | 1014.28 | 1014.28 |
| 516.00 | 1,846.13 | 1.00 | 1548.51 | 2563.79 |
| 517.00 | 2,559.50 | 1.00 | 2202.82 | 4766.61 |
| 518.00 | 3,386.00 | 1.00 | 2972.75 | 7739.36 |
| 519.00 | 4,269.18 | 1.00 | 3827.59 | 11566.95 |



The New Look For Digging Safely in Kentucky
Kentucky 811
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PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Erin Morley*
DATE: *5-9-16*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



Engineering
Surveying
Architecture
Construction Management
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

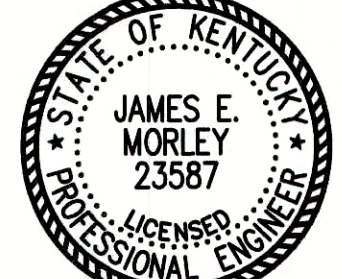
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REVISIONS

RECEIVED
APR 25 2016
PLANNING & DESIGN SERVICES

Geometric Site Plan
HILTON GARDEN INN
400 SHERBURN LN, MALL ST. MATTHEWS - LOUISVILLE, KENTUCKY 40207

BUTLER, ROSENBERG & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY: 000008 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



DRAWN BY: RMS
CHECKED BY: JEM
ISSUE DATE: April 21, 2016
PROJECT: 15026.HISM
Morley Project # 9603.4.001-A

C1.0