

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. A METRO PUBLIC WORKS AND KYDOT ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAYS.
3. 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.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF METRO PUBLIC WORKS ENCROACHMENT PERMIT.
6. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. ALL PARKING METERS TO BE REMOVED OR RELOCATED IN COORDINATION WITH PARC.
8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. SIGHT LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
11. 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.
12. 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.

MSD NOTES

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0025 E DATED DECEMBER 5, 2006.
3. 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.
4. EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.

EPSC 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 APPROVAL 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.

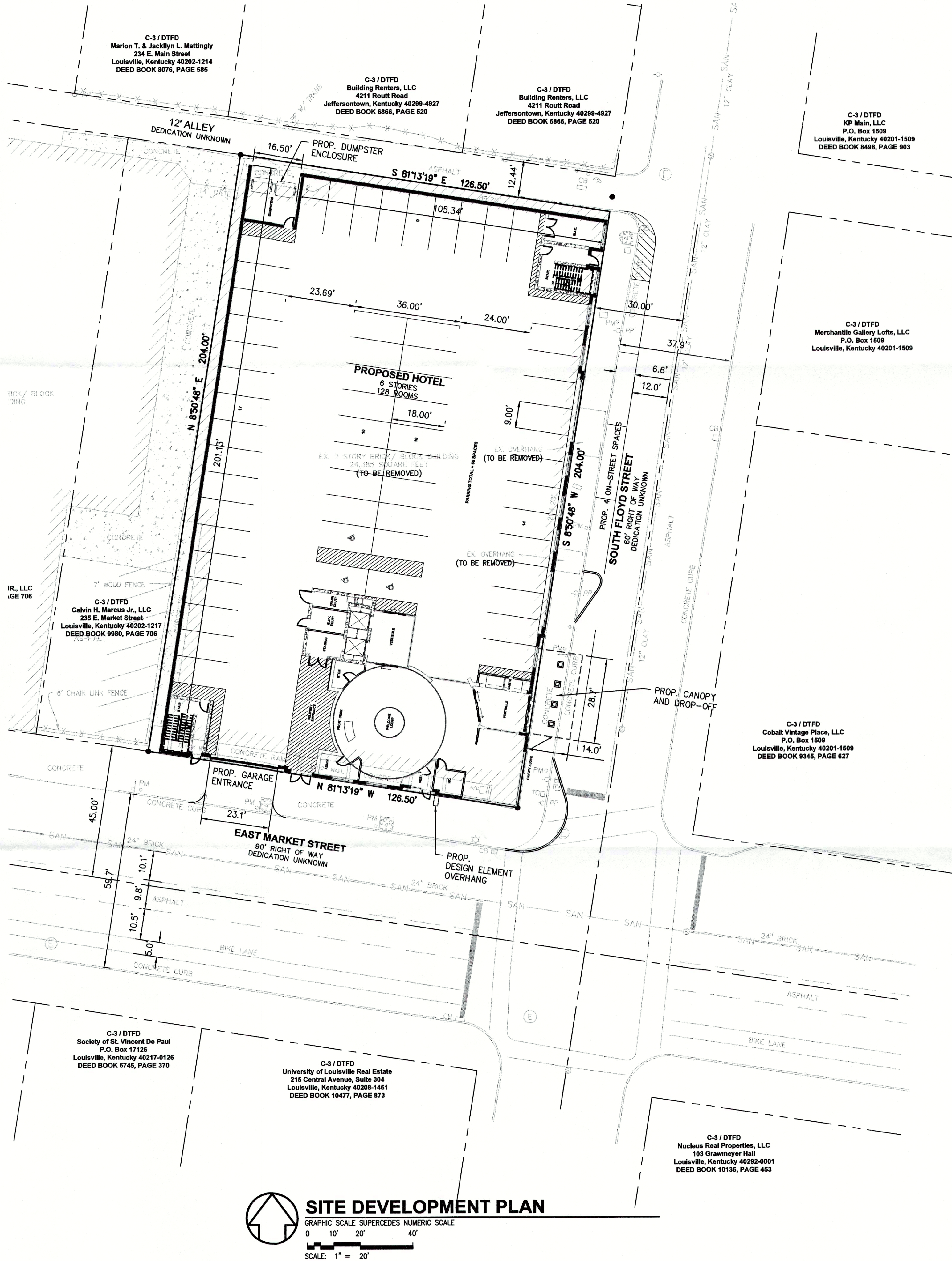
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM GUTTERS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 SWALE OR CATCH BASIN.

ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.



- LEGEND**
- GUY —
 - OHU —
 - SAN —
 - DW —
 - GAS —
 - UGE —
 - OVERHEAD GUY WIRE
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - WATER LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC
 - WATER VALVE
 - FIRE HYDRANT
 - GAS METER
 - UTILITY POLE
 - GUY ANCHOR
 - CATCH BASIN
 - BRILLIAD
 - ELECTRIC METER
 - WATER METER
 - SIGN
 - SIAMSE FIRE CONNECTION
 - ELECTRIC PULLBOX
 - PARKING METER
 - GAS PULLBOX
 - TRAFFIC CABINET
 - SANITARY MANHOLE
 - ELECTRIC MANHOLE

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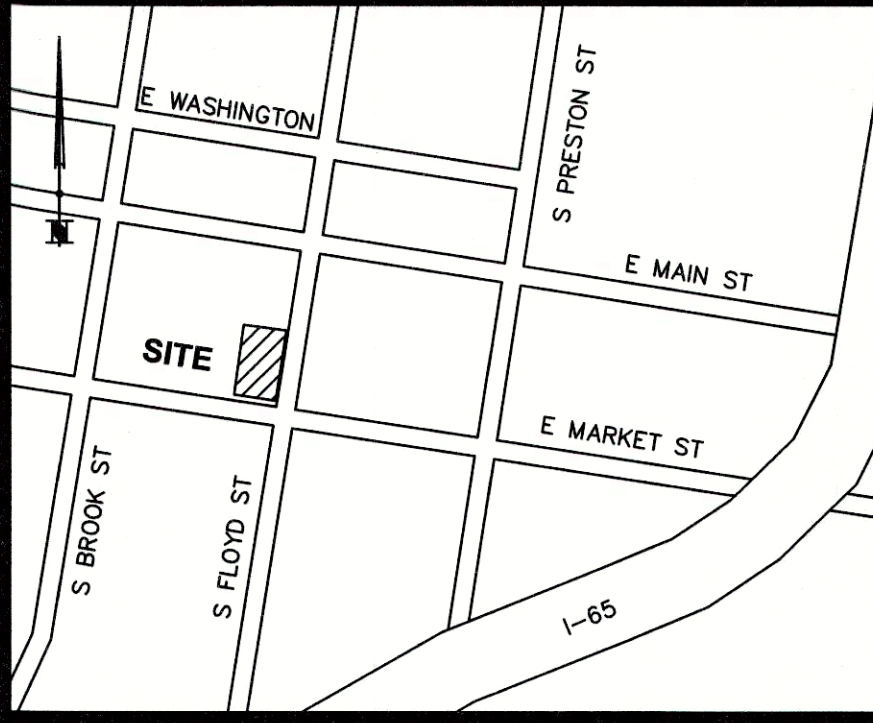


SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 10' 20' 40'
SCALE: 1" = 20'

PROJECT DATA

TOTAL SITE AREA	0.59 AC
EXISTING ZONING	C-3
FORM DISTRICT	DOWNTOWN
EXISTING USE	NIGHTCLUB
PROPOSED USE	HOTEL
NO. OF ROOMS	128
BUILDING HEIGHT	6 STORY - 85' FT.
BUILDING AREA	111,438 SQ.FT.
1ST FLOOR	
LOBBY	4,386 SF
GARAGE	20,231 SF
2ND FLOOR	17,561 SF
3RD-6TH FLOOR	17,315 SF
F.A.R.	4.34
PROPOSED PARKING	ON-SITE GARAGE 60 SPACES
BICYCLE PARKING REQUIREMENTS	NO SHORT TERM SPACES REQUIRED 2 LONG TERM SPACES LOCATED WITHIN BUILDING
EXISTING IMPERVIOUS AREA	25,700 SQ.FT.
PROPOSED IMPERVIOUS AREA	25,700 SQ.FT.
TOTAL AREA OF DISTURBANCE	32,115 SQ.FT.



LOCATION MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NO SCALE

REVISIONS		NO.	BY	DESCRIPTION	DATE	CHK

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DDRO and CATEGORY 3 REVIEW PLAN 120 S. FLOYD ST., 243, 245, 249, 251, 253 E. MARKET ST. LOUISVILLE, JEFFERSON COUNTY, KENTUCKY	
TITLE:	BTM PROJECT NO. 150212
DEVELOPER:	NUCLEUS REAL ESTATE, LLC 103 GRAWMEYER HALL LOUISVILLE, KENTUCKY 40202-0001 DEED BOOK 10136, PAGE 453
OWNER:	NUCLEUS REAL ESTATE, LLC 103 GRAWMEYER HALL LOUISVILLE, KENTUCKY 40202-0001 DEED BOOK 10136, PAGE 453
DRAWN BY:	PMB/DHS
CHECKED BY:	JMA
DATE:	05/27/16
DRAWING:	150212-DDRO
SCALE:	1" = 20'
SHEET	P1.00

MSD WM #XXXX

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