

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. NIGHT 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.

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 PURPOSE. FINAL CONFIGURATION AND SIZE OF DRAINAGE DRES ARE TO BE CHANGED AS NECESSARY DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY. 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.
5. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM SHALL BE LIMITED TO PRE-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.

DRAINAGE AREA	0.59 ACRES
IMPERVIOUS AREA	100% PRE AND POST
PRE--EXISTING 10 YR. PEAK FLOW	3.173 cfs
POST 100 YR. PEAK FLOW	4.387 cfs
UNDERGROUND IN--PIPE DETENTION PROVIDED	
POST 100 YR. PEAK FLOW	2.759 cfs

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.

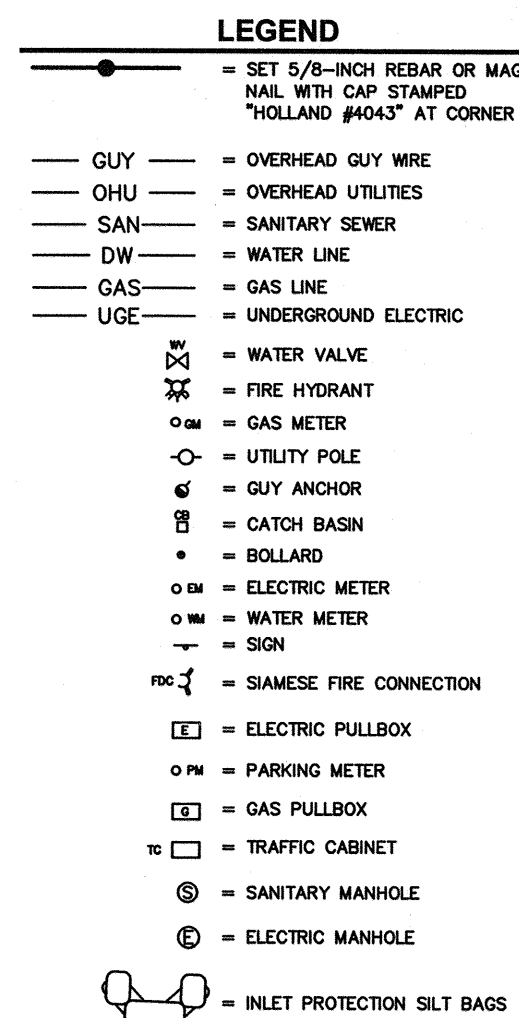
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

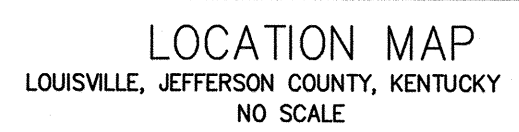
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.



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	57 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.

[illegible]

BTM

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TITLE: DDRO and CATEGORY 3 REVIEW PLAN 120 S. FLOYD ST., 243, 245, 249, 251, 253 E. MARKET ST. LOUISVILLE, JEFFERSON COUNTY, KENTUCKY	OWNER: JACARUS, LLC 250 S. FLOYD STREET LOUISVILLE, KENTUCKY 40202	DEVELOPER: JACARUS, A NATIONAL COMPANY C/O CHICK WHEELER GROUP, INC. 10000 WOODHURST DRIVE ROCKVILLE, MARYLAND 20850	SITE INFORMATION: TAX BLOCK: 0778 LOTS: 98-101 ZONING: R-10000 PAGE: 460	ENT. PROJECT NO.: 150212
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DRAWN BY: PMB/DHS	CHECKED BY: JMA
DATE: 05/27/16	
DRAWING: 150212-DDRO	
SCALE: 1" = 20'	
SHEET P1.00	

RECEIVED
JUL 25 2016
PLANNING &
DESIGN SERVICES

16DEVPLAN1122
16DDRO1010
MSD WM #11432

P1.00