

PRELIMINARY APPROVAL

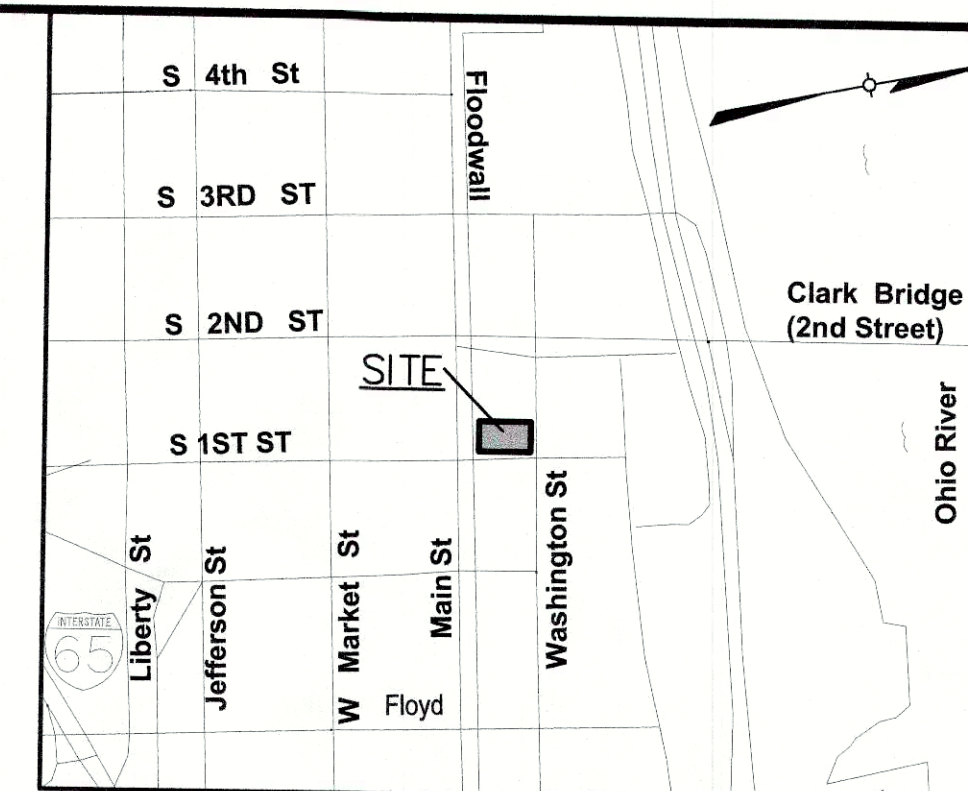
Condition of Approval: _____

Development Review: *Tammy J. 6-7-17* Date: _____

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

WAIVER REQUEST

A Landscape Waiver is requested from Section 10.2.8 of the Louisville Metro Land Development Code to waive the Main Street, First Street, and Washington Street trees.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.56± Ac. (24,209 SF)
EXISTING ZONING	= C-3
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= PARKING LOT
PROPOSED USE	= HOTEL
TOTAL # OF ROOMS	= 315
PROPOSED BUILDING HEIGHT	= 161' (14 FLOORS ON WASHINGTON STREET) (13 FLOORS ON MAIN STREET)
PROPOSED TOTAL BUILDING AREA	= 200,000 S.F.
PROPOSED BUILDING FOOTPRINT	= 24,359 S.F.
F.A.R.	= 8.26 (NO MAX.)
PARKING REQUIRED:	
PER TABLE 9.1.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE	
THERE IS NO SET MINIMUM OR MAXIMUM FOR THE DOWNTOWN FORM DISTRICT.	
BIKE PARKING REQUIRED / PROVIDED	= 2 LONG TERM (PROVIDED INSIDE BUILDING)
TOTAL SITE DISTURBANCE	= 33,325 S.F.
EXISTING IMPERVIOUS AREA	= 33,325 S.F.
PROPOSED IMPERVIOUS AREA	= 33,325 S.F.
NET IMPERVIOUS INCREASE	= 0 S.F. (PREVIOUSLY DEVELOPED SITE)

GENERAL NOTES:

- Construction plans, bond, and permit are required by Metro Public Works for curb cut, sidewalk repair and replacement prior to construction approval.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Public Works License agreements shall be required for the proposed elevator shaft, and any encroachments including but not limited to canopies that extend more than 18" over the right-of-way and also for any "fixed" structures, like bollards in the public right-of-way.
- A Public Works permit will be required for the outdoor seating, dining & patio areas in the right-of-ways.
- Parking meter removal shall be coordinated with PARC.
- Signal pole relocation will be coordinated with Metro Public Works Traffic Engineering.
- ADA ramps and tactile warning surfaces at the intersections of South First Street with West Main Street and Washington Street, shall be per Metro Public Works standard drawing 425A.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Kentucky Transportation Cabinet approval required prior to construction plan approval.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0025 E dated December 5, 2006.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- A Downstream Facilities Capacity Request will be submitted to MSD on May 22, 2017.
- All retail shops must have individual connections per MSD's fats, oils & grease policy.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

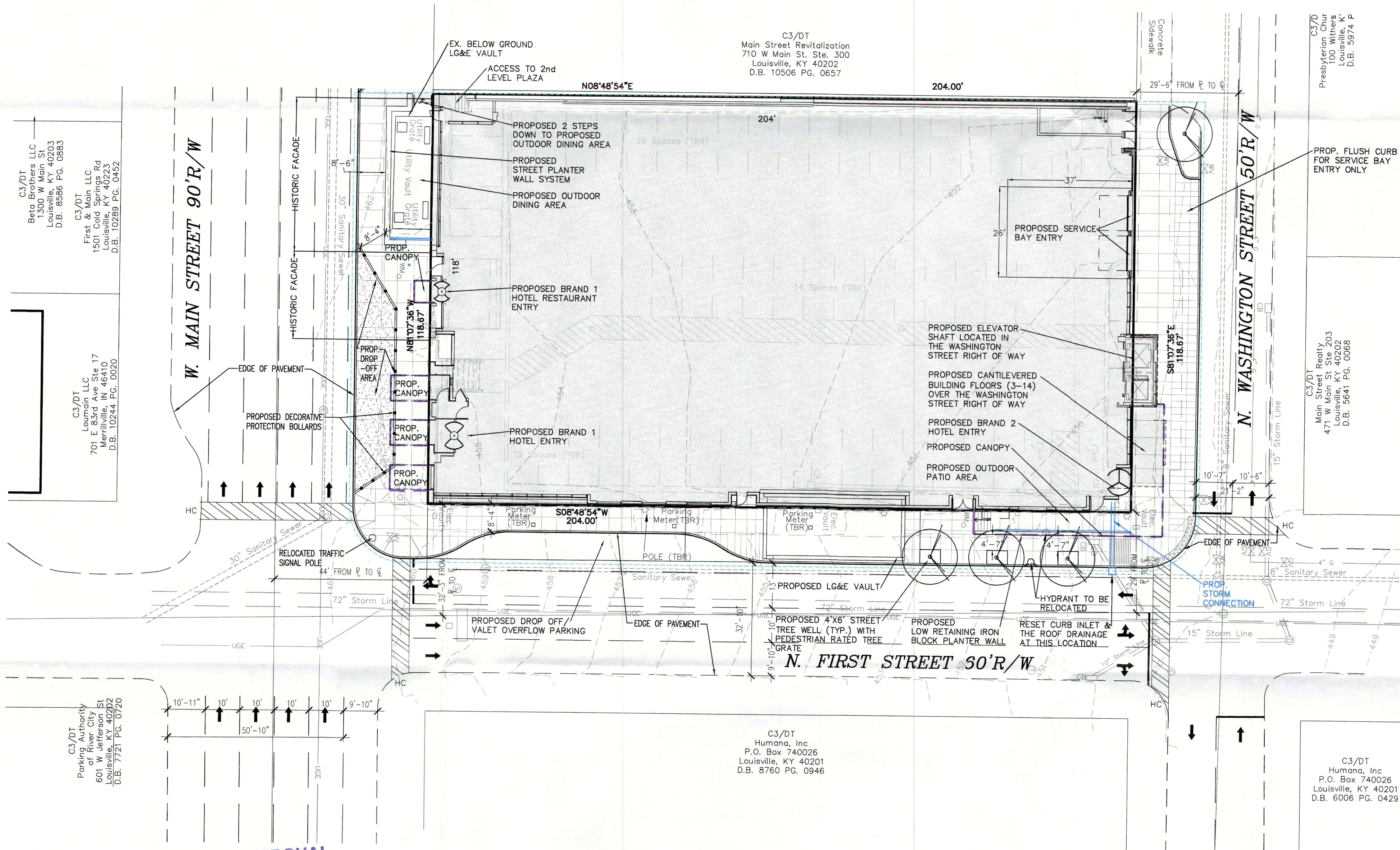
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed 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 drainage 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.
- 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 no 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

RECEIVED
JUN 01 2017
PLANNING &
DESIGN SERVICES

SITE ADDRESS:
101 W MAIN STREET
LOUISVILLE, KY 40202
TAX BLOCK 018A, LOT 0025
D.B. 10766, PG. 0919

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

CASE: 17DEVPLAN1073
MSD WM#11157



PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Greg Markert* DATE: *6-7-17*

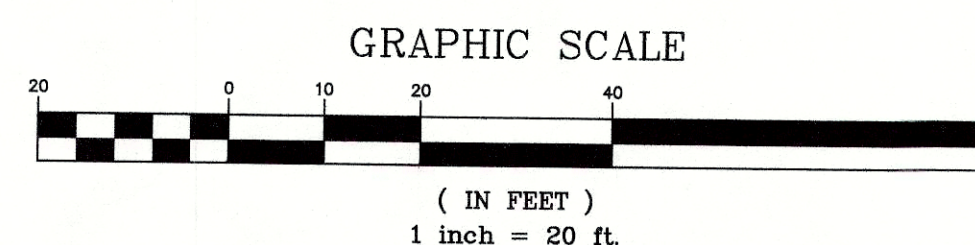
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

☆ Light Pole	○ WM Water Meter
— Sign	□ CB Storm Sewer Catch Basin
— Fire Hydrant	⑤ Storm Sewer Manhole
⊗ Gas Valve	⑦ Telecomm. Manhole
⊗ W Water Valve	⑥ Electric Manhole
— Limits of Disturbance	

MSD STANDARD EROSION CONTROLS

△	STONE BAG CHECK DAM IN CONCRETE FLUMES
△	WINGED HEADWALL INLET PROTECTION
—	SILT FENCE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-22-17	AGENCY REVIEW COMMENTS	SBS
2	5-23-17	REVISED RAMP AND POLE LOCATION	AER
3	6-1-17	AGENCY REVIEW COMMENTS	AER

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 16139-CAT 3 PLAN	SCALE: AS SHOWN	DRAWN BY: JH
DATE: 5/1/17	CHECKED BY: AER	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.444.9974 FAX: 502.444.9974
WWW.LD&D.COM

CATEGORY 3 DEVELOPMENT PLAN
101 WEST MAIN STREET HOTEL

OWNER
LOUWEY, LLC
701 EAST 83rd AVENUE
MERRILLVILLE, IN 46410

SHEET
1
OF 1