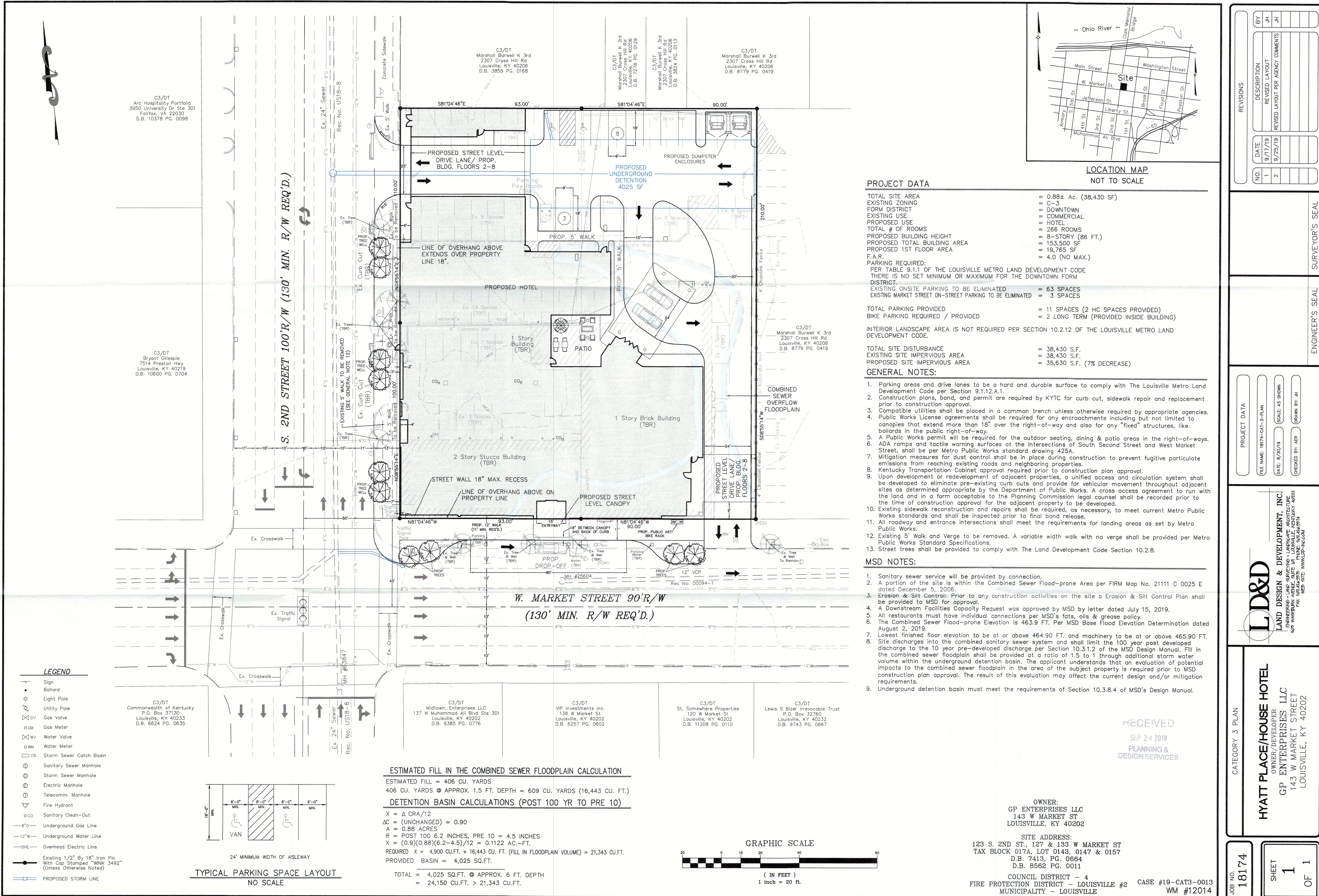


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PROJECT DATA

TOTAL SITE AREA = 0.88± Ac. (38,430 SF)  
EXISTING ZONING = C-3  
FORM DISTRICT = DOWNTOWN  
EXISTING USE = COMMERCIAL  
PROPOSED USE = HOTEL  
TOTAL # OF ROOMS = 266 ROOMS  
PROPOSED BUILDING HEIGHT = 8-STORY (86 FT.)  
PROPOSED TOTAL BUILDING AREA = 153,500 SF  
PROPOSED 1ST FLOOR AREA = 19,765 SF  
F.A.R. = 4.0 (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.  
EXISTING ONSITE PARKING TO BE ELIMINATED = 63 SPACES  
EXISTING MARKET STREET ON-STREET PARKING TO BE ELIMINATED = 3 SPACES

TOTAL PARKING PROVIDED = 11 SPACES (2 HC SPACES PROVIDED)  
BIKE PARKING REQUIRED / PROVIDED = 2 LONG TERM (PROVIDED INSIDE BUILDING)

INTERIOR LANDSCAPE AREA IS NOT REQUIRED PER SECTION 10.2.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

TOTAL SITE DISTURBANCE = 38,430 S.F.  
EXISTING SITE IMPERVIOUS AREA = 38,430 S.F.  
PROPOSED SITE IMPERVIOUS AREA = 35,630 S.F. (7% DECREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface to comply with The Louisville Metro Land Development Code per Section 9.1.12.A.1.
2. Construction plans, bond, and permit are required by KYTC for curb cut, sidewalk repair and replacement prior to construction approval.
3. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
4. Public Works License agreements shall be required for 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.
5. A Public Works permit will be required for the outdoor seating, dining & patio areas in the right-of-ways.
6. ADA ramps and tactile warning surfaces at the intersections of South Second Street and West Market Street, shall be per Metro Public Works standard drawing 425A.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Kentucky Transportation Cabinet approval required prior to construction plan approval.
9. 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 and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
10. 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.
11. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
12. Existing 5" Walk and Verge to be removed. A variable width walk with no verge shall be provided per Metro Public Works Standard Specifications.
13. Street trees shall be provided to comply with The Land Development Code Section 10.2.8.

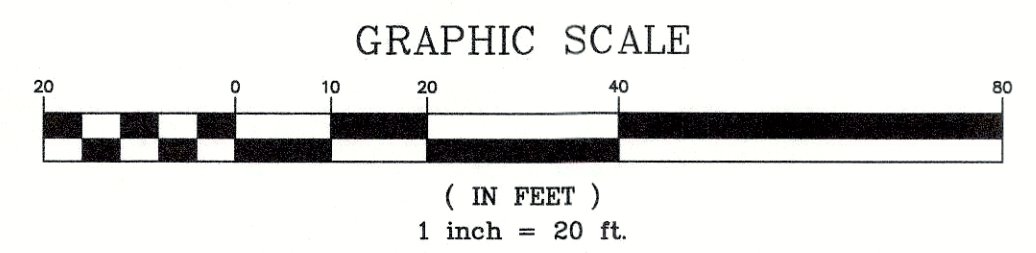
MSD NOTES:

1. Sanitary sewer service will be provided by connection.
2. A portion of the site is within the Combined Sewer Flood-prone Area per FIRM Map No. 21111 C 0025 E dated December 5, 2006.
3. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
4. A Downstream Facilities Capacity Request was approved by MSD by letter dated July 15, 2019.
5. All restaurants must have individual connections per MSD's fats, oils & grease policy.
6. The Combined Sewer Flood-prone Elevation is 463.9 FT. Per MSD Base Flood Elevation Determination dated August 2, 2019.
7. Lowest finished floor elevation to be at or above 464.90 FT. and machinery to be at or above 465.90 FT.
8. Site discharges into the 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. Fill in the combined sewer floodplain shall be provided at a ratio of 1.5 to 1 through additional storm water volume within the underground detention basin. The applicant understands that an evaluation of potential impacts to the combined sewer floodplain in the area of the subject property is required prior to MSD construction plan approval. The result of this evaluation may affect the current design and/or mitigation requirements.
9. Underground detention basin must meet the requirements of Section 10.3.8.4 of MSD's Design Manual.

OWNER:  
GP ENTERPRISES LLC  
143 W MARKET ST  
LOUISVILLE, KY 40202

SITE ADDRESS:  
123 S. 2ND ST., 127 & 133 W MARKET ST  
TAX BLOCK 017A, LOT 0143, 0147 & 0157  
D.B. 7413, PG. 0664  
D.B. 8562 PG. 0011

COUNCIL DISTRICT - 4  
FIRE PROTECTION DISTRICT - LOUISVILLE #2  
MUNICIPALITY - LOUISVILLE  
CASE #19-CAT3-0013  
WM #12014



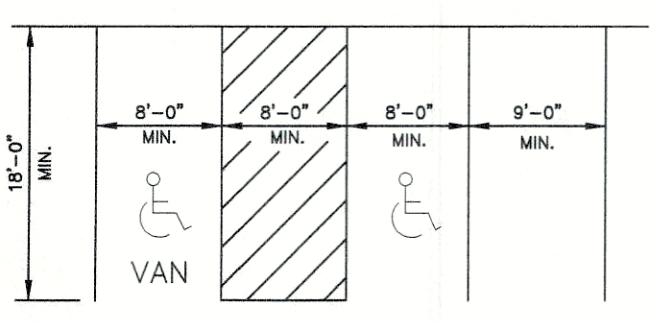
ESTIMATED FILL IN THE COMBINED SEWER FLOODPLAIN CALCULATION

ESTIMATED FILL = 406 CU. YARDS  
406 CU. YARDS @ APPROX. 1.5 FT. DEPTH = 609 CU. YARDS (16,443 CU. FT.)

DETENTION BASIN CALCULATIONS (POST 100 YR TO PRE 10)

X = Δ CRA/12  
ΔC = (UNCHANGED) = 0.90  
A = 0.88 ACRES  
R = POST 100 6.2 INCHES, PRE 10 = 4.5 INCHES  
X = (0.9)(0.88)(6.2-4.5)/12 = 0.1122 AC.-FT.  
REQUIRED X = 4,900 CU.FT. + 16,443 CU. FT. (FILL IN FLOODPLAIN VOLUME) = 21,343 CU.FT.  
PROVIDED BASIN = 4,025 SQ.FT.

TOTAL = 4,025 SQ.FT. @ APPROX. 6 FT. DEPTH  
= 24,150 CU.FT. > 21,343 CU.FT.



LEGEND

- Sign
- Bollard
- Light Pole
- Utility Pole
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Storm Sewer Catch Basin
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Electric Manhole
- Telecomm. Manhole
- Fire Hydrant
- Sanitary Clean-Out
- Underground Gas Line
- Underground Water Line
- Overhead Electric Line
- Existing 1/2" By 18" Iron Pin With Cap Stamped "WMK 3492" (Unless Otherwise Noted)
- PROPOSED STORM LINE

REVISIONS

NO.	DATE	DESCRIPTION
1	9/17/19	REVISED LAYOUT
2	9/25/19	REVISED LAYOUT PER AGENCY COMMENTS

PROJECT DATA

FILE NAME: 18174-CAT-3-PLAN  
DATE: 8/20/19  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: AER

CATEGORY 3 PLAN

HYATT PLACE/HOUSE HOTEL

OWNER/DEVELOPER  
GP ENTERPRISES LLC  
143 W MARKET STREET  
LOUISVILLE, KY 40202

JOB NO. 18174

SHEET 1 OF 1

ENGINEER'S SEAL

SURVEYOR'S SEAL

19-CAT3-0013