

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON THE PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0041F DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: 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.

TOTAL EXCESS RUNOFF CALCULATION
THERE IS MORE PERVIOUS PROPOSED THAN CURRENTLY EXISTS
THEREFORE THERE WILL BE NO ADDITIONAL RUNOFF
- 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. SITE IS A TOTAL NET REDUCTION OF IMPERVIOUS AREA BUT SOME ADDITIONAL STORM WATER MITIGATION MAY BE REQUIRED ONCE THE CONSTRUCTION PLANS ARE EVALUATED.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES
- 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 MGMT. PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 452.1 AND LOWEST MACHINERY TO BE AT OR ABOVE 453.1.

GENERAL NOTES

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 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 JEFFERSON COUNTY SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 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.
- ALL EXISTING BUILDINGS ON THE SUBJECT SITE TO BE REMOVED.
- ALL SIGNS SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS AND SHALL OBTAIN THE PROPER PERMITS.
- ALL MECHANICAL OR UTILITY EQUIPMENT SHALL BE SCREENED OR FULLY INTEGRATED INTO THE OVERALL DESIGN THROUGH THE USE OF LIKE OR COMPLEMENTARY MATERIALS, COLOR AND SCALE.
- SURFACE PARKING LIGHTING SHALL CONFORM TO CHAPTER 4 PART 1, LIGHTING STANDARDS PER LDC 5.5.B.1.V.
- LIGHTING SHALL BE DIRECTED TO ILLUMINATE THE BUILDING FACADE, ENTRIES, AND STOREFRONT WINDOWS.
- A APPROVED LANDSCAPE WILL BE NEEDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- STREET TREES ARE REQUIRED FOR ALL LAND USES ALONG ALL PUBLIC RIGHTS OF WAY. EXISTING STREET TREES SHALL BE SELECTED AND SERVICES WITH CONSULTATION FROM THE DIRECTOR OF PUBLIC WORKS OR DESIGNER. A MINOR PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED SHIFTING THE PROPERTY LINES.
- A MINOR PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED SHIFTING THE PROPERTY LINES. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES PRIOR TO OBTAINING A BUILDING PERMIT.
- EXISTING CURB CUTS TO BE REMOVED AND CURB WILL BE REESTABLISHED IN THE RIGHT OF WAY.

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 APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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.

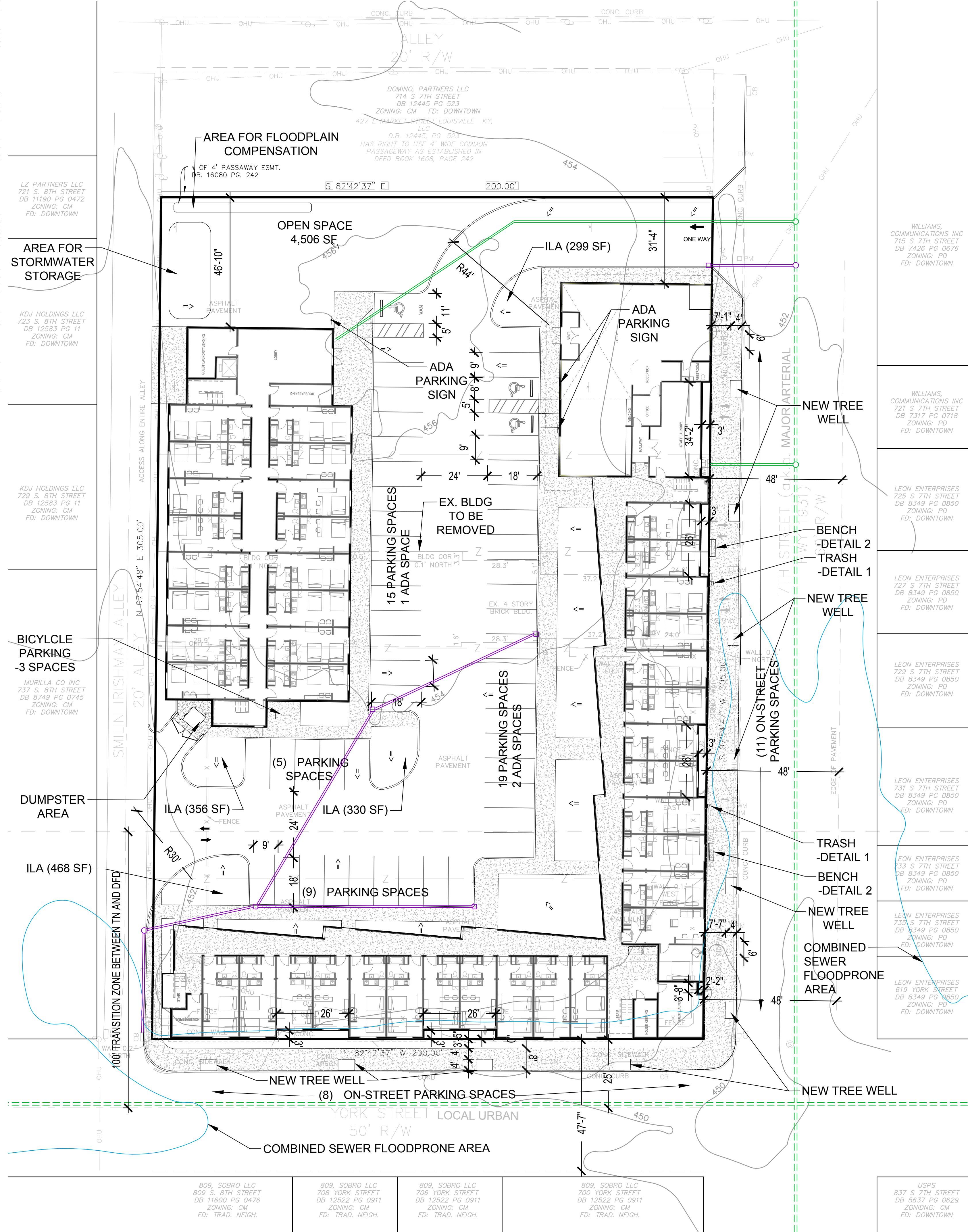
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 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 STREAM, POND, SWALE, OR CATCH BASIN.



UTILITY LEGEND

- EX. SANITARY SEWER
- EX. STORM SEWER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. FLOW ARROW
- COMBINED SEWER FLOODPRONE AREA
- CHANGE IN LOT LINES

GENERAL LEGEND

- BOLLARD
- CLEANOUT
- DOWN GUY
- FENCE LINE
- FIRE HYDRANT
- HANDICAP PARKING
- INGRESS/EGRESS
- LIGHT POLE
- OVERHEAD UTILITY
- STORM MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE

BOUNDARY MONUMENT LEGEND

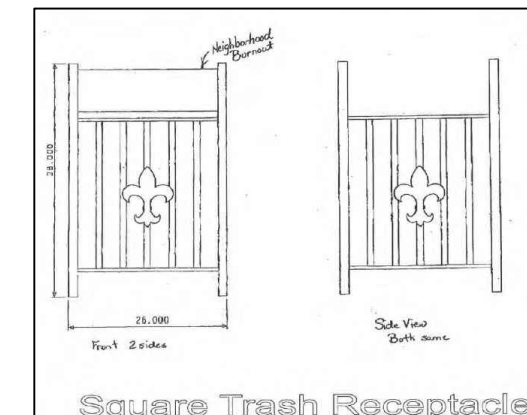
- SET 5/8" REBAR WITH CAP BENTLEY #3697 UNLESS NOTED
- FOUND IRON PIN WITH CAP #2600

GENERAL LEGEND

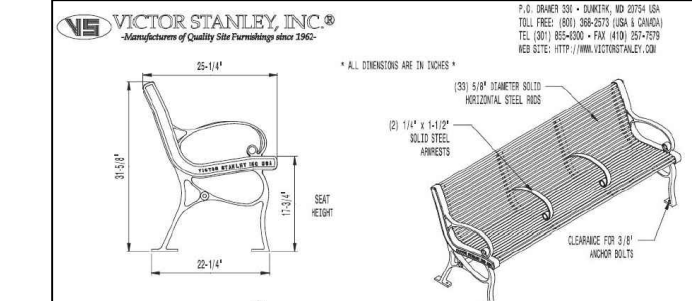
- BOLLARD
- DOWN GUY
- 6" CHAIN LINK FENCE
- FIRE HYDRANT
- INGRESS/EGRESS
- LIGHT POLE
- OVERHEAD UTILITY
- STORM SEWER MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- GAS VALVE
- PARKING METER
- UNDERGROUND TELEPHONE UTILITY
- UNDERGROUND GAS UTILITY
- UNDERGROUND WATER UTILITY

BOUNDARY MONUMENT LEGEND

- EX. 1/2" REBAR WITH CAP #3492
- EX. 1/2" REBAR "NO CAP"
- EX. 1/2" IRON PIN WITH CAP #2747
- EX. 5/8" REBAR "NO CAP"
- EX. 1/2" IRON PIPE



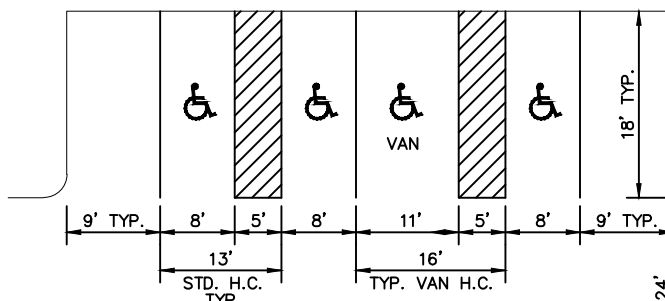
1 SQUARE TRASH RECEPTACLE



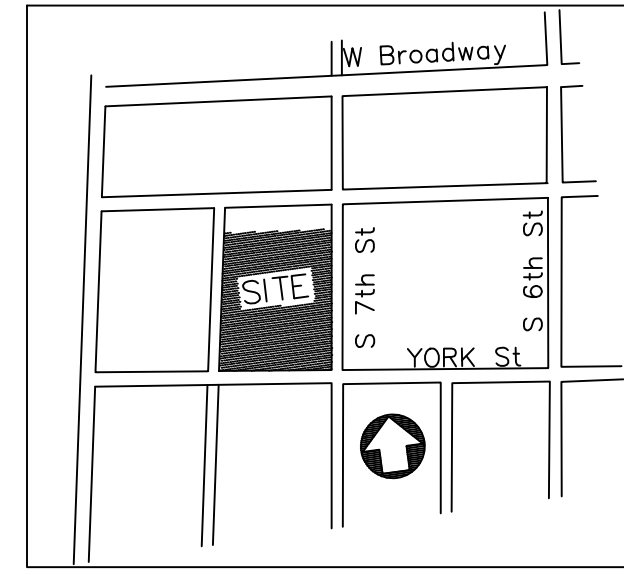
2 BENCH

EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



TYPICAL PARKING SPACES



LOCATION MAP

NO SCALE

SITE DATA

FORM DISTRICT:	DOWNTOWN
ZONING:	CM
PROPOSED ZONING:	NO CHANGE
EXISTING USE:	PARKING LOT AND VACANT STRUCTURE
PROPOSED USE:	HOTEL
OVERLAY DISTRICT:	WEST DOWNTOWN
GROSS SITE AREA:	60,996 SF OR 1.40 AC
NET SITE AREA:	60,996 SF OR 1.40 AC
TOTAL UNITS:	48 UNITS
MAX ALLOWABLE FAR:	5.0
PROVIDED FAR:	0.81
GROSS BUILDING FOOTPRINT AREA:	26,500 SF
GROSS FLOOR AREA (2 STORY BLDG):	49,500 SF
1ST FLOOR AREA:	23,000 SF
2ND FLOOR AREA:	26,500 SF
TALLEST STRUCTURE HEIGHT:	25'-0"

DIMENSIONAL STANDARDS

A SETBACK, NOT TO EXCEED 15 FEET MEASURED FROM THE RIGHT-OF-WAY, IS PERMITTED PROVIDED NO LESS THAN 60% OF THE STREET WALL IS MAINTAINED.

NUMBER OF STORIES MINIMUM STEP BACK FROM STREET WALL	
14 OR LESS	0'
15-18	15'
19-22	15'
>22	ADDITIONAL 10' ADDED AFTER EVERY 4TH FLOOR

MINIMUM STREET FRONTAGE TO BE 3 STORIES

WAIVER REQUESTED TO PROVIDE 2 STORY STREET FRONTAGE

PARKING CALCULATIONS

MINIMUM REQUIRED PARKING	NO MINIMUM
MAXIMUM ALLOWED PARKING	NO MAXIMUM
PARKING PROVIDED:	70 SPACES
SURFACE PARKING STANDARD	48 SPACES
SURFACE PARKING ADA	3 SPACES
ON STREET PARALLEL PARKING	19 SPACES
BICYCLE PARKING	3 SPACES

OPEN SPACE CALCULATIONS

MINIMUM REQUIRED OPEN SPACE (1% OF BLDG FOOTPRINT)	
1% OF BLDG FOOTPRINT FOR PATIO/PLAZA	1,630 SF
AND/OR FOR LANDSCAPED GREEN AREA	
OPEN SPACE PROVIDED:	4,506 SF

ILAVUA CALCULATIONS

VUA TOTAL	19,021 SF
ILA REQUIRED:	5% (960 SF)
ILA PROVIDED:	1,453 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	60,996 SF OR 1.40 AC
EXISTING IMPERVIOUS AREA:	52,330 SF OR 1.20 AC
PROPOSED IMPERVIOUS AREA:	8,827 SF OR 0.20 AC
DECREASE:	LESS 8,827 SF. 0.20 AC

WAIVER REQUESTS:

- RELIEF FROM LDC 5.2.1.C.2 TO ALLOW A MINIMUM 2 STORY IN HEIGHT BUILDING AT THE STREET WALL IN LIEU OF 3 STORY MINIMUM

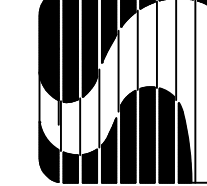
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WM# 12707
TAX BLOCK: 029A
LOT: 0023
PARCEL ID'S: 029A00230000, 029A00220000, 029A00210000, 029A00200000, 029A00170000, 029A00160000
SEWER TREATMENT PLANT: MORRIS FORMAN

OWNER:
SIXTH, & YORK QOZB LLC
545 S 3RD ST,
LOUISVILLE, KY 40202-1935

DEVELOPER:
TGC GROUP
322 S. MOSLEY
WICHITA, KS 67202



SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



DATE	
NO.	
REVISION	

SHEET TITLE: CATEGORY 3 DEVELOPMENT PLAN

PROJECT TITLE: 726 S. 7TH STREET
LOUISVILLE, KY 40203

DEVELOPER: LDG DEVELOPMENT, LLC

JOB NO. 3293

SCALE: 1"=30'

DATE: 05/28/24

DRAWING NO: CAT3

SHEET 1 OF 1