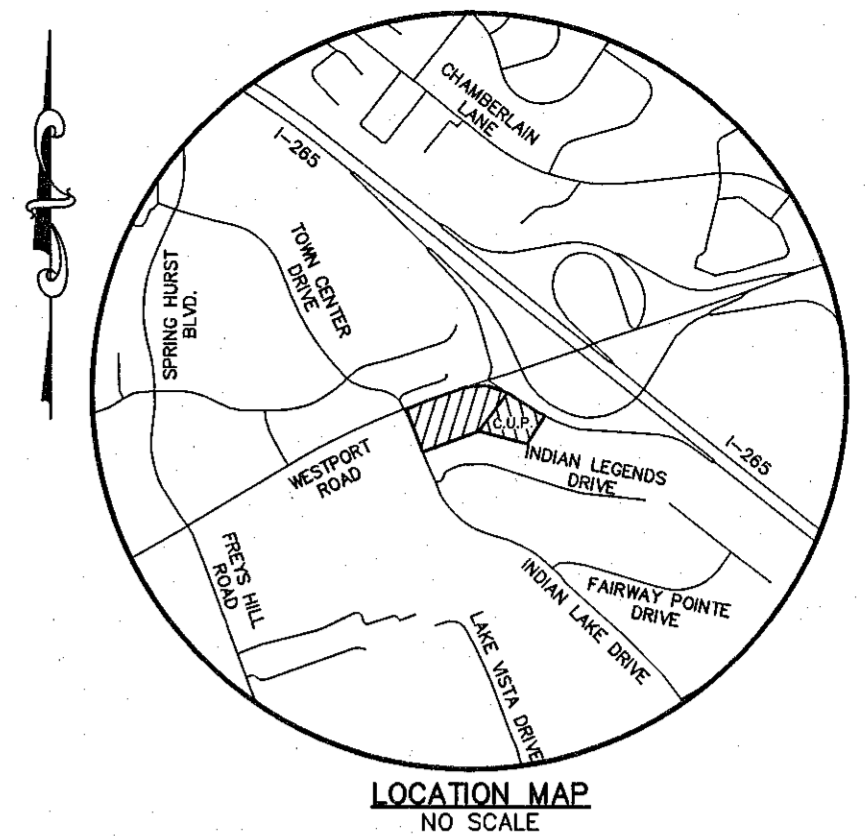


LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY Z-LINE
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FLOW ARROW
- PROPOSED TREE PRESERVATION AREA
- FORM DISTRICT BOUNDARY LINE
- PROPOSED STONE BAG INLET PROTECTION
- REINFORCED SILT FENCE
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



ALL UTILITIES SHOWN HEREON WERE DERIVED FROM UTILITY MAPPING AND FIELD OBSERVATIONS.
THE CONTOURS SHOWN HEREON WERE DERIVED FROM FIELD OBSERVATIONS.

DETENTION CALCULATIONS:
2.9/12 (0.85 - 0.25) x 6.20 AC. = 0.90 AC.FT.
VOLUME = 0.90 AC.FT.

SITE DATA:

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	OT/R-7
EXISTING USE	OPEN SPACE
PROPOSED ZONE	OT/R-7
PROPOSED USE	HOTEL & C.U.P. PARKING LOT
HOTEL SITE AREA	4.20 AC.
TRACT 3 AREA	2.00 AC.
CONDITIONAL USE PERMIT (C.U.P.) AREA	1.42 AC.
RESIDUAL R-7 AREA	7.62 AC.
TOTAL SITE AREA	17,194 ± S.F.
GROSS BUILDING FOOTPRINT AREA	68,562 ± S.F.
HOTEL (5 STORIES/130 ROOMS)	1,928 ± S.F.
RECEPTION ROOMS	70,490 ± S.F.
TOTAL	0.38
FLOOR AREA RATIO (ALLOWED 4.0)	
PARKING REQUIRED:	
HOTEL (MIN. 1/ROOM - MAX. 1.5/ROOM)	130-195 SPACES
RECEPTION ROOM (MIN. 1/100 SF - MAX. 1/50 SF)	20-39 SPACES
SUBTOTAL	150-234 SPACES
PARKING PROVIDED (INC 7 ACCESSIBLE SPACES)	228 SPACES
BICYCLE PARKING REQUIRED/PROPOSED:	
LONG TERM (PROVIDED WITHIN BUILDING)	2 SPACES

LANDSCAPE DATA:

VEHICLE USE AREA	89,871± S.F.
I.L.A. REQUIRED (7.5% X VUA)	6,741± S.F.
I.L.A. PROVIDED	8,920± S.F.

TREE CANOPY DATA:

TREE CANOPY CATEGORY	CLASS C
GROSS SITE AREA	270,072± S.F.
EXISTING TREE CANOPY*	(14%) 38,679 ± S.F.
PRESERVED TREE CANOPY	(0%) 1,325 ± S.F.
PROPOSED TREE CANOPY	(20%) 54,014 ± S.F.
TOTAL TREE CANOPY COVERAGE REQUIRED	(20%) 54,014 ± S.F.

*TREE CANOPY REPRESENTED ON PLAN FROM A COMBINATION OF LOGIC DIGITAL MAPPING AND FIELD OBSERVATION. FINAL CALCULATIONS WILL BE PROVIDED DURING SITE CONSTRUCTION PLAN PHASE.

VARIANCES GRANTED PER CASE #19316

- A VARIANCE OF 5.3.1.A.C.5. OF THE LDC WAS GRANTED TO ALLOW THE HOTEL TO BE 60' TALL AND EXCEED THE 30' HEIGHT MAXIMUM BY 30'
- A VARIANCE OF 5.3.2. OF THE LDC WAS GRANTED TO EXCEED THE MAXIMUM 80' BLDG. SETBACK ALONG BOTH WESTPORT ROAD AND INDIAN LAKE DRIVE.

WAIVERS GRANTED PER CASE #19316

- A WAIVER OF 10.3.7 OF THE LDC WAS GRANTED TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCOACH INTO THE 50' GENE SNYDER FREEWAY BUFFER.
- A WAIVER OF 10.3.7 OF THE LDC WAS GRANTED TO OMIT THE SIDEWALK REQUIRED ACROSS THE SITE'S WESTPORT ROAD FRONTAGE.

WAIVERS GRANTED PER CASE #14CUP1027

- A WAIVER OF 10.2.4.B OF THE LDC WAS GRANTED TO ALLOW THE DUMPSTERS AND VEHICLE MANEUVERING TO ENCOACH INTO THE 15' LANDSCAPE BUFFER AREA ALONG THE SOUTH PROPERTY LINE.
- A WAIVER OF 10.3.7.A.10 WAS GRANTED TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCOACH INTO THE 50' GENE SNYDER FREEWAY BUFFER ON THE CONDITIONAL USE PORTION OF THE SITE.

VARIANCES GRANTED PER CASE #14CUP1027

- A VARIANCE OF TABLE 5.3.2 OF THE LDC WAS GRANTED TO EXCEED THE 35' MAXIMUM HEIGHT TO ALLOW BUILDING TO BE 67' TALL.
- A VARIANCE OF TABLE 5.3.2 OF THE LDC WAS GRANTED TO ALLOW THE VEHICLE USE AREA & DUMPSTERS TO ENCOACH INTO THE 30' SIDE YARD SETBACK.
- A VARIANCE OF TABLE 5.3.2 WAS GRANTED TO ALLOW THE BUILDING TO BE SET BACK MORE THAN THE 80' MAXIMUM ALLOWED FROM INDIAN LAKE DRIVE.

VARIANCE REQUEST PER CASE #15VARIANCE1027

- A VARIANCE OF TABLE 5.3.2 OF THE LDC TO ALLOW THE BUILDING TO BE SET BACK MORE THAN THE 80' MAXIMUM ALLOWED FROM INDIAN LAKE DRIVE.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE WORTHINGTON/MIDLETOWN FIRE DISTRICT.
 - ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS NOT OTHERWISE PROPOSED TO BE IMPROVED ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK A. SITES, P.E. ON JULY 11, 2013. NO KARST FEATURES WERE OBSERVED.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DEVELOPER SHALL PROVIDE DETENTION TO LIMIT THE POST DEVELOPMENT PEAK FLOWS TO THE PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS BY MODIFYING THE NORTHERN LAKE OR THE POND BETWEEN INDIAN LEGENDS DRIVE AND INDIAN LAKE DRIVE THAT IS IN THE SAME WATERSHED, TO PROVIDE THE ADDITIONAL DETENTION. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100091E).
 - THE EXISTING 30' MSD EASEMENT SHALL BE RELEASED PRIOR TO CONSTRUCTION APPROVAL.
 - AN MSD DRAINAGE BOND SHALL BE REQUIRED.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

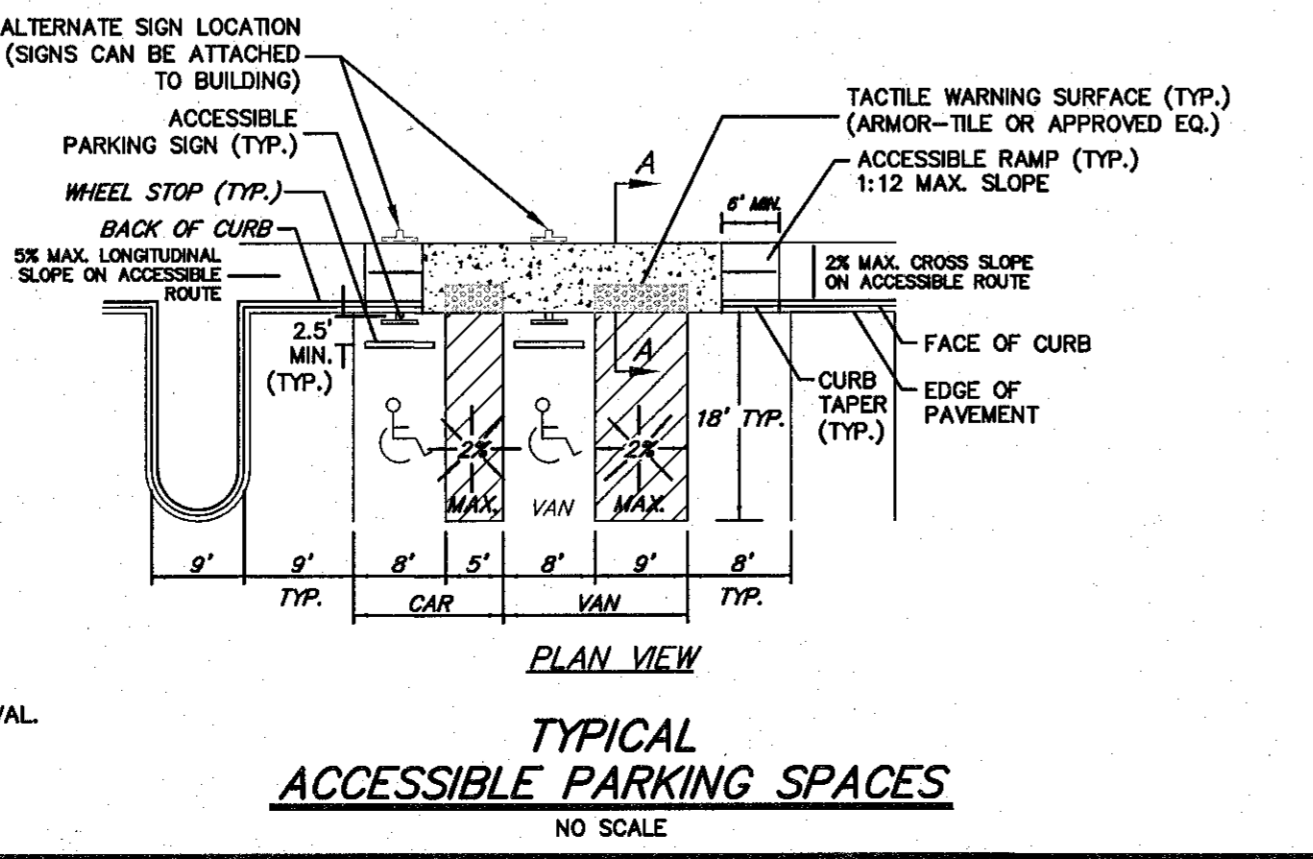
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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.

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.



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MSA

DEVELOPER
INDIAN SPRINGS LLC
3408 INDIAN LAKE DRIVE
LOUISVILLE, KY 40241
INDIAN SPRINGS GREEN SPACE LLC
9462 BROWNSBORO RD SUITE 181
LOUISVILLE, KY 40241

OWNER
INDIAN SPRINGS LLC
3408 INDIAN LAKE DRIVE
LOUISVILLE, KY 40241
INDIAN SPRINGS GREEN SPACE LLC
9462 BROWNSBORO RD SUITE 181
LOUISVILLE, KY 40241

REVISED DETAILED DISTRICT DEVELOPMENT AND CONDITIONAL USE PERMIT PLAN
ALOFT HOTEL
10700 WESTPORT ROAD
LOUISVILLE, KY 40241
TAX BLOCK 2656 LOT 405 D.B. 10205 PG. 584
TAX BLOCK 2656 LOT 409 D.B. 10228 PG. 339

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 8/4/14
Job Number: 3142
Sheet: 1
of 1

RECEIVED
MAY 20 2015
PLANNING & DESIGN SERVICES

CASE #14CUP1027
CASE #14 DEVPLAN1124
PREVIOUS CASE #19316
9-74-92 & 10-42-92
CASE #15DEVPLAN1057
CASE #15VARIANCE1027
MSD # 10785