

**NOTES:**

- WASTEWATER:**  
SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
- 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.
- DRAINAGE / STORM WATER DETENTION:**  
NO ONSITE DETENTION IS PROPOSED. REGIONAL FACILITY FEE TO BE PAID TO MSD. DRAINAGE PATTERN DETICED BY 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.
- TREE PRESERVATION:**  
NO EXISTING TREES WILL BE PRESERVED.
- PROTECTION OF TREES TO BE PRESERVED:**  
CONSTRUCTION FENCING SHALL BE ERRECTED 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 JEFFERSONTOWN FIRE DISTRICT.**
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100095 D), AS INDICATED ON THE PLAN.**
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND B, RESPECTIVELY.**
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.**
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.**
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.**
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.**
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.**
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.**
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.**
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.**
- ALL PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.**
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.**
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE 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 5' UNLESS OTHERWISE INDICATED.**
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.**
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.**
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.**
- AFTER LOUISVILLE METRO PLANNING AND DESIGN APPROVAL, DEVELOPMENT PLAN SHALL BE REVIEWED BY THE CITY OF JEFFERSONTOWN KY PLANNING AND ZONING.**
- A BLANKET ACCESS EASEMENT AND CROSSOVER PARKING AGREEMENT IS PROPOSED FOR THIS SITE.**
- OFFSITE DRAINAGE IMPROVEMENTS WILL BE REQUIRED, DURING THE PLAN REVIEW STAGE, TO MITIGATE ADDITIONAL RUNOFF FROM THE PROPOSED DEVELOPMENT.**
- A FEE IN LIEU OF AN I & I STUDY IS REQUIRED BY MSD DURING THE PLAN REVIEW STAGE.**

**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 SEEDDED 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 SEEDDED, 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.

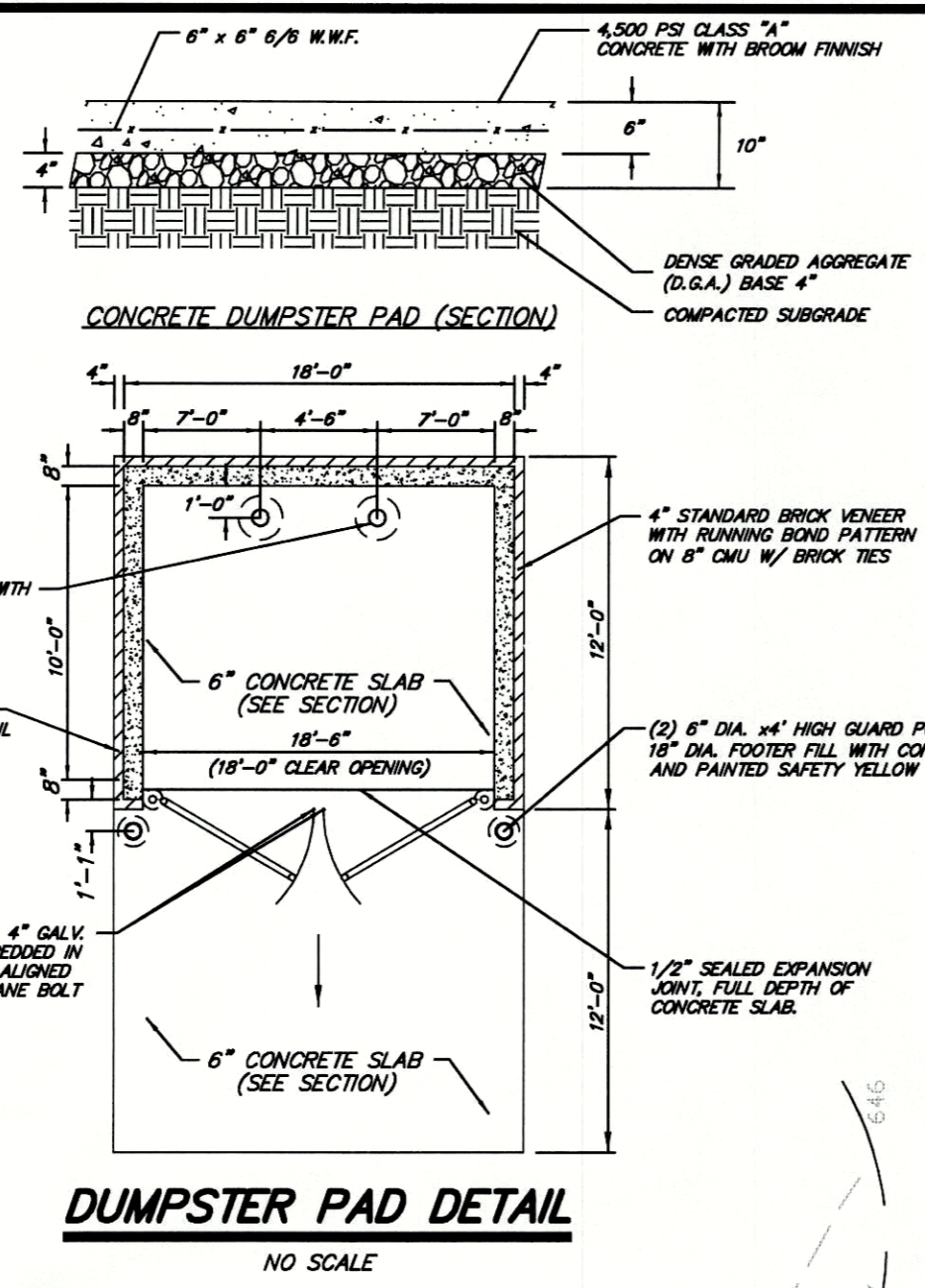
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

**BENCHMARKS**

SOURCE BENCHMARK BA36-01, NAVD 88 ELEV. 643.06

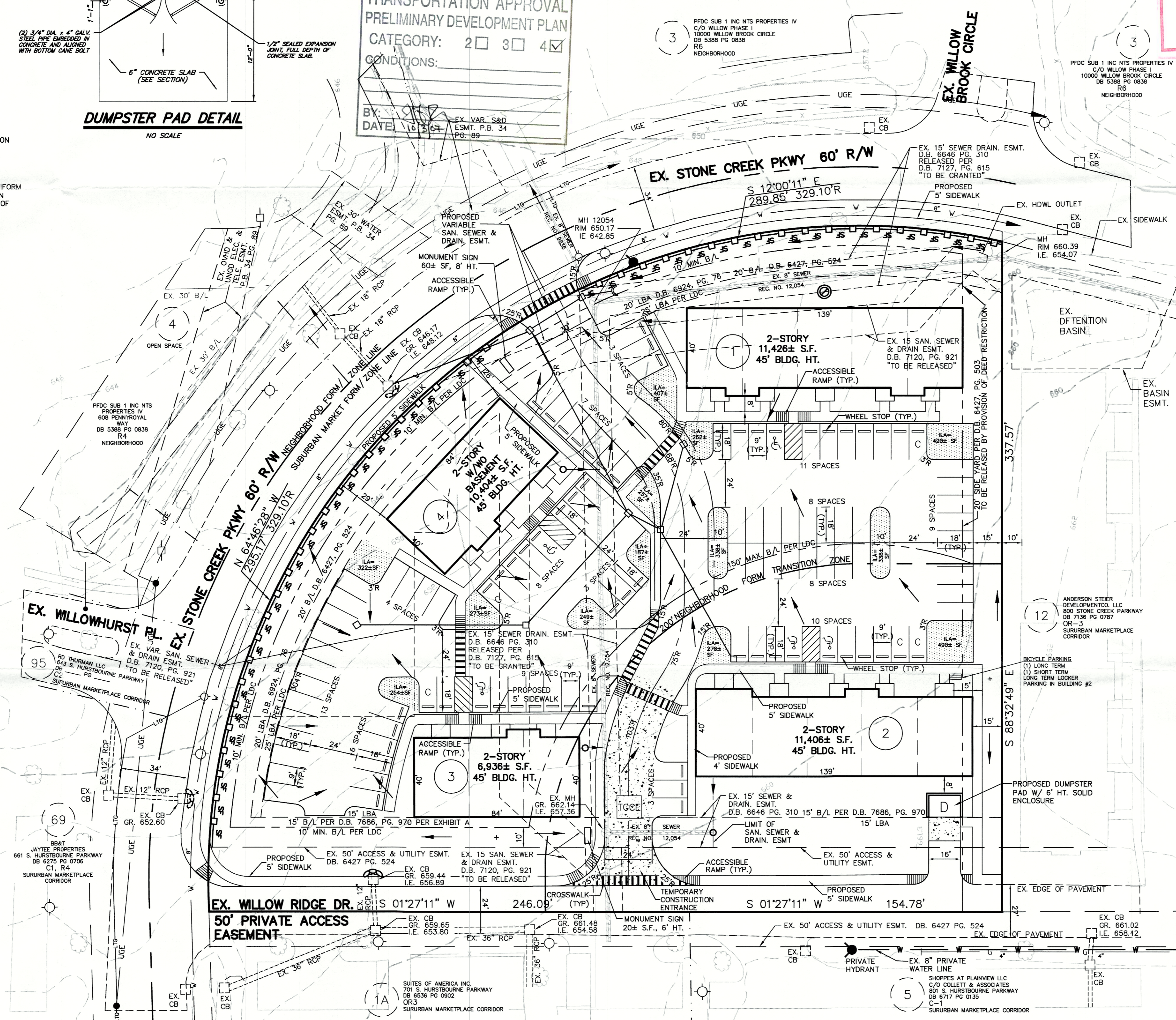
FROM THE INTERSECTION OF HURSTBOURNE LANE AND SEATON PARKWAY PROCEED WEST ALONG SEATON SPRING PARKWAY APPROXIMATELY 0.07 MILES TO THE INTERSECTION OF NOTTINGHAM PARKWAY, TURN RIGHT OR NORTH ON NOTTINGHAM PARKWAY, THEN PROCEED APPROXIMATELY 0.2 MILES TO THE ADDRESS OF #521 NOTTINGHAM PARKWAY. THE STATION IS LOCATED IN THE GRASS MEDIAN DIRECTLY ACROSS FROM THE DRIVEWAY OF #521, 60.25' WEST OF THE SOUTHWEST CORNER OF A CATCH BASIN ON THE NORTH SIDE OF THE NORTH BOUND LANE OF NOTTINGHAM PARKWAY, AND 62.85' NORTHWEST OF THE NORTHWEST CORNER OF THE CATCH BASIN ON THE SOUTH SIDE OF THE SOUTH BOUND LANE OF NOTTINGHAM PARKWAY AND 12.8' SOUTHEASTERLY FROM THE NORTHEASTERLY END OF A GRASS MEDIAN.



**STABILIZED CONSTRUCTION ENTRANCE**

INSTALL A COLLECTOR PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.  
DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BURN OR OTHER SEDIMENT TRAPPING STRUCTURE.

**TRANSPORTATION APPROVAL  
PRELIMINARY DEVELOPMENT PLAN**  
CATEGORY: 2 3 4  
CONDITIONS:  
BY: [Signature]  
DATE: 10/13/07



**DETENTION NOTE**  
SEE NOTE #30

**PRELIMINARY SEDIMENT TRAP CALCULATIONS**

1800 C.F. PER ACRE OF DEVELOPMENT  
1800 C.F. x 2.65 ACRE = 4,770/43,560 = 0.111#  
SOIL TYPE: CRIDER SILT LOAM

**PROJECT DATA:**

FORM DISTRICT	SUBURBAN MARKET CORRIDOR TRANSITION WITH NEIGHBORHOOD
EXISTING ZONING	OR-3
PROPOSED ZONING	OR-3
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE CONDOS
TOTAL LAND AREA	2.65± AC.
PARKING SPACES MIN. (1:350) REQUIRED	115 SPACES
ACCESSIBLE SPACE	4 SPACES
CARPOOL SPACE	5% OF TOTAL OR 5 SPACES MIN.
PARKING SPACES PROVIDED	102 SPACES
ACCESSIBLE SPACE PROVIDED	5 SPACES
CARPOOL SPACE PROVIDED	5 SPACES
SHORT TERM BICYCLE PARKING	1 SPACE
LONG TERM BICYCLE PARKING	0.35
FLOOR AREA RATIO	40,172±
TOTAL BUILDING SF	35
TOTAL OFFICE UNITS	35

**PARKING WAIVER:**

A PARKING WAIVER IS REQUESTED TO NOT MEET THE MINIMUM PARKING REQUIREMENT OF 1:350 OR 115 SPACES AND PROVIDE 102 SPACES.

**LANDSCAPE DATA:**

V.U.A.	42,203± S.F.
I.L.A. REQUIRED (7.5% X VUA)	3,165± S.F.
I.L.A. PROVIDED	4,075± S.F.

**TREE CANOPY DATA:**

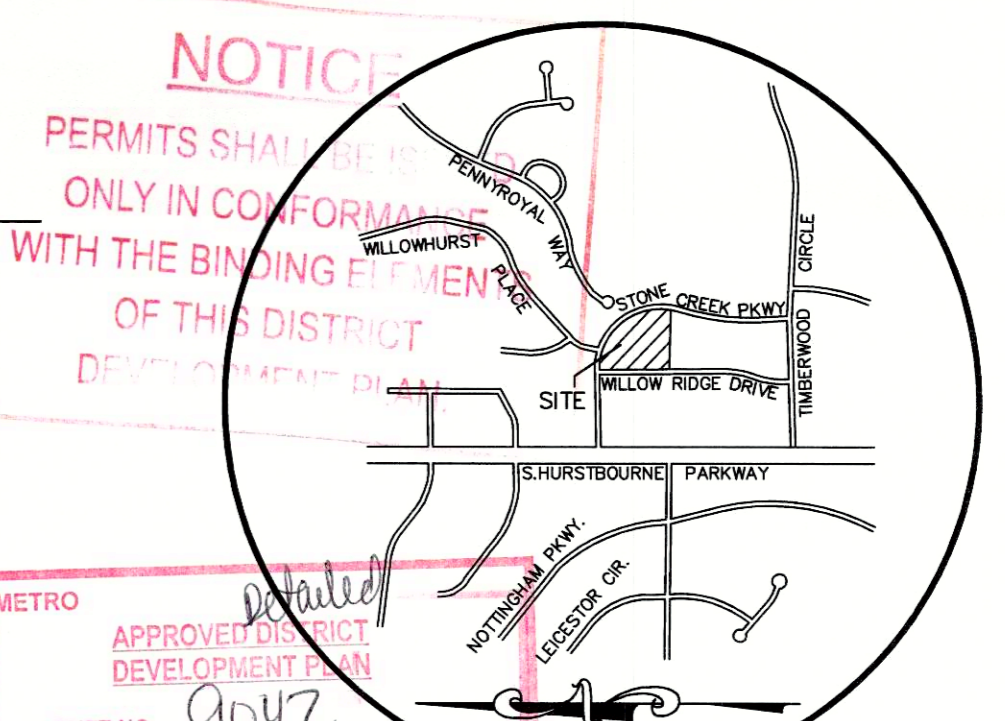
GROSS SITE AREA	115,434± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	23,087± S.F. (20%)
TREE CANOPY TO BE PLANTED	23,087± S.F. (20%)
12 STREET TREES TYPE A TREES @ 1 3/4" CAL. (900 S.F. CREDIT EACH)	10,800± S.F.
15 TYPE A TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	10,800± S.F.
3 TYPE B TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	1,296± S.F.
5 TYPE C TREES @ 1 3/4" CAL. (408 S.F. CREDIT EACH)	530± S.F.
TOTAL TREE CANOPY PROVIDED	23,248± S.F.

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INTERMEDIATE GROUNDWATER MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

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PLANNING & DESIGN SERVICES

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MSD WM # 5587

PROFESSIONAL ENGINEER'S SEAL



**NOTICE**  
PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

APPROVED DEVELOPMENT PLAN  
APPROVAL DATE: 12/16/07  
EXPIRATION DATE: 2/16/08  
SIGNATURE: [Signature]

**Mindel, Scott & Associates, Inc.**  
Planning & Design Services  
1111 Jefferson Boulevard, Louisville, KY 40209  
Phone: (502) 465-1100 Fax: (502) 465-1006 E-Mail: mindel@msa.com

**MSA**

**DEVELOPER**  
ANDERSON STEER DEVELOPMENT CO.  
4175 WESTPORT RD, SUITE 100  
LOUISVILLE, KY 40207  
(502) 896-0300

**OWNER**  
WH HOTELS, LLC  
c/o BLACKSTONE REAL ESTATE ADVISORS  
345 PARK AVENUE, 32ND FLOOR  
NEW YORK, NY 10154  
(212) 583-5898

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**  
**HURSTBOURNE OFFICE PLAZA**  
700 STONE CREEK PARKWAY  
LOUISVILLE, KY 40222  
TAX BLOCK: 2259 LOT: 9  
D.B. 7686 PG. 0970  
D.B. 6924 PG. 0076

6/20/07 PER AGENCY COMMENTS	
9/24/07 PER AGENCY COMMENTS	
9/26/07 PER AGENCY COMMENTS	

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 5/25/07  
Job Number: 2481

Sheet

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