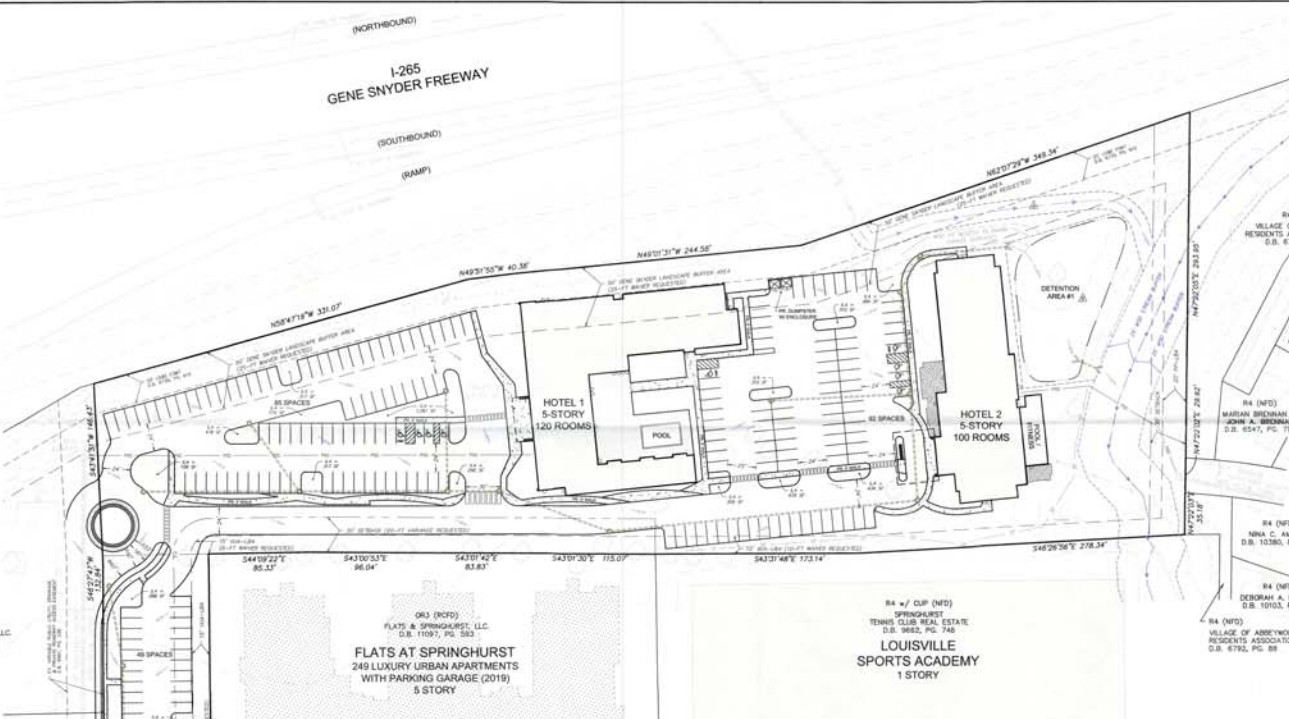


LEGEND

- 1. EX. TIE
- 2. EX. FIRE PROOF
- 3. EX. LEAD PALE
- 4. EX. IRON PALE
- 5. EX. SIGN
- 6. EX. PROPERTY LINE
- 7. EX. FENCE
- 8. EX. FENCE
- 9. EX. STAIN WOOD
- 10. EX. SHEDDY WOOD
- 11. EX. PAVED DRIVE W/ DRIVE MARKS
- 12. EX. PAVED DRIVE W/ DRIVE MARKS
- 13. EX. DRIVE
- 14. EX. DRIVE
- 15. EX. DRIVE
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- 49. EX. DRIVE
- 50. EX. DRIVE



OWNER

SITE DATA

TRACT 1
 4209 SHOCKE LANE
 LOUISVILLE, KY 40214
 D.B. 9522, PG. 820
 TAX BLOCK WOOD, LOT 28

TRACT 2
 SHOCKE LANE
 LOUISVILLE, KY 40214
 D.B. 9522, PG. 820
 TAX BLOCK WOOD, LOT 28

TRACT 3 SITE AREA = 0.89 ACRES
 TRACT 2 SITE AREA = 5.23 ACRES
 TOTAL SITE AREA = 6.12 ACRES
 FORM SURVEY = 6.12 ACRES
 CO. ZONING = 02-040-0000
 PL. LAND USE = PARKING
 PL. OFFICE 1 = 2,000 SF
 PL. OFFICE 2 = 2,000 SF
 TOTAL OFFICE = 4,000 SF
 PL. HOTEL 1 = 120 ROOMS
 PL. HOTEL 2 = 100 ROOMS
 TOTAL HOTEL = 220 ROOMS

DIMENSIONAL STANDARDS

FRONT AND STREET SIDE YARD	10'
MINIMUM SETBACK	10'
MINIMUM SETBACK	8'
NON-RESIDENTIAL TO RESIDENTIAL	10'
NO LOADING	30'
WITH LOADING	50'
MAX. BUILDING HEIGHT	30'

PARKING SUMMARY

OFFICE AREA (4,000 SF - MEDICAL/GENERAL)	18 SPACES
MINIMUM PARKING PROVIDED (0 SPACES/100 SF)	27 SPACES
HOTEL AREA (220 ROOMS)	220 SPACES
MINIMUM PARKING PROVIDED (0 SPACES/100 SF)	220 SPACES
TOTAL MINIMUM PARKING PROVIDED	447 SPACES
TOTAL MAXIMUM PARKING PROVIDED	447 SPACES
TOTAL PARKING PROVIDED	447 SPACES
(INCLUDING 128 SPA SPACES)	

BICYCLE SUMMARY

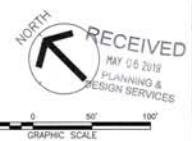
OFFICE REQUIREMENTS	N/A
SHORT TERM REQUIRED (80% MIN. 30 MIN. OF SHORT)	N/A
LONG TERM REQUIRED (30% MIN. 2 HOURS)	N/A
TOTAL SHORT/LONG TERM PARKING PROVIDED	NONE
HOTEL REQUIREMENTS	N/A
SHORT TERM REQUIRED (N/A)	N/A
LONG TERM REQUIRED (3 SPACES IN 100 ROOMS)	4 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES
NOTE: TWO (2) LONG TERM BIKING SPACES WILL BE PROVIDED NEARBY AT EACH HOTEL	

TREE CANOPY CALCULATIONS

ORISS SITE AREA	275,207 SF (6.32 AC.)
CANOPY COVERAGE CLASS	CLASS C
MINIMUM TREE CANOPY PER ACRE	136,900 SF (30.93 AC.)
TREE CANOPY PROVIDED	17,159 SF (0.39 AC.)
TOTAL TREE CANOPY PROVIDED	38,655 SF (0.88 AC.)
TREE CANOPY DEFICIT	97,745 SF (2.23 AC.)

LANDSCAPE DATA

VENUE USE AREA (V.U.A.)	100,379 SF
INTERIOR LANDSCAPE AREA (I.L.A.) REQUIRED (20% OF V.U.A.)	20,076 SF
INTERIOR LANDSCAPE AREA (I.L.A.) PROVIDED	1,734 SF



GENERAL NOTES

1. DOMESTIC WATER SUPPLY SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S CHARGE.
2. THE DEVELOPMENT LIES IN THE NORTHWEST FIRE DISTRICT. CONSTRUCTION PLAN REVIEW WILL INCLUDE FIRE DEPARTMENT ACCESS (DRIVING AND OTHER CONSTRUCTIONS), FIREWATER LOCATIONS, AND SPRINKLER DESIGN AND LOCATION OF FIRE DEPARTMENT CONNECTIONS.
3. ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
4. ALL SIGNATURE PANELS, TRANSFORMERS, AND LIMITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
5. MITIGATION MEASURES FOR OUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING ADJACENT AREAS AND NEIGHBORING PROPERTIES.
6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPLICABLE AGENCIES.
7. TELEPHONE MAIN NETWORK CROSSING LARGE PARKING AREAS SHALL COMPLY WITH LOC SECTION 5.9.2A.1.9.

TRANSPORTATION NOTES

1. ALL PROPOSED WALKS SHALL BE MINIMUM 5 FEET WIDE OR A WIDTH AS NOTED ON THE PLAN AND AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE TRAMPS WITH IMPROVED CROSSING DRINK LINES AS REQUIRED BY BIM.
2. ALL SIGNAGE AND INTERSECTION INTERFACES SHALL MEET THE REQUIREMENTS FOR PARKING AREAS SET BY METRO PUBLIC WORKS.
3. ALL SIGNAGE, PARKING AND DRIVE LINES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
4. ENCROACHMENT PERMITS AND BIDS ARE REQUIRED BY BIM FOR ANY WORK WITHIN RIGHT-OF-WAY.
5. CONSTRUCTION PLANS AND BIDDING PERMITS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF NEW ENCROACHMENT PERMIT.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER SANITARY SEWER SERVICE WILL BE PROVIDED BY PCS AND IS SUBJECT TO APPLICABLE FEES. SANITARY TOWER PUMPS WILL BE INSTALLED AT THE CHECK VALVE, GROUND WATER QUALITY TREATMENT CENTER.
3. DRAINAGE DRAINAGE PATTERN IDENTIFIED BY ARROW (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION AND SIZE OF DRAINAGE TRINCH CHANNELS AND WATER QUALITY MEASURES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF CO. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (111) (SCIENCE REV. DECEMBER 3, 2006).
5. AN ERIC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. OUST DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE SANITATION SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LARGELY WILL CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZED OF GREEN BEST MANAGEMENT PRACTICES.
8. MSD 20-FT STREAM BUFFER WILL BE MEASURED FROM TOP OF BANK BASED ON DETAIL SURVEY TO BE FURNISHED AS PART OF SITE CONSTRUCTION PLAN PREPARATION.

VARIANCE REQUEST

1) VARIANCE REQUEST FROM CHAPTER 5, PART 3, SECTION 5.3.1.1.C.5 - TABLE 5.3.1 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDINGS AND PARKING TO ENCROACH INTO THE REQUIRED SETBACK A MINIMUM OF 25'-0" AND TO INCREASE THE MAXIMUM BUILDING HEIGHT AN ADDITIONAL (25) FEET FOR A TOTAL HEIGHT OF 60 FEET.

WAIVER REQUEST

1) WAIVER REQUESTED FROM CHAPTER 10, PART 3, SECTION 10.3.3 - TABLE 10.3.3 OF THE LAND DEVELOPMENT CODE TO REDUCE BY TWENTY (20) FEET THE REQUIRED FIFTY (50) FEET BUFFER ZONE LANDSCAPE BUFFER ALONG A PORTION OF INSURGENT FRONTAGE.
 2) WAIVER REQUESTED FROM CHAPTER 10, PART 3, SECTION 10.3.10 - TABLE 10.3.10 OF THE LAND DEVELOPMENT CODE TO REDUCE BY A MAXIMUM OF TEN (10) FEET THE REQUIRED FIFTEEN (15) FEET VEHICLE SIDE AREA LANDSCAPE BUFFER ALONG A PORTION OF THE ADJACENT R-4 ZONED/LOUISVILLE SPORTS ACADEMY PROPERTY.

EROSION CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SHEET PLAN MUST BE REVIEWED AND APPROVED BY METRO PUBLIC DEVELOPMENT REVIEW OFFICE. SHEET MARKS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. ACTING MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKS ON/OFF THE ROADWAY SHALL BE REMOVED DAILY.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE STORED, MAINTAINED, AND ADEQUATELY COVERED THROUGHOUT THE DURATION OF THE PROJECT.
4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE LONG TERM (LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED), STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. SEDIMENT LAKES SHOULD BE MAINTAINED DURING THE PREPARATION, BIDDING, OR OTHER EDUCATION ACTIVITIES. SHALL BE MAINTAINED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

MSD EASEMENTS (PROPOSED)

- 1. PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
 - 2. PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT
- NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE "L" OR "D" INDICATION AS SHOWN ABOVE FOR TYPE, SIZE AND NOTE #. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT THE CONSTRUCTION PERIOD MSD MINIMUM REQUIREMENTS.

DETENTION CALCULATIONS

MSD #1

$$V = \frac{1}{2} \Delta H \left(\frac{S}{100} + 1 \right)$$

$$\Delta C = 0.75 - 0.30 - 0.45$$

$$A = 15,125 \text{ SF (0.343 AC.)}$$

$$S = 2.8 \text{ INCHES}$$

$$V = (0.45)(15,125) / (2.8) = 24,375 \text{ CU-FT (0.538 AC.-FEET)}$$

REQUIRED $V = 24,375 \text{ CU-FT}$
 PROVIDED $V = 27,000 \text{ CU-FT} > 24,375 \text{ CU-FT}$.

MSD #2

$$V = \frac{1}{2} \Delta H \left(\frac{S}{100} + 1 \right)$$

$$\Delta C = 0.75 - 0.30 - 0.45$$

$$A = 15,125 \text{ SF (0.343 AC.)}$$

$$S = 2.8 \text{ INCHES}$$

$$V = (0.45)(15,125) / (2.8) = 24,375 \text{ CU-FT (0.538 AC.-FEET)}$$

REQUIRED $V = 4,525 \text{ CU-FT}$
 PROVIDED $V = 4,525 \text{ CU-FT} > 4,525 \text{ CU-FT}$.

IMPERVIOUS AREA

PRE = 28.121 SF
 POST = 238.110 SF



UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (BY PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS WARNING WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATER). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2	5/9/19	AGENCY COMMENTS (2ND REVIEW)	JAC
1	4/22/19	AGENCY COMMENTS (1ST REVIEW)	JAC

HERITAGE ENGINEERING, LLC
 441 South 4th Street
 Louisville, KY 40202
 (502) 762-1414 Fax

THE MALCOLM BRYANT CORPORATION
 920 FREDERICK STREET
 OWENSBORO, KY 42301
 PHONE: (270) 826-1103

REVISED GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR SPRINGHURST HOTELS LOUISVILLE, KENTUCKY

JOB NO: 19022
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: N/A
 DESIGNED BY: JAC
 DETAILED BY: JAC
 CHECKED BY: SHM
 DATE: MARCH 28, 2019

C04

CASE# 19DEVPLAN1080 RELATED CASE# 16DEVPLAN1071 & 15835 WM# 10040